

Winston Towers 600 Condominium

Adapted Budget for year 2022

| | A | B | C | D | E | F | G | H |
|----|---|---|-----------------------|-----------------------|-----------------------|-----------------------|---|---|
| 1 | <u>FISCAL YEAR JANUARY 01, 2022 - DECEMBER 31, 2022</u> | | | | | | | |
| 2 | | | <u>ADAPTED</u> | <u>ADAPTED</u> | <u>ADAPTED</u> | <u>ADAPTED</u> | | |
| 3 | GL | <u>REVENUES</u> | <u>Annual Budget</u> | <u>Monthly Budget</u> | <u>Annual Budget</u> | <u>Monthly Budget</u> | | |
| 4 | Accnt. | EXEMPT FUNCTION INCOME | <u>2021</u> | <u>2021</u> | <u>2022</u> | <u>2022</u> | | |
| 5 | | MAINTENANCE FEES (W/RESERVES) | \$2,372,514.67 | <u>\$197,709.56</u> | \$2,372,514.67 | \$197,709.56 | | |
| 6 | | REPLENISH FUNDS BY 2019 LOSSES | | | \$43,054.00 | \$3,587.83 | | |
| 7 | | REPLENISH FUNDS BY 2020 LOSSES | | | \$36,530.00 | \$3,044.17 | | |
| 8 | | Replanish funds to cover for 2020 Inflation - 1.5% | | | \$35,587.72 | \$2,965.64 | | |
| 9 | | Replanish for Projected 2021 inflation - 2.4% | | | \$56,940.35 | \$4,745.03 | | |
| 10 | | Cover for decrease in non-exempt income | | | \$128,210.00 | \$10,684.17 | | |
| 11 | | Cover for increase in vendor charges | | | \$55,317.88 | \$4,609.82 | | |
| 12 | | TOTAL MAINTENANCE FEES | \$2,372,514.67 | \$197,709.56 | \$2,728,154.62 | \$227,346.22 | | |
| 13 | | | | | | | | |
| 14 | NON-EXEMPT FUNCTION INCOME | | | | | | | |
| 15 | 50110 | INTEREST | \$18,000.00 | \$1,500.00 | \$60.00 | \$5.00 | | |
| 16 | 50130 | GUEST PARKING-DAYS | \$24,580.00 | \$2,048.33 | \$3,000.00 | \$250.00 | | |
| 17 | 50140 | PARKING RENEWALS | \$69,840.00 | \$5,820.00 | \$33,000.00 | \$2,750.00 | | |
| 18 | 50150 | LAUNDRY COMMISIONS | \$4,000.00 | \$333.33 | \$3,000.00 | \$250.00 | | |
| 19 | 50120 | LATE CHARGES | \$19,300.00 | \$1,608.33 | \$12,000.00 | \$1,000.00 | | |
| 20 | 50170 | PHOTOCOPIES | \$180.00 | \$15.00 | \$100.00 | \$8.33 | | |
| 21 | 50180 | VENDING MACHINE | \$1,480.00 | \$123.33 | \$800.00 | \$66.67 | | |
| 22 | 50190 | PARTY ROOM | \$3,600.00 | \$300.00 | \$250.00 | \$20.83 | | |
| 23 | 50195 | ESTOPPEL & Questioneer LETTER FEES | \$5,000.00 | \$416.67 | \$3,000.00 | \$250.00 | | |
| 24 | 50200 | NON-REFUNDABLE CAR LABELS | \$4,100.00 | \$341.67 | \$800.00 | \$66.67 | | |
| 25 | 50210 | BUILDING ENTRANCE KEYS | \$3,900.00 | \$325.00 | \$3,900.00 | \$325.00 | | |
| 26 | 50220 | GUEST PARKING-OVERNIGHT | \$14,380.00 | \$1,198.33 | \$1,000.00 | \$83.33 | | |
| 27 | 59225 | ELEVATOR FEES | \$10,400.00 | \$866.67 | \$10,400.00 | \$866.67 | | |
| 28 | 50230 | SCREENING FEES | \$18,300.00 | \$1,525.00 | \$14,000.00 | \$1,166.67 | | |
| 29 | 50235 | STORAGE ROOM FEES | \$28,960.00 | \$2,413.33 | \$15,000.00 | \$1,250.00 | | |
| 30 | 50240 | MISCELLANEOUS | \$5,000.00 | \$416.67 | \$5,000.00 | \$416.67 | | |
| 31 | 50245 | PERMIT PROCESSING FEES | \$4,500.00 | \$375.00 | \$2,000.00 | \$166.67 | | |
| 32 | | TOTAL NON EXEMPT FUNCTION INCOME | \$235,520.00 | \$19,626.67 | \$107,310.00 | \$8,942.50 | | |
| 33 | | TOTAL REVENUES (Exempt and non-exempt function | \$2,608,034.67 | \$217,336.22 | \$2,835,464.62 | \$236,288.72 | | |
| 34 | | | | | | | | |

