

Winston Towers 600 Condominium

Adopted Budget for year 2021

FISCAL YEAR JANUARY 01 - DECEMBER 31, 2021

	<u>ADOPTED</u> <u>Annual Budget</u> <u>2020</u>	<u>ADOPTED</u> <u>Monthly Budget</u> <u>2020</u>	<u>ADOPTED</u> <u>Annual Budget</u> <u>2021</u>	<u>ADOPTED</u> <u>Monthly Budget</u> <u>2021</u>
REVENUES				
EXEMPT FUNCTION INCOME				
MAINTENANCE FEES (W/RESERVES)	<u>\$2,085,534.00</u>	<u>\$173,794.50</u>	\$2,372,514.67	\$197,709.56
INFLATION (2015 - 2019) - 7.8%	<u>\$162,671.65</u>	<u>\$13,555.97</u>		\$0.00
INFLATION (2020) - 2.0%				\$0.00
REPLENISH FUNDS BY 2018 LOSSES - \$124,309.0	\$124,309.02			
REPLENISH FUNDS BY 2019 LOSSES - \$71,519.00				\$0.00
TOTAL MAINTENANCE FEES	\$2,372,514.67	\$197,709.56	\$2,372,514.67	\$197,709.56

NON-EXEMPT FUNCTION INCOME				
INTEREST	\$18,000.00	\$1,500.00	\$18,000.00	\$1,500.00
GUEST PARKING-DAYS	\$24,580.00	\$2,048.33	\$24,580.00	\$2,048.33
PARKING RENEWALS	\$69,840.00	\$5,820.00	\$69,840.00	\$5,820.00
LAUNDRY COMMISIONS	\$4,000.00	\$333.33	\$4,000.00	\$333.33
LATE CHARGES	\$19,300.00	\$1,608.33	\$19,300.00	\$1,608.33
PHOTOCOPIES	\$180.00	\$15.00	\$180.00	\$15.00
VENDING MACHINE	\$1,480.00	\$123.33	\$1,480.00	\$123.33
PARTY ROOM	\$3,600.00	\$300.00	\$3,600.00	\$300.00
ESTOPPEL LETTER FEES	\$4,000.00	\$333.33	\$5,000.00	\$416.67
NON-REFUNDABLE CAR LABELS	\$4,100.00	\$341.67	\$4,100.00	\$341.67
BUILDING ENTRANCE KEYS	\$3,900.00	\$325.00	\$3,900.00	\$325.00
GUEST PARKING-OVERNIGHT	\$14,380.00	\$1,198.33	\$14,380.00	\$1,198.33
ELEVATOR FEES	\$10,400.00	\$866.67	\$10,400.00	\$866.67
SCREENING FEES	\$18,300.00	\$1,525.00	\$18,300.00	\$1,525.00
STORAGE ROOM FEES	\$28,960.00	\$2,413.33	\$28,960.00	\$2,413.33
MISCELLANEOUS	\$5,000.00	\$416.67	\$5,000.00	\$416.67
PERMIT PROCESSING FEES	\$4,500.00	\$375.00	\$4,500.00	\$375.00
TOTAL NON EXEMPT FUNCTION INCOME	\$234,520.00	\$19,543.33	\$235,520.00	\$19,626.67
TOTAL REVENUES	\$2,607,034.67	\$217,252.89	\$2,608,034.67	\$217,336.22

