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 copperation and wish you a Happy Holiday Season.

Denis P Sobiewski

Respectfully,

Property Manager

WEITZER HARMONY LAKES TOWNHOMES ASSOC., INC. Approved Operating Budget January 1, 2020 - December 31, 2020

Revenue Revenue 253,021.00 252,780.00 297,667.00 Budget surplus- operating Budget surplus- operating CTOTAL - 44,806.00 * TOTAL 253,021.00 575,937.00 303,667.00 Operating Expenses Legal 6,000.00 9,000.00 5,000.00 Office Expense 3,360.00 2,000.00 1,100.00 Courier and Postage 497.00 500.00 Bank Fees 900.00 8,400.00 3,500.00 Accounting 900.00 8,400.00 20,000.00 Insurance 5,310.00 24,000.00 20,000.00 Accounting 900.00 8,400.00 9,000.00 Insurance 5,100.00 61.00 61.00 Sad Debt Expense 7,000.00 18,400.00 9,000.00 Beat Debt Expense 9,900.00 17,820.00 18,000.00 Insurance 9,900.00 17,820.00 18,000.00 Adaption Contract 7,500.00 8,400.00 3,000.00 Insurance		2018	2019	2020
Interest Income	Revenue			
Interest Income	Maintenance fees	253,021.00	252,780.00	297,667.00
Budget surplus- operating 278,353.00 ** Doperating Expenses 278,353.00 ** Legal 6,000.00 9,000.00 5,000.00 Office Expense 3,360.00 2,000.00 1,300.00 Courier and Postage 497.00 500.00 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 Bad Debt Expense 7,080.00 8,400.00 9,500.00 Bad Debt Expense 7,080.00 8,400.00 9,500.00 Rodent Control 4,750.00 4,656.00 3,384.00 Rodent Control 4,750.00 4,656.00 3,384.00 Lawn service 48,960.00 43,272.00 50,000.00 Irrigation Contract 7,500.00 6,000.00 6,000.00 Lawn Fertilization 2,500.00 3,400.00 7,000.00 Pest Weed Control 3,400.00 3,600.00 2,350.00 Hardwood Trim 10,000.00 10,000				6,000.00
Public Surplus		-	44,806.00 *	-
Coperating Expenses Conting Expense (Courier and Postage (Surprise And Postage) 6,000.00 (Postage) 9,000.00 (Postage) 5,000.00 (Postage) 1,680.00 (Postage) 750.00 (Postage) 1,000.00 (Postage) 497.00 (Postage) 500.00 (Postage) 3,360.00 (Postage) 497.00 (Postage) 500.00 (Postage) 3,000.00 (Postage) 4,000.00 (Postage) 3,000.00 (Postage) 4,000.00 (P		***	278,351.00 *	-
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 8,400.00 9,500.00 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 Fertilization 7,500.00 6,000.00 6,000.00 Irrigation Contract 7,500.00 6,000.00 6,000.00 Lawn Fertilization 2,500.00 3,400.00 1,400.00 Hardwood Fertilization 3,400.00 3,600.00 2,350.00 Paim Lifting 8,000.00 3,600.00 12,750.00 Paim Lifting	TOTAL	253,021.00	575,937.00	303,667.00
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 5,000.00 Bad Debt Expense 7,080.00 8,400.00 9,500.00 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 18,000.00 Irrigation Contract 7,500.00 6,000.00 6,000.00 Irrigation Contract 7,500.00 5,400.00 5,700.00 Pest Weed Control 3,400.00 1,400.00 Hardwood Fertilization 2,500.00 1,000.00 1,2500.00 Paim Fertilization 6,500.00 3,600.00 2,350.00 Paim Fertilization 6,500.00 1,0000.00 12,750.00 Mulch Replacement	Operating Expenses			
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Bank Fees 497.00 500.00 Accounting 900.00 8,400.00 3,500.00 Insurance 5,310.00 24,000.00 3,500.00 Taxes, Licenses 61.00 61.00 61.00 Bad Debt Expense 7,080.00 8,400.00 5,000.00 Electricity 8,400.00 8,400.00 18,000.00 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 4,272.00 50,100.00 Irrigation Contract 7,500.00 6,000.00 5,000.00 Lawn Fertilization 7,500.00 5,400.00 5,700.00 Pest Weed Control 3,400.00 1,000.00 1,400.00 Hardwood Fertilization 3,400.00 3,600.00 2,350.00 Hardwood Trim 10,000.00 10,000.00 12,750.00 Mulch Replacement 3,000.00 1,000.00 12,750.00 Repairs and Maintenance 2,400.00 2,400.00 1,500.00 </td <td>Office Expense</td> <td>3,360.00</td> <td></td> <td></td>	Office Expense	3,360.00		
Accounting 900.00 8,400.00 3,500.00 Insurance 5,310.00 24,000.00 20,000.00 Taxes, Licenses 61.00	Courier and Postage		1,680.00	
Insurance	Bank Fees			