Winston Towers 600 Condominium

Adapted Budget for year 2022

| | A | B | C | D | E | F | G | H |
|----|---|---|---------------------------|--------------------------|---------------------------|-----------------------|---|---|
| 35 | <u>FISCAL YEAR JANUARY 01, 2022 - DECEMBER 31, 2022</u> | | | | | | | |
| 36 | | | <u>ADAPTED</u> | <u>ADAPTED</u> | <u>ADAPTED</u> | <u>ADAPTED</u> | | |
| 37 | GL | <u>EXPENSES</u> | <u>Annual Budget</u> | <u>Monthly Budget</u> | <u>Annual Budget</u> | <u>Monthly Budget</u> | | |
| 38 | Acct | <u>ADMINISTRATIVE EXPENSES</u> | <u>2021</u> | <u>2021</u> | <u>2022</u> | <u>2022</u> | | |
| 39 | 70010 | ACC'T Q'TLY TAX PREPARATION | \$2,580.00 | \$215.00 | \$3,080.00 | \$256.67 | | |
| 40 | 70015 | Consulting/Computer hardware & software | \$7,500.00 | \$625.00 | \$2,000.00 | \$166.67 | | |
| 41 | 70020 | CPA YEAR END AUDIT | \$6,000.00 | \$500.00 | \$6,500.00 | \$541.67 | | |
| 42 | 70030 | LEASE/SALE PROCESSING | \$6,000.00 | \$500.00 | \$2,000.00 | \$166.67 | | |
| 43 | 70040 | OFFICE SUPPLIES | \$9,200.00 | \$766.67 | \$8,000.00 | \$666.67 | | |
| 44 | 70050 | PRINTING & POSTAGE | \$2,200.00 | \$183.33 | \$1,550.00 | \$129.17 | | |
| 45 | 70060 | DUES-WT COMPLEX | \$5,400.00 | \$450.00 | \$5,400.00 | \$450.00 | | |
| 46 | 70070 | LEGAL FEES | \$25,000.00 | \$2,083.33 | \$10,000.00 | \$833.33 | | |
| 47 | 70080 | ENGINEER/Project manager - CONSULTING | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| 48 | 70090 | UNCOLLECTABLE ACC'TS | \$2,500.00 | \$208.33 | \$2,000.00 | \$166.67 | | |
| 49 | 70100 | CONTINGENCY/MISC. EXPENSES | \$4,000.00 | \$333.33 | \$2,000.00 | \$166.67 | | |
| 50 | | TOTAL ADMIN EXPENSES | <u>\$70,380.00</u> | <u>\$5,865.00</u> | <u>\$42,530.00</u> | \$3,544.17 | | |
| 51 | | | | | | | | |
| 52 | | | | | | | | |
| 53 | | <u>TAXES, LICENSES & PERMITS</u> | | | | | | |
| 54 | 72010 | FEDERAL INCOME TAXES | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| 55 | 72020 | FLORIDA RECORDING FEE | \$1,650.00 | \$137.50 | \$1,650.00 | \$137.50 | | |
| 56 | 72030 | FL. ANNUAL CORP. REPORT | \$100.00 | \$8.33 | \$100.00 | \$8.33 | | |
| 57 | 72040 | ELEVATOR PERMITS | \$1,500.00 | \$125.00 | \$1,500.00 | \$125.00 | | |
| 58 | 72045 | FIRE DEPT. PERMIT | \$1,200.00 | \$100.00 | \$1,200.00 | \$100.00 | | |
| 59 | 72050 | POOL PERMIT | \$350.00 | \$29.17 | \$0.00 | \$0.00 | | |
| 60 | 72060 | REAL PROPERTY TAXES | \$4,400.00 | \$366.67 | \$0.00 | \$0.00 | | |
| 61 | | <u>TOTAL TAXES, LICENSES</u> | | | | | | |
| 62 | | <u>AND PERMITS</u> | <u>\$9,200.00</u> | \$766.67 | <u>\$4,450.00</u> | \$370.83 | | |
| 63 | | | | | | | | |
| 64 | | | | | | | | |
| 65 | | | | | | | | |
| 66 | | | | | | | | |
| 67 | | | | | | | | |