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	<u>ADOPTED</u> <u>Annual Budget</u> <u>2020</u>	<u>ADOPTED</u> <u>Monthly Budget</u> <u>2020</u>	<u>ADOPTED</u> <u>Annual Budget</u> <u>2021</u>	<u>ADOPTED</u> <u>Monthly Budget</u> <u>2021</u>
EXPENSES				
ADMINISTRATIVE EXPENSES				
ACC'T Q'TLY TAX PREPARATION	\$2,580.00	\$215.00	\$2,580.00	\$215.00
CONSULTING/COMPUTER	\$2,500.00	\$208.33	\$2,500.00	\$208.33
COMPUTER HARDWARE AND SOFTWARE	\$10,000.00	\$833.33	\$5,000.00	\$416.67
CPA YEAR END AUDIT	\$6,000.00	\$500.00	\$6,000.00	\$500.00
LEASE/SALE PROCESSING	\$6,000.00	\$500.00	\$6,000.00	\$500.00
OFFICE SUPPLIES	\$9,200.00	\$766.67	\$9,200.00	\$766.67
PRINTING & POSTAGE	\$2,200.00	\$183.33	\$2,200.00	\$183.33
DUES-WT COMPLEX	\$5,400.00	\$450.00	\$5,400.00	\$450.00
LEGAL FEES	\$25,000.00	\$2,083.33	\$25,000.00	\$2,083.33
UNCOLLECTABLE ACC'TS	\$2,500.00	\$208.33	\$2,500.00	\$208.33
CONTINGENCY	\$5,000.00	\$416.67	\$4,000.00	\$333.33
TOTAL ADMIN EXPENSES	\$76,380.00	\$6,365.00	\$70,380.00	\$5,865.00

TAXES, LICENSES & PERMITS				
FEDERAL INCOME TAXES	\$0.00	\$0.00	\$0.00	\$0.00
FLORIDA RECORDING FEE	\$1,650.00	\$137.50	\$1,650.00	\$137.50
FL. ANNUAL CORP. REPORT	\$100.00	\$8.33	\$100.00	\$8.33
ELEVATOR PERMITS	\$1,500.00	\$125.00	\$1,500.00	\$125.00
FIRE DEPT. PERMIT	\$1,200.00	\$100.00	\$1,200.00	\$100.00
POOL PERMIT	\$350.00	\$29.17	\$350.00	\$29.17
REAL PROPERTY TAXES	\$4,400.00	\$366.67	\$4,400.00	\$366.67
TOTAL TAXES, LICENSES AND PERMITS	\$9,200.00	\$766.67	\$9,200.00	\$766.67

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	<u>ADOPTED</u> <u>Annual Budget</u> <u>2020</u>	<u>ADOPTED</u> <u>Monthly Budget</u> <u>2020</u>	<u>ADOPTED</u> <u>Annual Budget</u> <u>2021</u>	<u>ADOPTED</u> <u>Monthly Budget</u> <u>2021</u>
<u>INSURANCE</u>				
COMMERCIAL	\$0.00	\$0.00	\$0.00	\$0.00
LIABILITY	\$25,000.00	\$2,083.33	\$25,000.00	\$2,083.33
GROUP	\$30,000.00	\$2,500.00	\$30,000.00	\$2,500.00
FLOOD	\$50,000.00	\$4,166.67	\$50,000.00	\$4,166.67
WORKER'S COMPENSATION	\$8,000.00	\$666.67	\$8,000.00	\$666.67
DIRECTORS & OFFICERS	\$5,500.00	\$458.33	\$5,500.00	\$458.33
FIDELITY BOND	\$1,500.00	\$125.00	\$1,500.00	\$125.00
BOILER & MACHINERY	\$3,000.00	\$250.00	\$3,000.00	\$250.00
WINDSTORM	\$410,000.00	\$34,166.67	\$410,000.00	\$34,166.67
CRIME INSURANCE	\$7,700.00	\$641.67	\$7,700.00	\$641.67
INTEREST EXPENSE	\$9,900.00	\$825.00	\$9,900.00	\$825.00
APPRAISAL UPDATE INSURABLES	\$0.00	\$0.00	\$0.00	\$0.00
GLASS	\$19,000.00	\$1,583.33	\$19,000.00	\$1,583.33
Ambrella	\$10,500.00	\$875.00	\$10,500.00	\$875.00
ADMINISTRATIVE	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INSURANCE EXPENSE	<u>\$580,100.00</u>	\$48,341.67	<u>\$580,100.00</u>	\$48,341.67
<u>PAYROLL & PAYROLL COSTS</u>				
EMPLOYEE PAYROLL	\$270,000.00	\$22,500.00	\$250,000.00	\$20,833.33
EMPLOYER'S FICA TAXES (7.65%)	\$20,655.00	\$1,721.25	\$19,125.00	\$1,593.75
FEDERAL / STATE UNEMPLOYMENT	\$3,600.00	\$300.00	\$3,600.00	\$300.00
NEW YEAR HOLIDAYS FUND	\$1,000.00	\$83.33	\$1,000.00	\$83.33
TOTAL PAYROLL AND PAYROLL COSTS	<u>\$295,255.00</u>	<u>\$24,604.58</u>	<u>\$273,725.00</u>	\$22,810.42