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 10,000.00 1,400.00 Hardwood Fertilization 2,500.00 3,600.00 2,700.00 Hardwood Trim 10,000.00 3,600.00 2,350.00 Palm Fertilization 6,500.00 3,600.00 2,350.00 Palm Fertilization 6,500.00 3,600.00 12,750.00 Repairs and Maintenance 2,400.00 1,500.00 12,750.00 Irrigation repairs 10,000.00 13,000.00 13,250.00 13,000.00 13,250.00 13,000.00 13,000.00 13,250.00<	Accounting	900.00	•	
Bad Debt Expense 7,080.00 8,400.00 8,400.00 9,500.00 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 3,400.00 5,400.00 1,400.00 Hardwood Fertilization 3,400.00	Insurance	5,310.00		
Selectricity	Taxes, Licenses		61.00	
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 10,000.00 1,400.00 Hardwood Fertilization 2,500.00 10,000.00 2 Palm Fertilization 6,500.00 3,600.00 2,350.00 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 Pressure Cleaning 6,500.00 13,000.00 13,250.00 Pressure Cleaning 6,500.00 13,000.00 13,250.00 OPERATING TOTALS 253,021.00 297,586.00 276,345.00 Pressure Cleaning Roofs 2 27,586.00	Bad Debt Expense			•
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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 Frilization 2,500.00 10,000.00 Alary Control 3,400.00 3,600.00 2,350.00 Palm Fertilization 6,500.00 3,600.00 2,350.00 Palm Fertilization 6,500.00 10,000.00 12,750.00 Mulch Replacement 13,000.00 12,550.00 Repairs and Maintenance 2,400.00 2,400.00 1,500.00 Irrigation repairs 10,000.00 10,000.00 13,500.00 Pressure Cleaning 6,500.00 13,000.00 13,250.00 Central Association Fees 99,000.00 99,000.00 99,000.00 OPERATING TOTALS 253,021.00 297,586.00 276,345.00 Reserves Painting - 109,044.72 - Paving and Sealing -	Management Fee	•	,	
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Past Name	Lawn service		· ·	
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Ornamental Pest Control 3,400.00	Hardwood Fertilization	2,500.00		**
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Reserves 253,021.00 297,586.00 276,345.00 Reserves 9 109,044.72 - 109,04	-		00 000 00	00 000 00
Reserves 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 - RESERVE TOTALS - 278,351.00 * 27,322.00 Total Operating plus Reserves 253,021.00 575,937.00 303,667.00 Maintenance per Quarter 383.00 383.00 452.00	Central Association Fees			
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 - RESERVE TOTALS - 278,351.00 * 27,322.00 Total Operating plus Reserves 253,021.00 575,937.00 303,667.00 Maintenance per Quarter 383.00 383.00 452.00	OPERATING TOTALS	253,021.00	297,586.00	276,345.00
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 - RESERVE TOTALS - 278,351.00 * 27,322.00 Total Operating plus Reserves 253,021.00 575,937.00 303,667.00 Maintenance per Quarter 383.00 383.00 452.00			100.044.773	
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 - RESERVE TOTALS - 278,351.00 * 27,322.00 Total Operating plus Reserves 253,021.00 575,937.00 303,667.00 Maintenance per Quarter 383.00 383.00 452.00	Painting	-		*
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Hardwood Reducion - 8,608.79 20,000.00 Lake Reserv - 40,174.37 - RESERVE TOTALS - 278,351.00 * 27,322.00 Total Operating plus Reserves 253,021.00 575,937.00 303,667.00 Maintenance per Quarter 383.00 383.00 452.00		w.	· ·	7 272 22
Lake Reserv - 40,174.37 - RESERVE TOTALS - 278,351.00 * 27,322.00 Total Operating plus Reserves 253,021.00 575,937.00 303,667.00 Maintenance per Quarter 383.00 383.00 452.00		-	•	
RESERVE TOTALS - 278,351.00 * 27,322.00 Total Operating plus Reserves 253,021.00 575,937.00 303,667.00 Maintenance per Quarter 383.00 383.00 452.00		•		20,000.00
Total Operating plus Reserves 253,021.00 575,937.00 303,667.00 Maintenance per Quarter 383.00 383.00 452.00		-		27 222 00
Maintenance per Quarter 383.00 383.00 452.00	RESERVE TOTALS	-	2/8,351.00 *	Z7,3ZZ.UU
Walnuterlance per quarter	Total Operating plus Reserves	253,021.00	575,937.00	303,667.00
165 Homes	Maintenance per Quarter	383.00	383.00	452.00
	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, <u>NOT</u> 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.

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 is you have any further questions.

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

Denis P Solviewski

Property Manager