Winston Towers 600 Condominium

Adapted Budget for year 2022

| | A | B | C | D | E | F | G | H |
|-----|---|---|----------------------------|---------------------------|--------------------------------|-----------------------|---|---|
| 68 | <u>FISCAL YEAR JANUARY 01, 2022 - DECEMBER 31, 2022</u> | | | | | | | |
| 69 | | | <u>ADAPTED</u> | <u>ADAPTED</u> | <u>ADAPTED</u> | <u>ADAPTED</u> | | |
| 70 | | | <u>Annual Budget</u> | <u>Monthly Budget</u> | <u>Annual Budget</u> | <u>Monthly Budget</u> | | |
| 71 | | <u>INSURANCE</u> | <u>2021</u> | <u>2021</u> | <u>2022</u> | <u>2022</u> | | |
| 72 | 73000 | COMMERCIAL | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| 73 | 73005 | INTEREST EXPENSE | \$9,900.00 | \$825.00 | \$9,900.00 | \$825.00 | | |
| 74 | 73010 | LIABILITY | \$25,000.00 | \$2,083.33 | \$60,000.00 | \$5,000.00 | | |
| 75 | 73015 | GROUP (Employee Medical - cancelled) | \$30,000.00 | \$2,500.00 | \$0.00 | \$0.00 | | |
| 76 | 73020 | FLOOD | \$50,000.00 | \$4,166.67 | \$60,000.00 | \$5,000.00 | | |
| 77 | 73025 | Excess Liability - Ambrella | \$10,500.00 | \$875.00 | \$15,000.00 | \$1,250.00 | | |
| 78 | 73030 | WORKER'S COMPENSATION | \$8,000.00 | \$666.67 | \$7,000.00 | \$583.33 | | |
| 79 | 73040 | DIRECTORS & OFFICERS | \$5,500.00 | \$458.33 | \$8,000.00 | \$666.67 | | |
| 80 | 73050 | FIDELITY BOND - Crime | \$9,200.00 | \$766.67 | \$3,500.00 | \$291.67 | | |
| 81 | 73060 | BOILER & MACHINERY | \$3,000.00 | \$250.00 | included in Property insurance | | | |
| 82 | 73070 | WINDSTORM (Property Insurance) | \$410,000.00 | \$34,166.67 | \$600,000.00 | \$50,000.00 | | |
| 83 | | APPRAISAL UPDATE INSURABLES | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| 84 | | GLASS | \$19,000.00 | \$1,583.33 | \$18,050.00 | \$1,504.17 | | |
| 85 | | Legal Defence | | | \$0.00 | \$0.00 | | |
| 86 | | ADMINISTRATIVE | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| 87 | | TOTAL INSURANCE EXPENSE | <u>\$580,100.00</u> | \$48,341.67 | <u>\$781,450.00</u> | \$65,120.83 | | |
| 88 | | | | | | | | |
| 89 | | <u>PAYROLL & PAYROLL COSTS</u> | | | | | | |
| 90 | 74010 | EMPLOYEE PAYROLL | \$250,000.00 | \$20,833.33 | \$231,820.00 | \$19,318.33 | | |
| 91 | 74020 | Payroll Exchange | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| 92 | 74025 | Payroll Taxes | | | | | | |
| 93 | 74030 | EMPLOYER'S FICA TAXES (7.65%) | \$19,125.00 | \$1,593.75 | \$17,734.23 | \$1,477.85 | | |
| 94 | 74040 | FEDERAL / STATE UNEMPLOYMENT | \$3,600.00 | \$300.00 | \$3,500.00 | \$291.67 | | |
| 95 | 74060 | NEW YEAR HOLIDAYS FUND | \$1,000.00 | \$83.33 | \$1,000.00 | \$83.33 | | |
| 96 | | TOTAL PAYROLL | | | | | | |
| 97 | 74500 | AND PAYROLL COSTS | <u>\$273,725.00</u> | <u>\$22,810.42</u> | <u>\$254,054.23</u> | \$21,171.19 | | |
| 98 | | | | | | | | |
| 99 | | | | | | | | |
| 100 | | | | | | | | |