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FISCAL YEAR JANUARY 01 - DECEMBER 31, 2021

	<u>ADOPTED</u> <u>Annual Budget</u> <u>2020</u>	<u>ADOPTED</u> <u>Monthly Budget</u> <u>2020</u>	<u>ADOPTED</u> <u>Annual Budget</u> <u>2021</u>	<u>ADOPTED</u> <u>Monthly Budget</u> <u>2021</u>
<u>CONTRACT SERVICES</u>				
CABLE TV BULK-RATE	\$220,000.00	\$18,333.33	\$228,674.00	\$19,056.17
ELITE SECURITY	\$360,000.00	\$30,000.00	\$360,000.00	\$30,000.00
LAWN SERVICE	\$20,000.00	\$1,666.67	\$31,129.00	\$2,594.08
POOL MAINTENANCE/ ECOLAB	\$19,500.00	\$1,625.00	\$19,500.00	\$1,625.00
PARTY ROOM/KITCHEN MAINTENANCE			\$3,000.00	\$250.00
ELEVATOR MAINTENANCE	\$25,000.00	\$2,083.33	\$25,000.00	\$2,083.33
GYM maintenance			\$3,000.00	\$250.00
HANDICAP DOORS MAINTENANCE			\$2,000.00	\$166.67
UNIFORMS	\$6,800.89	\$566.74	\$6,800.89	\$566.74
WASTE REMOVAL	\$31,200.00	\$2,600.00	\$31,200.00	\$2,600.00
COOLING TOWER-CHEMICALS	\$4,800.00	\$400.00	\$4,800.00	\$400.00
WATER/SEWER MAINTENANCE			\$5,000.00	\$416.67
JANITORIAL SERVICES	\$144,000.00	\$12,000.00	\$154,524.00	\$12,877.00
HVAC-PREVENTIVE MAINTENANCE	\$7,000.00	\$583.33	\$5,000.00	\$416.67
TOTAL COMPANY - MASTER AGREEMENT	\$78,000.00	\$6,500.00	\$78,000.00	\$6,500.00
Eguas Removal			\$3,000.00	\$250.00
EXTERMINATION (building & units) services	\$9,000.00	\$750.00	\$19,200.00	\$1,600.00
IRRIGATION MAINTENANCE/REPAIR			\$2,000.00	\$166.67
EMERGENCY GENERATOR	\$5,000.00	\$416.67	\$5,000.00	\$416.67
VIDEO SURVAILANCE & SERVICES	\$90,000.00	\$7,500.00	\$90,000.00	\$7,500.00
COPY MACHINE	\$3,800.00	\$316.67	\$3,800.00	\$316.67
TOTAL CONTRACT SERVICES	<u>\$1,024,100.89</u>	<u>\$85,341.74</u>	<u>\$1,080,627.89</u>	<u>\$90,052.32</u>

