

WEITZER HARMONY LAKES TOWNHOMES ASSOCIATION, INC. (PHASE II)

c/o J & L Property Management, Inc.

10191 West Sample Road, Suite 203

Coral Springs, FL 33065

Office: (954) 753-7966 Fax: (954) 753-1210

Service@Whltaph2.org | www.jlpropertymgmt.com

TO: MEMBERS / HOMEOWNERS

FROM: BOARD OF DIRECTORS

RE: APPROVED 2026 BUDGET for PHASE II TOWNHOMES and PAYMENT INSTRUCTIONS

Dear Member / Homeowner:

Enclosed is a copy of your 2026 Approved Operating Budget. Please note that your new quarterly payment is \$580.00 per quarter commencing January 1, 2026. As the Board recognizes the notice for 2026 Approved Budget has been distributed with less than thirty (30) days when the new payment is due the Board has elected to waive the late fee and/or penalty for the 1st Quarter HAM payment (**ONLY**) with the stipulation that payment is submitted to J & L Property **by January 31, 2026**. Thereafter, any payments submitted after January 31, 2026 shall incur a late fee an/or penalties as provided for in our Association documents.

It is important you read through the budget to familiarize yourself with the line items that were budgeted for the upcoming year.

Coupon books are not automatically sent. You must request a coupon payment book should you elect to pay by mailing a check to the PO Box address.

Visit the official Association website: [Home - Weitzer Harmony Lakes Townhomes Association \(Phase 2\)](http://Home - Weitzer Harmony Lakes Townhomes Association (Phase 2).) (<https://WHLTAPH2.org>) to view and download payment instructions for BankUnited's ClickPay and ACH account setup.

If you have any questions or concerns please email Service@whltaph2.org; in addition you may contact J & L Property Management, Inc. at 954-753-7966 Ext 108 | via email at thelma@jlpropertymgmt.com.

The Board appreciates your cooperation and wish you and your family a Healthy, Happy Holiday Season.

Cordially,

James Calderazzo



President and Owner of J&L Property, Inc.
On Behalf of the Board of Directors of Weitzer Harmony
Lakes Townhomes Association, Inc.

Encls: Approved 2026 Budget | BankUn Instr - Association Payment Methods

WEITZER HARMONY LAKES TOWNHOMES ASSOCIATION, INC.