Winston Towers 600 Condominium

Adapted Budget for year 2022

| | A | B | C | D | E | F | G | H | | | | | | | | |
|-----|---|--|------------------------------|---------------------------|------------------------------|---------------------------|---|---|---------------------------------|--|------------------------------|--|-----------------------------|--|------------------------------|--|
| 101 | FISCAL YEAR JANUARY 01, 2022 - DECEMBER 31, 2022 | | | | | | | | | | | | | | | |
| 102 | | | | | | | | | | | | | | | | |
| 103 | | | | | | | | | <u>ADAPTED</u> | | <u>ADAPTED</u> | | <u>ADAPTED</u> | | <u>ADAPTED</u> | |
| 104 | | | | | | | | | <u>Annual Budget</u> | | <u>Monthly Budget</u> | | <u>Annual Budget</u> | | <u>Monthly Budget</u> | |
| 105 | | | | | | | | | <u>2021</u> | | <u>2021</u> | | <u>2022</u> | | <u>2022</u> | |
| 106 | | | | | | | | | <u>CONTRACT SERVICES</u> | | | | | | | |
| 107 | 75010 | CABLE TV BULK-RATE | \$228,674.00 | \$19,056.17 | \$239,681.28 | \$19,973.44 | | | | | | | | | | |
| 108 | 74070 | ELITE SECURITY | \$360,000.00 | \$30,000.00 | \$452,650.00 | \$37,720.83 | | | | | | | | | | |
| 109 | 75020 | LAWN SERVICE | \$31,129.00 | \$2,594.08 | \$31,129.00 | \$2,594.08 | | | | | | | | | | |
| 110 | | POOL MAINTENANCE/ | \$19,500.00 | \$1,625.00 | \$8,000.00 | \$850.00 | | | | | | | | | | |
| 111 | | PARTY ROOM/KITCHEN MAINTENANCE | \$3,000.00 | \$250.00 | \$0.00 | \$0.00 | | | | | | | | | | |
| 112 | 75030 | ELEVATOR MAINTENANCE | \$25,000.00 | \$2,083.33 | \$24,000.00 | \$2,000.00 | | | | | | | | | | |
| 113 | | GYM maintenance | \$3,000.00 | \$250.00 | \$1,200.00 | \$100.00 | | | | | | | | | | |
| 114 | | HANDICAP DOORS MAINTENANCE | \$2,000.00 | \$166.67 | \$0.00 | \$0.00 | | | | | | | | | | |
| 115 | | UNIFORMS | \$6,800.89 | \$566.74 | \$4,200.00 | \$350.00 | | | | | | | | | | |
| 116 | 75070 | WASTE REMOVAL | \$31,200.00 | \$2,600.00 | \$33,000.00 | \$2,750.00 | | | | | | | | | | |
| 117 | | COOLING TOWER-CHEMICALS | \$4,800.00 | \$400.00 | \$4,800.00 | \$400.00 | | | | | | | | | | |
| 118 | | WATER/SEWER MAINTENANCE | \$5,000.00 | \$416.67 | \$0.00 | \$0.00 | | | | | | | | | | |
| 119 | 75200 | JANITORIAL SERVICES | \$154,524.00 | \$12,877.00 | \$176,801.28 | \$14,733.44 | | | | | | | | | | |
| 120 | 75210 | HVAC-PREVENTIVE MAINTENANCE | \$5,000.00 | \$416.67 | \$3,000.00 | \$250.00 | | | | | | | | | | |
| 121 | 75060 | TOTAL COMPANY - MASTER AGREEMENT | \$78,000.00 | \$6,500.00 | \$81,600.00 | \$6,800.00 | | | | | | | | | | |
| 122 | 75270 | Eguanas Removal | \$3,000.00 | \$250.00 | \$1,326.19 | \$110.52 | | | | | | | | | | |
| 123 | 75220 | EXTERMINATION (building & units) services | \$19,200.00 | \$1,600.00 | \$20,400.00 | \$1,700.00 | | | | | | | | | | |
| 124 | 75020 | Lawn/Irrigation Maintenance/Repair | \$2,000.00 | \$166.67 | \$0.00 | \$0.00 | | | | | | | | | | |
| 125 | | Emergency Generator Maintance agreement & repair | \$5,000.00 | \$416.67 | \$5,200.00 | \$433.33 | | | | | | | | | | |
| 126 | | VIDEO SURVAILANCE & SERVICES | \$90,000.00 | \$7,500.00 | \$30,000.00 | \$2,500.00 | | | | | | | | | | |
| 127 | | COPY MACHINE | \$3,800.00 | \$316.67 | \$1,112.64 | \$92.72 | | | | | | | | | | |
| 128 | TOTAL CONTRACT SERVICES | | <u>\$1,080,627.89</u> | <u>\$90,052.32</u> | <u>\$1,118,100.39</u> | <u>\$93,175.03</u> | | | | | | | | | | |
| 129 | | | | | | | | | | | | | | | | |
| 130 | | | | | | | | | | | | | | | | |
| 131 | | | | | | | | | | | | | | | | |
| 132 | | | | | | | | | | | | | | | | |
| 133 | | | | | | | | | | | | | | | | |