<u>UTILITY EXPENSES</u>				
ELECTRICITY	\$125,000.00	\$10,416.67	\$125,000.00	\$10,416.67
WATER & SEWER	\$260,668.78	\$21,722.40	\$260,668.78	\$21,722.40
TELEPHONES	\$6,000.00	\$500.00	\$6,000.00	\$500.00
TOTAL UTILITY EXPENSES	<u>\$391,668.78</u>	<u>\$32,639.07</u>	<u>\$391,668.78</u>	<u>\$32,639.07</u>

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REPAIRS & MAINTENANCE EXP.				
LIGHTS & FIXTURES	\$5,000.00	\$416.67	\$5,000.00	\$416.67
ELECTRICAL REPAIRS & SUPPLIES	\$1,600.00	\$133.33	\$1,600.00	\$133.33
PLUMBING/DRAINS	\$1,900.00	\$158.33	\$1,900.00	\$158.33
PLUMBING/REPAIRS & SUPPLIES	\$2,400.00	\$200.00	\$2,400.00	\$200.00
FIRE SPRINKLERS REPAIR	\$5,000.00	\$416.67	\$5,000.00	\$416.67
POOL REPAIRS/IMPROVEMENT	\$2,000.00	\$166.67	\$2,000.00	\$166.67
GAME ROOM REPAIRS & SUPPLIES	\$200.00	\$16.67	\$200.00	\$16.67
GYM EQUIPMENT	\$3,000.00	\$250.00	\$3,000.00	\$250.00
TENNIS COURT	\$2,000.00	\$166.67	\$0.00	\$0.00
MIRRORS/WALLPAPER REPAIRS	\$800.00	\$66.67	\$800.00	\$66.67
ANTENNA & RADIO SYSTEM REPAIRS	\$800.00	\$66.67	\$800.00	\$66.67
JANITORIAL SUPPLIES	\$300.00	\$25.00	\$837.00	\$69.75
LOCKS & KEY REPAIRS	\$1,000.00	\$83.33	\$1,000.00	\$83.33
PAINT SUPPLIES - TOUCH UP	\$3,500.00	\$291.67	\$3,500.00	\$291.67
FIRE EQUIPMENT MAINTENANCE	\$1,900.00	\$158.33	\$1,900.00	\$158.33
BUILDING SIGNS	\$500.00	\$41.67	\$500.00	\$41.67
HVAC REPAIRS & PARTS	\$13,296.00	\$1,108.00	\$13,296.00	\$1,108.00
GATE SYSTEM REPAIRS	\$5,600.00	\$466.67	\$5,600.00	\$466.67
SECURITY EQUIPMENT REPAIRS	\$3,000.00	\$250.00	\$3,000.00	\$250.00
ALARM SYSTEM REPAIRS	\$10,000.00	\$833.33	\$8,000.00	\$666.67
CONFERENCE ROOMS	\$3,000.00	\$250.00	\$3,000.00	\$250.00
SOCIAL ROOM (BIG TV and PC)	\$3,000.00	\$250.00	\$2,000.00	\$166.67
HARDWARE, LUMBER, MISC. SUPPLIES	\$15,000.00	\$1,250.00	\$15,000.00	\$1,250.00
GENERAL REPAIRS	\$25,000.00	\$2,083.33	\$25,000.00	\$2,083.33
BUILDING/GRAUNDS IMPROVEMENTS/REPAIR	\$35,000.00	\$2,916.67	\$35,000.00	\$2,916.67
TOTAL REPAIRS & MAINT.	<u>\$144,796.00</u>	<u>\$12,066.33</u>	<u>\$140,333.00</u>	<u>\$11,694.42</u>

