

WINSTON TOWERS 600 CONDOMINIUM ASSOCIATION, INC

November 12, 2021

Dear unit Owner (s):

Enclosed, please find the proposed budget for Winston Towers 600 Condominium Association Inc., for the year 2022. It is also posted at the building’s website at [www.winstontowers600.org](http://www.winstontowers600.org) and of course is available upon request at the office.

Should the proposed budget be adopted at the annual budget meeting without change, then it will become the final adopted budget for the year 2022.

**The 2022 Budget Annual Meeting for unit owners be held on Tuesday, November 30, 2021 at 7:00 PM via Virtual Meeting, an email link will be provided in advance to the unit owners. Immediately after the unit owner’s budget meeting, a board of Directors meeting will be held to approve the budget.**

Florida statute requires the Condominium budgets have full reserves, unless the condominium unit owners vote it out. Pursuant to our documents, in order for this to happen we need to have a quorum of the unit owners attending the meeting in person or by proxy form for the purpose of appointing another person to vote for you in the event that you might not be able to attend this meeting. You can print the proxy form on our website mentioned above and email to us at [winston600@the-beach.net](mailto:winston600@the-beach.net) or bring it to the office or by US mail to: Winston Towers 600 Condominium Association, Inc. 210-174<sup>th</sup> Street Sunny Isles Beach, FL 33160. Fill in the name of your proxy, the date, the unit number, and sign your name on the line below the words “to be signed by all owners of the unit”. Remember if the unit is owned jointly, all owners must sign.

**We are forced to increase owner’s maintenance contributions by 14.99% due to the following:**

REPLENISH FUNDS BY 2019 LOSSES	\$43,054.00
REPLENISH FUNDS BY 2020 LOSSES	\$36,530.00
Replenish funds to cover 2020 Inflation- 1.5%	\$35,587.72
Replenish for Projected 2021 Inflation- 2.4%	\$56,940.35
Cover for decrease in non-exempt income	\$128,210.00
Cover for increase in vendor charges	\$55,317.88

When we prepare the budget each year we just budget for the basic and necessary items in order to have the building running properly and in working order. The Board never over-budgets as we are always thinking of our resident’s benefit and welfare. Many things we do in-house and when outside contractors are needed we always do our best to get the best quality at the best prize by shopping around for different estimates.

Remember that you can check all notices, agendas, projects and financials in our website, [www.winstontowers600.org](http://www.winstontowers600.org)

The Board is working together as a group along with the management and the maintenance staff trying to do the best possible for our building and our residents, so everyone will continue enjoying being a part of our community.

**The Board of Directors wishes all a Happy, Healthy, and Prosperous New Year!**

Sincerely,  
The Board of Directors