Winston Towers 600 Condominium

Adapted Budget for year 2022

| | A | B | C | D | E | F | G | H |
|-----|---|---|----------------------------|---------------------------|----------------------------|---------------------------|---|---|
| 134 | | | | | | | | |
| 135 | | <u>FISCAL YEAR JANUARY 01, 2022 - DECEMBER 31, 2022</u> | | | | | | |
| 136 | | | <u>ADAPTED</u> | <u>ADAPTED</u> | <u>ADAPTED</u> | <u>ADAPTED</u> | | |
| 137 | | | <u>Annual Budget</u> | <u>Monthly Budget</u> | <u>Annual Budget</u> | <u>Monthly Budget</u> | | |
| 138 | | | <u>2021</u> | <u>2021</u> | <u>2022</u> | <u>2022</u> | | |
| 139 | | <u>UTILITY EXPENSES</u> | | | | | | |
| 140 | | ELECTRICITY | \$125,000.00 | \$10,416.67 | \$150,000.00 | \$12,500.00 | | |
| 141 | | WATER & SEWER | \$260,668.78 | \$21,722.40 | \$340,000.00 | \$28,333.33 | | |
| 142 | | TELEPHONES | \$6,000.00 | \$500.00 | \$6,000.00 | \$500.00 | | |
| 143 | | TOTAL UTILITY EXPENSES | <u>\$391,668.78</u> | <u>\$32,639.07</u> | <u>\$496,000.00</u> | <u>\$41,333.33</u> | | |
| 144 | | | | | | | | |
| 145 | | REPAIRS & MAINTENANCE EXP. | | | | | | |
| 146 | | LIGHTS & FIXTURES | \$5,000.00 | \$416.67 | \$4,000.00 | \$333.33 | | |
| 147 | | ELECTRICAL REPAIRS & SUPPLIES | \$1,600.00 | \$133.33 | \$1,600.00 | \$133.33 | | |
| 148 | | PLUMBING/DRAINS | \$1,900.00 | \$158.33 | \$1,900.00 | \$158.33 | | |
| 149 | | PLUMBING/REPAIRS & SUPPLIES | \$2,400.00 | \$200.00 | \$1,400.00 | \$116.67 | | |
| 150 | | FIRE SPRINKLERS REPAIR | \$5,000.00 | \$416.67 | \$4,000.00 | \$333.33 | | |
| 151 | | POOL REPAIRS/IMPROVEMENT | \$2,000.00 | \$166.67 | \$0.00 | \$0.00 | | |
| 152 | | GAME ROOM REPAIRS & SUPPLIES | \$200.00 | \$16.67 | \$200.00 | \$16.67 | | |
| 153 | | GYM EQUIPMENT | \$3,000.00 | \$250.00 | \$3,000.00 | \$250.00 | | |
| 154 | | TENNIS COURT | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| 155 | | MIRRORS REPAIRS | \$800.00 | \$66.67 | \$0.00 | \$0.00 | | |
| 156 | | ANTENNA & RADIO SYSTEM REPAIRS | \$800.00 | \$66.67 | \$600.00 | \$50.00 | | |
| 157 | | JANITORIAL SUPPLIES | \$837.00 | \$69.75 | \$200.00 | \$16.67 | | |
| 158 | | LOCKS & KEY REPAIRS | \$1,000.00 | \$83.33 | \$200.00 | \$16.67 | | |
| 159 | | PAINT SUPPLIES - TOUCH UP | \$3,500.00 | \$291.67 | \$2,500.00 | \$208.33 | | |
| 160 | | FIRE EQUIPMENT MAINTENANCE | \$1,900.00 | \$158.33 | \$1,900.00 | \$158.33 | | |
| 161 | | BUILDING SIGNS | \$500.00 | \$41.67 | \$200.00 | \$16.67 | | |
| 162 | | HVAC REPAIRS & PARTS | \$13,296.00 | \$1,108.00 | \$3,000.00 | \$250.00 | | |
| 163 | | GATE SYSTEM REPAIRS | \$5,600.00 | \$466.67 | \$2,600.00 | \$216.67 | | |
| 164 | | SECURITY EQUIPMENT REPAIRS | \$3,000.00 | \$250.00 | \$2,000.00 | \$166.67 | | |
| 165 | | ALARM SYSTEM REPAIRS (security panel) | \$8,000.00 | \$666.67 | \$4,080.00 | \$340.00 | | |
| 166 | | CONFERENCE ROOMS | \$3,000.00 | \$250.00 | \$0.00 | \$0.00 | | |
| 167 | | SOCIAL ROOM (BIG TV and PC) | \$2,000.00 | \$166.67 | \$0.00 | \$0.00 | | |

Winston Towers 600 Condominium

Adapted Budget for year 2022

| | A | B | C | D | E | F | G | H |
|-----|---|---|------------------------------|----------------------------|------------------------------|----------------------------|---|---|
| 168 | | HARDWARE, LUMBER, MISC. SUPPLIES | \$15,000.00 | \$1,250.00 | \$8,000.00 | \$666.67 | | |
| 169 | | GENERAL REPAIRS | \$25,000.00 | \$2,083.33 | \$15,000.00 | \$1,250.00 | | |
| 170 | | BUILDING/GRAUNDS IMPROVEMENTS/REPAI | \$35,000.00 | \$2,916.67 | \$20,500.00 | \$1,708.33 | | |
| 171 | | TOTAL REPAIRS & MAINT. | <u>\$140,333.00</u> | <u>\$11,694.42</u> | <u>\$76,880.00</u> | <u>\$6,406.67</u> | | |
| 172 | | | | | | | | |
| 173 | | | | | | | | |
| 174 | | | | | | | | |
| 175 | | <u>FISCAL YEAR JANUARY 01, 2022 - DECEMBER 31, 2021</u> | | | | | | |
| 176 | | | <u>ADAPTED</u> | <u>ADAPTED</u> | <u>ADAPTED</u> | <u>ADAPTED</u> | | |
| 177 | | | <u>Annual Budget</u> | <u>Monthly Budget</u> | <u>Annual Budget</u> | <u>Monthly Budget</u> | | |
| 178 | | | <u>2021</u> | <u>2021</u> | <u>2022</u> | <u>2022</u> | | |
| 179 | | <u>RESERVES</u> | | | | | | |
| 180 | | PAINING | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| 181 | | ROOFING | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| 182 | | PAVING | \$12,000.00 | \$1,000.00 | \$7,000.00 | \$583.33 | | |
| 183 | | ELEVATOR | \$12,000.00 | \$1,000.00 | \$24,000.00 | \$2,000.00 | | |
| 184 | | 40 YEARS INSPECTION RESERVES | \$38,000.00 | \$3,166.67 | \$31,000.00 | \$2,583.33 | | |
| 185 | | | | | | | | |
| 186 | | TOTAL RESERVES | <u>\$62,000.00</u> | <u>\$5,166.67</u> | <u>\$62,000.00</u> | <u>\$5,166.67</u> | | |
| 187 | | | | | | | | |
| 188 | | | | | | | | |
| 189 | | TOTAL EXPENSES | <u>\$2,608,034.67</u> | <u>\$217,336.22</u> | <u>\$2,835,464.62</u> | <u>\$236,288.72</u> | | |
| 190 | | TOTAL REVENUES | <u>\$2,608,034.67</u> | <u>\$217,336.22</u> | <u>\$2,835,464.62</u> | <u>\$236,288.72</u> | | |
| 191 | | | | | | | | |
| 192 | | | | | | | | |
| 193 | | TOTAL REVENUES & EXPENSES | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$0.00</u> | | |
| 194 | | | | | | | | |
| 195 | | | | | | | | |
| 196 | | | | | | | | |
| 197 | | | | | | | | |
| 198 | | | | | | | | |
| 199 | | | | | | | | |