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<u>RESERVES</u>				
PAINTING	\$0.00	\$0.00	\$0.00	\$0.00
ROOFING	\$33,034.00	\$2,752.83	\$0.00	\$0.00
PAVING	\$12,000.00	\$1,000.00	\$12,000.00	\$1,000.00
ELEVATOR	\$2,500.00	\$208.33	\$12,000.00	\$1,000.00
40 YEARS INSPECTION RESERVES	\$38,000.00	\$3,166.67	\$38,000.00	\$3,167.00
TOTAL RESERVES	<u>\$85,534.00</u>	<u>\$7,127.83</u>	<u>\$62,000.00</u>	<u>\$5,167.00</u>
TOTAL EXPENSES	<u>\$2,607,034.67</u>	<u>\$217,252.89</u>	<u>\$2,608,034.67</u>	<u>\$217,336.22</u>
TOTAL REVENUES	<u>\$2,607,034.67</u>	<u>\$217,252.89</u>	<u>\$2,608,034.67</u>	<u>\$217,336.22</u>
TOTAL REVENUES & EXPENSES	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

Winston Towers 600 Condominium**Adopted Budget for year 2021**FISCAL YEAR JANUARY 01 - DECEMBER 31, 2021ADOPTED SCHEDULE OF 2021 MAINTENANCE FEES

<u>UNIT TYPE</u>	<u>2020 CURRENT FEES</u>	<u>2021 ADOPTED INCREASE</u>	<u>2021 ADOPTED FEES</u>
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A	\$768.51	\$0.00	\$768.51
A - Special	\$795.19	\$0.00	\$795.19
B	\$604.80	\$0.00	\$604.80
B - Special	\$519.38	\$0.00	\$519.38
C	\$612.90	\$0.00	\$612.90
D	\$503.77	\$0.00	\$503.77
E	\$416.77	\$0.00	\$416.77
F	\$378.03	\$0.00	\$378.03
F - Special	\$583.84	\$0.00	\$583.84
G	\$291.63	\$0.00	\$291.63

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SCHEDULE OF RESERVES

<u>DESCRIPTION</u>	<u>ESTIMATED REPLACE- MENT COST</u>	<u>AMOUNT FUNDED 12/31/2019</u>	<u>ADDITIONS 01/01/2020 - 12/31/2020</u>	<u>EXPENDITURES 01/01/2020 -- 09/30/2020</u>	<u>ESTIMATED ENDING BALANCE 12/31/2020</u>
PAINTING	\$280,000	\$280,020	\$0	\$0	\$280,020
ROOFING	900,000	204,860	33,034	0	237,894
PAVING	130,000	92,400	12,000	0	104,400
ELEVATOR	50,000	12,290	2,500	0	14,790
40 YEARS INSPECTION RESERVES	-	<u>217,000</u>	<u>38,000</u>	<u>0</u>	<u>255,000</u>
		<u>\$806,570</u>	<u>\$85,534</u>	<u>\$0</u>	<u>\$892,104</u>

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.

	<u>ESTIMATED UNFUNDED AMOUNT 12/31/2020</u>	<u>Less: Insurance Settlement used for reserves</u>	<u>Net amount of UNFUNDED AMOUNT 12/31/2020</u>	<u>REMAINING LIFE</u>	<u>ANNUAL AMOUNT 12/31/2021</u>	<u>MONTHLY amount needed 12/31/2021</u>
PAINTING	0	\$0	0	1	0.00	0.00
ROOFING	662,106	662,106	0	0	0.00	0.00
PAVING	25,600		25,600	2	12,000.00	1,000.00
ELEVATORS	35,210		35,210	3	12,000.00	1,000.00
40 YEARS INSPRECTION RESERVES	38,000	38,000	38,000	1	38,000.00	3,167.00
TOTAL ANNUAL RESERVE REQUIRED					62,000.00	5,167.00

(A) - Interest income will be reallocated to the paving reserve for 2019

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FISCAL YEAR JANUARY 01 - DECEMBER 31, 2021

Schedule of Monthly Maintenance Fees

<u>I.D. or Each Unit As of Unit Owner</u>	<u>Unit Type</u>	<u>Total Units</u>	<u>2020 Yearly</u>	<u>2020 Monthly</u>	<u>2021 Yearly</u>	<u>2021 Monthly</u>
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	\$73,488.66	\$291.63
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	\$199,594.92	378.03
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, 803 804, 806, 807, 903, 904, 906, 907	E Line 3,4,6,7,	84 (0.210800)	\$420,105.92	416.77	\$420,105.92	416.77

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FISCAL YEAR JANUARY 01 - DECEMBER 31, 2021

Schedule of Monthly Maintenance Fees (cont.)

