

# WEITZER HARMONY LAKES TOWNHOMES ASSOCIATION, INC.

December 12, 2019

Dear Homeowner:


Enclosed is a copy of your 2020 Approved Operating Budget. Please note that your new quarterly payment is \$452.00.

Although the Association's operating expenses have remained stable, please note that over the past few years, the Association enjoyed a budget surplus which effectively helped reduce or offset a portion of the expenses and subsequently, reduce your quarterly payment. As this surplus has now been used up, it has become necessary to increase your maintenance fee.

Also enclosed is a notice regarding payment procedures. Please review this information carefully. Should you have any questions on how to make your payment, please contact DNS Property Management, Inc., at 954-584-5258.

We appreciate your cooperation and wish you a Happy Holiday Season.

Respectfully,



Denis P Sobiewski

Property Manager

# WEITZER HARMONY LAKES TOWNHOMES ASSOC., INC.

## Approved Operating Budget January 1, 2020 - December 31, 2020

	2018	2019	2020
<b>Revenue</b>			
Maintenance fees	253,021.00	252,780.00	297,667.00
Interest income			6,000.00
Budget surplus- operating	-	44,806.00 *	-
Budget surplus- operating	-	278,351.00 *	-
<b>TOTAL</b>	<b>253,021.00</b>	<b>575,937.00</b>	<b>303,667.00</b>
<b>Operating Expenses</b>			
Legal	6,000.00	9,000.00	5,000.00
Office Expense	3,360.00	2,000.00	1,100.00
Courier and Postage		1,680.00	750.00
Bank Fees		497.00	500.00
Accounting	900.00	8,400.00	3,500.00
Insurance	5,310.00	24,000.00	20,000.00
Taxes, Licenses	61.00	61.00	61.00
Bad Debt Expense	7,080.00		5,000.00
Electricity	8,400.00	8,400.00	9,500.00
Management Fee	9,900.00	17,820.00	18,000.00
Rodent Control	4,750.00	4,656.00	3,384.00
Lawn service	48,960.00	43,272.00	50,100.00
Irrigation Contract	7,500.00	6,000.00	6,000.00
Lawn Fertilization	7,500.00	5,400.00	5,700.00
Pest Weed Control		5,400.00	1,400.00
Hardwood Fertilization	2,500.00		-
Hardwood Trim		10,000.00	
Ornamental Pest Control	3,400.00		-
Palm Fertilization	6,500.00	3,600.00	2,350.00
Palm Lifting	8,000.00	10,000.00	12,750.00
Mulch Replacement		13,000.00	12,500.00
Repairs and Maintenance	2,400.00	2,400.00	1,500.00
Irrigation repairs	10,000.00	10,000.00	5,000.00
Pressure Cleaning	6,500.00	13,000.00	13,250.00
Contingency	5,000.00		
Central Association Fees	99,000.00	99,000.00	99,000.00
<b>OPERATING TOTALS</b>	<b>253,021.00</b>	<b>297,586.00</b>	<b>276,345.00</b>
<b>Reserves</b>			
Painting	-	109,044.72	-
Paving and Sealing	-	80,348.74	-
Pressure Cleaning Roofs	-	22,956.78	-
Operating Working Capital	-	17,217.59	7,322.00
Hardwood Reducion	-	8,608.79	20,000.00
Lake Reserv	-	40,174.37	-
<b>RESERVE TOTALS</b>	<b>-</b>	<b>278,351.00 *</b>	<b>27,322.00</b>
<b>Total Operating plus Reserves</b>	<b>253,021.00</b>	<b>575,937.00</b>	<b>303,667.00</b>
<b>Maintenance per Quarter</b>	<b>383.00</b>	<b>383.00</b>	<b>452.00</b>
165 Homes			

\* Funded from surplus operating funds

# WEITZER HARMONY LAKES TOWNHOMES ASSOCIATION, INC.

December 11, 2019

## Attention All Homeowners

With 2020 right around the corner, it is time to resend the payment coupon booklets for your Association. In an effort to minimize paper usage and to keep costs down, we encourage all homeowners to sign up and pay maintenance dues through our secure online portal. The online portal will allow homeowners to make one time and recurring payments with either an e-check, debit card, or credit card. The e-check option is FREE to use, while the debit and credit card options charge a convenience fee payable to the service provider, NOT your Association or DNS Property Management, Inc.

If you are unable to use the online portal, or would prefer to continue to use the payment coupons, you may do so by emailing your request to [paymentcoupons@dnsproperties.com](mailto:paymentcoupons@dnsproperties.com). You may also contact our office and a DNS staff member will special order a payment coupon booklet to be sent directly to the mailing address we have on file. Please note that unless we receive a request from you for a payment coupon booklet, you will not receive one as we are NO LONGER providing them.

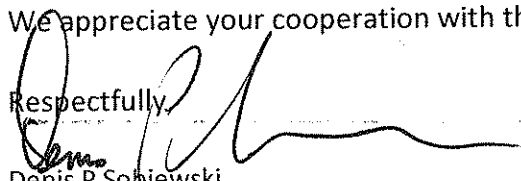
If you have not already signed up for the online portal, you may do so by navigating to the link below and clicking on the "Request access to the portal" option at the bottom of the page.

**<https://dnspropertymgmt.appfolio.com/connect/>**

Please contact our office at 954-584-5258 if you have any further questions.

We appreciate your cooperation with this matter and wish you all a joyous Holiday Season.

Respectfully,

  
Denis P. Sobiewski  
Property Manager