| | A | B | C | D | E | F | G | H |
|-----|---|---|---|---|---|---|---|---|
| 200 | | | | | | | | |
| 201 | <u>FISCAL YEAR JANUARY 01, 2022 - DECEMBER 31, 2022</u> | | | | | | | |
| 202 | <u>ADAPTED SCHEDULE OF 2022 MAINTENANCE FEES</u> | | | | | | | |
| 203 | | | | | | | | |
| 204 | | | | | | | | |
| 205 | | | | | | | | |
| 206 | | | | | | | | |
| 207 | | | | | | | | |
| 208 | | | | | | | | |
| 209 | | | | | | | | |
| 210 | | | | | | | | |
| 211 | | | | | | | | |
| 212 | | | | | | | | |
| 213 | | | | | | | | |
| 214 | | | | | | | | |
| 215 | | | | | | | | |
| 216 | | | | | | | | |
| 217 | <u>SCHEDULE OF RESERVES</u> | | | | | | | |
| 218 | | | | | | | | |
| 219 | | | | | | | | |
| 220 | | | | | | | | |
| 221 | | | | | | | | |
| 222 | <u>(A)</u> | | | | | | | |
| 223 | | | | | | | | |
| 224 | | | | | | | | |
| 225 | | | | | | | | |
| 226 | | | | | | | | |
| 227 | | | | | | | | |
| 228 | | | | | | | | |
| 229 | | | | | | | | |
| 230 | | | | | | | | |
| 231 | | | | | | | | |
| 232 | | | | | | | | |

| | Estimated Replacement Cost | AMOUNT FUNDED 12/31/2020 | ADDITIONS 01/01/2021 - 12/31/2021 | EXPENDITURES 01/01/2021 - 09/30/2021 | Interest Income 1/01/2021 - 12/31/2021 | Projected Amount Funded 12/31/2021 |
|------------------------------|----------------------------|--------------------------|-----------------------------------|--------------------------------------|--|------------------------------------|
| PAINTING | \$280,000.00 | \$280,004.00 | \$0.00 | \$0.00 | \$0.00 | \$280,004 |
| ROOFING | \$900,000.00 | \$237,906.00 | \$0.00 | \$172,676.00 | \$0.00 | \$65,230 |
| PAVING | \$130,000.00 | \$104,400.00 | \$12,000.00 | \$0.00 | \$0.00 | \$116,400 |
| ELEVATOR | \$50,000.00 | \$14,790.00 | \$12,000.00 | \$0.00 | \$0.00 | \$26,790 |
| 40 YEARS INSPECTION RESERVES | - | <u>\$260,948.00</u> | <u>\$38,000.00</u> | <u>\$0.00</u> | <u>\$2,500.00</u> | \$301,448 |
| | | <u>\$898,048</u> | <u>\$62,000</u> | <u>\$172,676</u> | <u>\$2,500</u> | \$789,872 |

Note: Reserves as of December 31, 2020 are based on the actual expenditures from reserves from the period January 1, 2020 through September 30, 2020.