<u>I.D. or Each Unit As of Unit Owner</u>	<u>Unit Type</u>	<u>Total Units</u>	<u>2020 Year</u>	<u>2020 Month</u>	<u>2021 Year</u>	<u>2021 Month</u>
1002, 1008, 1011, 1012, 1017, 1018, 1102, 1108, 1111, 1112, 1117, 1118, 1202, 1208, 1211, 1212, 1217, 1218, 1402, 1408, 1411, 1412, 1417, 1418, 1502, 1508, 1511, 1512, 1517, 1518, 1602, 1608, 1611, 1612, 1617, 1618, 1702, 1708, 1711, 1712, 1717, 1718, 1802, 1808, 1811, 1812, 1817, 1818, 1902, 1908, 1911, 1912, 1917, 1918, 2002, 2008, 2011, 2012, 2017, 2018, 2102, 2108, 2111, 2112, 2117, 2118, 2202, 2208, 2211, 2212, 2217, 2218, 2302, 2308, 2311, 2312, 2317, 2318, 2402, 2408, 2411, 2412, 2417, 2418, 302, 308, 311, 312, 317, 318, 402, 408, 411, 412, 417, 418, 502, 508, 511, 512, 517, 518, 602, 608, 611, 612, 617, 618, 702, 708, 711, 712, 717, 718, 802, 808, 811, 812, 817, 818, 902, 908, 911, 912, 917, 918,, L11, L12, L17, L18, M11, M12, M17, M18	D Line 2,8,11,12,17 &18	134 (0.254800)	\$810,052.43	\$503.77	\$810,052.43	\$503.77
305	B - Special	1 (0.262700)	6,232.60	\$519.38	6,232.60	\$519.38
M9	F - Special	1 (0.295300)	7,006.04	\$583.84	7,006.04	\$583.84

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FISCAL YEAR JANUARY 01 - DECEMBER 31, 2021

Schedule of Monthly Maintenance Fees (cont.)

I.D. or Each Unit As of Unit Owner	Unit Type	Total Units	2020 Year	2020	2021 Year	2021
				Month		Month
1001, 1010, 1101, 1110, 1201, 1210 1401, 1410, 1501, 1510, 1601, 1610 1701, 1710, 1801, 1810, 1901, 1910 2001, 2010, 2101, 2110, 2201, 2210 2301, 2310, 2401, 2410, 301, 310, 401 410, 501, 510, 601, 610, 701, 710, 801 810, 901, 910, M10,	B Line 1 and 10	43 (0.305900)	\$312,073.46	\$604.80	\$312,073.46	\$604.80
1005, 1105, 1205, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 405, 505, 605, 705, 805, 905	C Line 5 except 305	20 (0.310000)	\$147,095.91	612.9	\$147,095.91	612.9
1009, 1019, 1109, 1119, 1209, 1219 1409, 1419, 1509, 1519, 1609, 1619 1709, 1719, 1809, 1819, 1909, 1919 2009, 2019, 2109, 2119, 2209, 2219 2309, 2319, 2409, 2419, 309, 319, 409 419, 509, 519, 609, 619, 709, 719, 809 819, 909, 919	A Line 9 and 19	42 (0.388700)	\$387,322.51	768.51	\$387,322.51	768.51
M19	A - Special	1 (0.402200)	\$9,543.25	795.20	\$9,543.25	795.20
Total Number of units			391			
Total Amount per year				\$2,372,515.70		\$2,372,515.70