APPROVED 2026 BUDGET

JAN.1 TO DEC.31, 2026

INCOME	MONTHLY	QUARTERLY	MONTHLY PER UNIT	APPROVED YEAR 2026	PREVIOUS YEAR 2025
Maintenance Fees	\$31,899.82	\$95,699.46	\$193.33	\$382,797.84	\$370,262.04
Interest	\$0.00	\$0.00	\$0.00	\$252.00	\$252.00
Total Income	\$31,899.82	\$95,699.46	\$193.33	\$382,797.84	\$370,262.04
EXPENSES					
Administrative Expenses:					
Management Fees	\$1,815.00	\$5,445.00	\$11.00	\$21,780.00	\$21,780.00
Office Expense	\$114.33	\$342.99	\$0.69	\$1,371.96	\$1,872.00
Web Portal	\$10.00	\$30.00	\$0.06	\$120.00	\$0.00
Legal Fees	\$833.33	\$2,499.99	\$5.05	\$9,999.96	\$9,999.96
Bad Debt	\$250.00	\$750.00	\$1.52	\$3,000.00	\$0.00
Bank Charges	\$35.00	\$105.00	\$0.21	\$420.00	\$420.00
Meeting Room rental	\$25.00	\$75.00	\$0.15	\$300.00	\$0.00
Central Fees	\$14,025.00	\$42,075.00	\$85.00	\$168,300.00	\$158,400.00
Accounting	\$250.00	\$750.00	\$1.52	\$3,000.00	\$2,940.00
Sub-Total	\$17,357.66	\$52,072.98	\$105.20	\$208,291.92	\$200,415.96
Operating Expenses:					
Palm Fertilization	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Irrigation/Wet checl	\$545.00	\$1,635.00	\$3.30	\$6,540.00	\$6,540.00
LawnCare/Pest/Fert	\$4,800.00	\$14,400.00	\$29.09	\$57,600.00	\$62,040.00
Electric	\$858.00	\$2,574.00	\$5.20	\$10,296.00	\$10,296.00
Sub-Total	\$6,203.00	\$18,609.00	\$37.59	\$74,436.00	\$78,876.00
Repairs/ Maintenance					
Tree Trimming	\$925.00	\$2,775.00	\$5.61	\$11,100.00	\$11,100.00
Palm Lift	\$1,625.00	\$4,875.00	\$9.85	\$19,500.00	\$10,500.00
Palm Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rodent Control	\$41.67	\$125.01	\$0.25	\$500.04	\$500.04
Landscaping Common	\$82.00	\$246.00	\$0.50	\$984.00	\$984.00
Pressure Cleaning Sidewal	\$550.00	\$1,650.00	\$3.33	\$6,600.00	\$5,460.00
Mulching common	\$1,417.00	\$4,251.00	\$8.59	\$17,004.00	\$0.00
Parking Stripping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Irrigation Repairs	\$400.00	\$1,200.00	\$2.42	\$4,800.00	\$4,800.00
Clean Lake Bank/Pet Stati	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
Miscellaneous	\$160.23	\$480.69	\$0.97	\$1,922.76	\$1,812.00
Sub-Total	\$5,200.90	\$15,602.70	\$31.52	\$62,410.80	\$38,156.04
Taxes & Insurance					
Lic/Fees & Taxes	\$5.84	\$17.52	\$0.04	\$70.08	\$70.08
Liability & D&O Ins.	\$1,432.42	\$4,297.26	\$8.68	\$17,189.04	\$15,453.32
Sub-Total	\$1,438.26	\$4,314.78	\$8.72	\$17,259.12	\$15,523.40
Reserves					
Paving	\$0.00	\$0.00	\$0.00	\$0.00 F	\$0.00
Hardwood Reduction	\$700.00	\$2,100.00	\$4.24	\$8,400.00	\$8,400.00
Operating Working Capital	\$0.00	\$0.00	\$0.00	\$0.00 F	\$4,800.00
Painting	\$1,000.00	\$3,000.00	\$6.06	\$12,000.00	\$12,000.00
Pressure Clean Roof	\$0.00	\$0.00	\$0.00	\$0.00 F	\$9,000.00
Lake Bank Maint	\$0.00	\$0.00	\$0.00	\$0.00 F	\$0.00
Sub-Total	\$1,700.00	\$5,100.00	\$10.30	\$20,400.00	\$34,200.00
Monthly Total Expenses		\$31,899.82		YEARLY	\$382,797.84
Monthly Total Income		\$31,899.82		YEARLY	\$382,797.84

MONTHLY MAINTENANCE FEES WITH RESERVES = \$580.00 PAID QTRLY

Payments Due on: Jan. 1, Apr. 1, Jul. 1, and Oct. 1

Late Fee of \$25.00 is assessed if payment is not submitted by the 15th day of the month when each quarterly payment is due or if the account maintains a remaining balance after the 15th.

December 18, 2025

TO: ALL OWNERS
FROM: MANAGEMENT
RE: NEW PROPERTY MANAGER

Dear homeowner:

Please be informed that effective January 1, 2026, your new property manager will be Lori Camenzuli, L.C.A.M. Below is our contact list for your reference.

J&L Property Management: **Office: (954) 753-7966** **Fax: (954) 753-1210**

Property Manager:	Lori	LoriC@jlpropertymgmt.com	Ext. 121
Office Manager	Ted	Ted@jlpropertymgmt.com	Ext. 109
Accounts Receivable	Crystal	Accountsreceivables@jlpropertymgmt.com	Ext. 101
Legal Department:	Shannon	Shannon@jlpropertymgmt.com	Ext. 110
Architectural Forms:	ARC Dept	arcrequests@jlpropertymgmt.com	Ext. 115
General Information:	Kimberly	jlinfo@jlpropertymgmt.com	Ext. 142
Sales/Leasing:	Paola	Paola@jlpropertymgmt.com	Ext. 105
Parking Decals	Ashley	Ashley@jlpropertymgmt.com	Ext. 115

Should there be any concerns with the change of manager, please email Jim@jlpropertymgmt.com, owner of J&L Property Mgmt., Inc., or our office manager, Ted@jlpropertymgmt.com. The official email address for your Association is: SERVICE@WHLTAPH2.ORG.

Cordially,

James Calderazzo



Owner of J&L Property Management, Inc.