| | A | B | C | D | E | F | G | H |
|-----|---|-------------------------------|-------------------|-----|-------------|-------------------|-------------------|---|
| 233 | | | ESTIMATED | | | | Monthly | |
| 234 | | | UNFUNDED | | | Annual | Amount | |
| 235 | | | AMOUNT | | REMAINING | Amount | Needed | |
| 236 | | <u>DESCRIPTION</u> | <u>12/31/2021</u> | | <u>LIFE</u> | <u>12/31/2022</u> | <u>12/31/2022</u> | |
| 237 | | PAINTING | \$0.00 | | 0 | \$0.00 | 0 | |
| 238 | | ROOFING | \$0.00 | (B) | 0 | \$0.00 | 0 | |
| 239 | | PAVING | \$14,000.00 | | 2 | \$7,000.00 | \$583.33 | |
| 240 | | ELEVATORS | \$24,000.00 | | 1 | \$24,000.00 | \$2,000.00 | |
| 241 | | 40 YEARS INSPECTION RESERVES | \$0.00 | | 34 | \$31,000.00 | \$2,583.33 | |
| 242 | | TOTAL ANNUAL RESERVE REQUIRED | | | | \$62,000.00 | \$5,166.67 | |

243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266

(A) - Interest income will be reallocated to the year inspection component for 2021
 (B) - The Association has entered into a contract to replace the roof. The Association will use the \$65,230 roofing reserve component funds for the contract and the balance due under the contract will be paid by the Pedestrian Bridge funds.

| | A | B | C | D | E | F | G | H |
|-----|---|---|---|---|---|---|---|---|
| 267 | | | | | | | | |
| 268 | | | | | | | | |
| 269 | | | | | | | | |
| 270 | | | | | | | | |
| 271 | | | | | | | | |
| 272 | | | | | | | | |
| 273 | | | | | | | | |
| 274 | | | | | | | | |
| 275 | | | | | | | | |
| 276 | | | | | | | | |
| 277 | | | | | | | | |
| 278 | | | | | | | | |
| 279 | | | | | | | | |
| 280 | | | | | | | | |
| 281 | | | | | | | | |
| 282 | | | | | | | | |
| 283 | | | | | | | | |
| 284 | | | | | | | | |
| 285 | | | | | | | | |
| 286 | | | | | | | | |
| 287 | | | | | | | | |
| 288 | | | | | | | | |
| 289 | | | | | | | | |
| 290 | | | | | | | | |
| 291 | | | | | | | | |
| 292 | | | | | | | | |
| 293 | | | | | | | | |
| 294 | | | | | | | | |
| 295 | | | | | | | | |
| 296 | | | | | | | | |
| 297 | | | | | | | | |
| 298 | | | | | | | | |
| 299 | | | | | | | | |
| 300 | | | | | | | | |

FISCAL YEAR JANUARY 01, 2022 - DECEMBER 31, 2022

Schedule of Monthly Maintenance Fees

| I.D. or Each Unit As of Unit Owner | Unit Type | Total Units | 2021 Yearly per unit type | 2021 Monthly per unit type | 2022 Yearly per unit type | 2022 Monthly per unit type |
|---|--------------------|----------------|---------------------------------|----------------------------------|---------------------------------|----------------------------------|
| 1015, 1115, 1215, 1415, 1515, 1615, 1715, 1815, 1915, 2015, 2115, 2215, 2315, 2415, 315, 415, 515, 615, 715, 815, 915 | G Line 15 | 21 0.147500 | \$73,488.66 | \$291.63 | \$84,504.59 | \$335.34 |
| 1014, 1016, 1114, 1116, 1214, 1216, 1414, 1416, 1514, 1516, 1614, 1616, 1714, 1716, 1814, 1816, 1914, 1916, 2014, 2016, 2114, 2116, 2214, 2216, 2314, 2316, 2414, 2416, 314, 316, 414, 416, 514, 516, 614, 616, 714, 716, 814, 816, 914, 916, M14, M16 | F Line 14 & 16 | 44 0.191200 | \$199,594.92 | 378.03 | \$229,514.19 | \$434.69 |
| 1003, 1004, 1006, 1007, 1103, 1104 1106, 1107, 1203, 1204, 1206, 1207 1403, 1404, 1406, 1407, 1503, 1504 1506, 1507, 1603, 1604, 1606, 1607 1703, 1704, 1706, 1707, 1803, 1804 1806, 1807, 1903, 1904, 1906, 1907 2003, 2004, 2006, 2007, 2103, 2104 2106, 2107, 2203, 2204, 2206, 2207 2303, 2304, 2306, 2307, 2403, 2404 2406, 2407, 303, 304, 306, 307, 403 404, 406, 407, 503, 504, 506, 507, 603 604, 606, 607, 703, 704, 706, 707, 803 | E Line 3,4,6,7, | 84 0.210800 | \$420,105.92 | 416.77 | \$483,079.80 | \$479.25 |

