



Welleby Management Association Inc.
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 3489 Hiatus Road, Sunrise FL 33351
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 Website: WWW.WELLEBY.NET



The Board of Directors and staff at Welleby Management hope that our residents are doing well during this time.

The office is open Monday-Friday from 9am-5pm; masks are required for entry.

The next Board of Director's meeting will be held on October 27, 2021 @ 7pm at the office. The 2022 budget will be adopted at this meeting (the assessment will remain @ \$144/year or \$36/quarter, proposed budget is on reverse side). All owners are welcome to attend.

Best Regards,

The Board of Directors and staff
 Welleby Management Association Inc.



TRASH, RECYCLE, BULK AND CITY UPDATES

We have received many complaints regarding trash and/or bulk not being picked up on time or at all.

Please note that Welleby does not pick up your garbage, recycle or bulk.

The City of Sunrise is responsible for trash and contracts with Republic Services.

If your trash, recycle or bulk is not picked up in a timely manner, please contact them directly at (954) 327-9504.

To receive updates, please register with the City of Sunrise:
<https://www.sunrisefl.gov/our-city/advanced-components/sign-up-for-information>

You will receive updates on items such as bulk trash being behind, covid related issues and city relief programs.

Remember trash, recycle and bulk are picked up every Tuesday and trash is also picked up on Friday.

Please do not place bulk out until Monday night and store garbage/recycle bins out of view on non-trash days.

PLEASE DO NOT BLOCK THE STREET; THE TRUCKS ARE UNABLE TO PICK UP TRASH AND BULK WHEN THERE ARE VEHICLES IN THE WAY.

REMINDER...Commercial vehicles are not permitted at any time, day or night, unless work is actively being performed by same vendor on your property.

PLEASE BE COURTEOUS TO YOUR NEIGHBORS AND CLEAN UP AFTER YOUR PETS



ASSESSMENT INCOME	649,584.00
ESTOPPEL LETTER INCOME	55,000.00
PRIOR YEAR SURPLUS	233,965.00
BANK INTEREST INCOME	1,700.00
TOTAL REVENUE	940,249.00

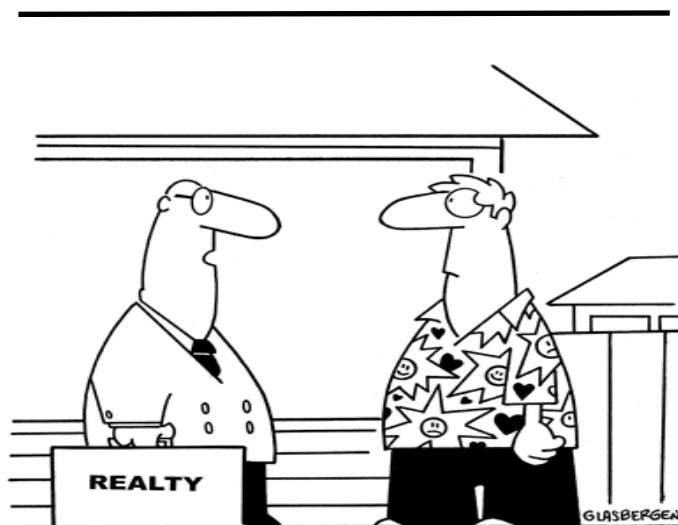
WELLEBY MANAGEMENT ASSOCIATION INC.
2022 PROPOSED OPERATING BUDGET

A/C MAINTENANCE/REPAIR	500.00
ALARM MONITORING	320.00
AUDIT (YEAR END)	4,200.00
AUTO	10,000.00
BAD DEBT	50,000.00
BOOKKEEPING/FINANCIALS	33,600.00
COMPUTER REPAIRS/SUPPLIES	7,000.00
CONTINGENCY	25,000.00
DUMPSTER LEASE	12,745.00
ELECTRICAL REPAIRS/SUPPLIES	500.00
ELECTRICITY	16,500.00
FENCE REPAIRS	1,500.00
FISH STOCKING	500.00
FOUNTAIN MAINTENANCE CONTRACT	5,400.00
FOUNTAIN REPAIRS/SUPPLIES	7,500.00
GAS	5,500.00
INSURANCE- ASSOCIATION	115,000.00
INSURANCE- EMPLOYEE	29,000.00
INSURANCE- WORKERS COMP	4,000.00
IRRIGATION MAINTENANCE CONTRACT	4,500.00
IRRIGATION REPAIRS/SUPPLIES	2,000.00
LAKE/CANAL MAINTENANCE CONTRACT	18,694.00
LANDSCAPE REPLACEMENT/EXTRAS	5,000.00
LAWN MAINTENANCE CONTRACT	38,000.00
LEGAL FEES- ASSOCIATION	2,000.00
LEGAL FEES- COLLECTION	150.00
LEGAL FEES- VIOLATION ENFORCEMENT	10,000.00
LICENSES, MEMBERSHIPS, PERMITS ETC	2,000.00
MAINTENANCE SUPPLIES/EQUIPMENT	4,000.00
MULCH	8,000.00
OFFICE EQUIPMENT REPAIRS/SUPPLIES	1,500.00
OFFICE LEASE	60,000.00
OFFICE SUPPLIES/PRINTING	15,000.00
PARKING PATROL	24,600.00
PEST CONTROL- FOUNTAINS	320.00
PEST CONTROL- OFFICE	320.00
PLAYGROUND MULCH	2,600.00
POSTAGE	10,000.00
POSTAGE/FOLDING MACHINE LEASE	7,550.00
PRESSURE CLEANING	10,000.00
REMEDIAL MAINTENANCE	5,000.00
SALARIES/TAXES	270,000.00
SHREDDING	1,200.00
SIGN MAINTENANCE/REPAIRS	1,000.00
SOFTWARE SUBSCRIPTION	7,500.00
SPECIAL PROJECTS/SIGN UPGRADES	60,000.00
TELEPHONE/INTERNET	4,300.00
TELEPHONE/RADIOS	2,500.00
TOSHIBA LEASE	15,000.00
TREE TRIMMING	12,500.00
UNIFORMS	2,000.00
WATER (FOUNTAINS)	4,250.00
TOTAL EXPENSES	940,249.00

The Budget approval meeting will be held on October 27, 2021 @ 7pm at 3489 Hiatus Road.

The assessment will remain at \$36.00 per quarter (144.00 per year).

- ◆ Checks or money orders may be mailed to the office or to the lockbox (if you have the pre-printed coupon from the bottom of your statement).
- ◆ Payments may be made online using a credit card or e-check @ Welleby.net or by calling the office (flat fee of \$2.95 for using a checking account; credit card fee is 3.5% with a minimum of \$3.00).
- ◆ Quarterly auto debit form may be found on our website or obtained from the office (no charge for this service).



"I think the seller will accept your offer, but the Homeowners Association will never approve that shirt."