Winston Towers 600 Condominium

Adapted Budget for year 2022

| | A | B | C | D | E | F | G | H |
|-----|---|-----------------------------------|-------------|----------|----------|----------|------------|----------|
| 301 | | 804, 806, 807, 903, 904, 906, 907 | | | | | | |
| 302 | | | | | | | | |
| 303 | | | | | | | | |
| 304 | | | | | | | | |
| 305 | | | | | | | | |
| 306 | | | | | | | | |
| 307 | | | | | | | | |
| 308 | | | | | | | | |
| 309 | | | | | | | | |
| 310 | | | | | | | | |
| 311 | | | | | | | | |
| 312 | | | | | | | | |
| 313 | | | | | | | | |
| 314 | | | | | | | | |
| 315 | | | | | | | | |
| 316 | | | | | | | | |
| 317 | | | | | | | | |
| 318 | | | | | | | | |
| 319 | | | | | | | | |
| 320 | | | | | | | | |
| 321 | | | | | | | | |
| 322 | | | | | | | | |
| 323 | | | | | | | | |
| 324 | | | | | | | | |
| 325 | | | | | | | | |
| 326 | | | | | | | | |
| 327 | | | | | | | | |
| 328 | | | | | | | | |
| 329 | | | | | | | | |
| 330 | | 305 | B - Special | 1 | 6,232.60 | \$519.38 | \$7,166.86 | \$597.24 |
| 331 | | | | 0.262700 | | | | |
| 332 | | | | | | | | |
| 333 | | | | | | | | |
| 334 | | M9 | F - Special | 1 | 7,006.04 | \$583.84 | \$8,056.24 | \$671.35 |

Winston Towers 600 Condominium

Adapted Budget for year 2022

| | | | | | | | | |
|-----|---|---|---------------|--------------|----------------------|----------------------|----------------------|----------------------|
| | A | B | C | D | E | F | G | H |
| 335 | | | | 0.295300 | | | | |
| 336 | | | | | | | | |
| 337 | | | | | | | | |
| 338 | | | | | | | | |
| 339 | | <u>FISCAL YEAR JANUARY 01, 2022 - DECEMBER 31, 2022</u> | | | | | | |
| 340 | | <u>Schedule of Monthly Maintenance Fees (cont.)</u> | | | | | | |
| 341 | | | | | | | | |
| 342 | | <u>I.D. or Each Unit</u> | <u>Unit</u> | <u>Total</u> | <u>2021</u> | <u>2021</u> | <u>2022</u> | <u>2022</u> |
| 343 | | <u>As of Unit Owner</u> | <u>Type</u> | <u>Units</u> | <u>Yearly</u> | <u>Monthly</u> | <u>Yearly</u> | <u>Monthly</u> |
| 344 | | | | | <u>per unit type</u> | <u>per unit type</u> | <u>per unit type</u> | <u>per unit type</u> |
| 345 | | 1001, 1010, 1101, 1110, 1201, 1210 | B | 43 | \$312,073.46 | \$604.80 | \$358,853.27 | \$695.45 |
| 346 | | 1401, 1410, 1501, 1510, 1601, 1610 | Line 1 and 10 | 0.305900 | | | | |
| 347 | | 1701, 1710, 1801, 1810, 1901, 1910 | | | | | | |
| 348 | | 2001, 2010, 2101, 2110, 2201, 2210 | | | | | | |
| 349 | | 2301, 2310, 2401, 2410, 301, 310, 401 | | | | | | |
| 350 | | 410, 501, 510, 601, 610, 701, 710, 801 | | | | | | |
| 351 | | 810, 901, 910, M10, | | | | | | |
| 352 | | | | | | | | |
| 353 | | 1005, 1105, 1205, 1405, 1505, 1605, 1705, | C | 20 | \$147,095.91 | \$612.90 | \$169,145.59 | \$704.77 |
| 354 | | 1805, 1905, 2005, 2105, 2205, 2305, 2405, | Line 5 | 0.310000 | | | | |
| 355 | | 405, 505, 605, 705, 805, 905 | except 305 | | | | | |
| 356 | | | | | | | | |
| 357 | | 1009, 1019, 1109, 1119, 1209, 1219 | A | 42 | \$387,322.51 | \$768.51 | \$445,382.15 | \$883.69 |
| 358 | | 1409, 1419, 1509, 1519, 1609, 1619 | Line 9 and 19 | 0.388700 | | | | |
| 359 | | 1709, 1719, 1809, 1819, 1909, 1919 | | | | | | |
| 360 | | 2009, 2019, 2109, 2119, 2209, 2219 | | | | | | |
| 361 | | 2309, 2319, 2409, 2419, 309, 319, 409 | | | | | | |
| 362 | | 419, 509, 519, 609, 619, 709, 719, 809 | | | | | | |
| 363 | | 819, 909, 919 | | | | | | |
| 364 | | | | | | | | |
| 365 | | M19 | A - Special | 1 | \$9,543.25 | \$795.20 | \$10,972.64 | \$914.39 |
| 366 | | | | 0.402200 | | | | |
| 367 | | | | | | | | |

Winston Towers 600 Condominium

Adapted Budget for year 2022

| | A | B | C | D | E | F | G | H |
|-----|---|-----------------------|---|-----|------------------------------|---|------------------------------|---|
| 368 | | | | | | | | |
| 369 | | Total Number of units | | | | | | |
| 370 | | Total Amount per year | | 391 | <u>\$2,372,515.70</u> | | <u>\$2,728,154.62</u> | |