



WINSTON TOWERS 100 ASSOCIATION, INC.

250 174th Street
Sunny Isles Beach,
Florida, 33160-3332

Phone: (305) 932-0850
Fax: (305) 792-5329
office@winstontowers100.net

December 15, 2020

RE: Proposed 2021 Budget Explanation Letter

Dear Owners:

Enclosed for your review, we have provided the Proposed 2021 Operating Budget and Maintenance fees. Pursuant to Rule 61B-22.003 of the Rules of the Florida Division of Condominiums, the estimation of common expenses or expenditures for the budget has been reviewed. The 2021 budget is required to be adjusted in order to provide for the current costs which are now being incurred as well as thereby, providing the applicable increases which will be necessary to address each unit owner's share of assessments. The estimated expenses and expenditures for 2021 are included with this communication so that you may verify the calculations involved. According to the attached 2021 budget, the total annual basic maintenance fees will remain at \$1,773,166.20; however, the 2020 Atlantic Broadband and Parking Fees for each unit was required to be adjusted for the actual 2021 expenses. Unfortunately, the 2020 per unit total combined maintenance fees (basic maintenance + parking +HVAC + Atlanticbb fees) failed to account for the total expenses 2020 expenses. This per unit maintenance fee now reflects the total 2021 expenses.

There are two budget options to consider:

Option A proposes an operating budget with NO RESERVE funding and lower maintenance fees.

Option B proposes an operating budget WITH RESERVE funding and higher maintenance fees.

The Board is recommending Budget Option A with no reserve funding in order to keep the maintenance fees low for the coming year. In order to successfully waive reserve funding, a majority of the membership (i.e., 51% of unit owners) must vote against funding the statutory reserves otherwise we are required by Florida Statutes to fully fund. If unit owners do not submit their vote, all owners will be forced to pay higher monthly maintenance fee.

Enclosed in this package you will find a Limited Proxy to cast your vote. A vote "AGAINST" reserve funding means lower maintenance fees as listed in Budget Option A. A vote "FOR" reserve funding increases the maintenance fees as listed in Budget Option B.

Please plan on attending the Budget meeting to be held BY ZOOM on Wednesday, December 30th, 2020 at 6:00 p.m. If you cannot attend the meeting, please vote on the Limited Proxy and mail, email or hand deliver the completed proxy to the office prior to the commencement of the meeting.

If you have any questions, call the office at (305) 932-0850.

By Order of the Board of Winston Towers 100 Association, Inc.

Norman Peselev, President



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Notice is hereby given that a Budget Meeting for the year of 2021 will be held on:

Date: Wednesday, December 30th, 2020

Time: 6:00 P.M.

Location: Online on ZOOM

AGENDA

1. Roll Call of the Board & Establish Quorum
2. Review and Approval of Prior Meeting Minutes
3. Proof of Notice for Budget Meeting
4. New Business
 - a. Vote on Waiving Reserve Funding
 - b. AtlanticBB Internet & TV Increase
 - c. Parking Increase
 - c. Review of 2021 Budget
5. Unfinished Business
 - a. Construction Update
 - b. Financial Update
6. Adjournment



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Date: 12/15/2020

Re: Atlantic Broadband Increase

Dear residents,

The charges for Internet service from Atlantic Broadband have been increasing every year. This coming year of 2020 we are increasing the charges for this element due to shortage in our operating account. Now cable and Internet will be charged together.

YOUR TOTAL MAINTENANCE WILL INCREASE STARTING JAN. 1, 2021.

Please see the increase breakdown.

Service	Current Charge Internet Only	NEW Charge Starting Jan. 1, 2021 Cable & Internet
Atlantic Broadband	\$22	\$45

Sincerely,

Board of Directors

Winston Towers 100 Assoc., Inc.

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Date: 12/15/2020

RESOLUTION

WHEREAS, THE BOARD OF DIRECTORS HAS DETERMINED THE FOLLOWING CHANGES:

SINGLE SPACE = \$35.00 per month (yearly)

DOUBLE SPOT = \$50.00 per month (yearly)

AIDES Monthly Permit = \$35.00 per month

GUEST PARKING = \$75.00 per month

VALET = \$5.00 DAY PARKING

VALET = \$8 OVERNIGHT PARKING

	2020		Proposed 2021 Budget	
	Jan - Dec 20 Actual	Jan - Dec 20 Budget	Option A No Reserves	Option B With Full Reserves
Income				
100.1 · Maintenance	1,760,353.64	1,773,166.21	1,773,166.20	1,773,166.20
100.2 · Parking - Unit Owner	132,554.09	135,100.00	177,840.00	177,840.00
100.3 · Total HVAC Funds	72,420.00	73,080.00	73,080.00	73,080.00
100.4 · Internet &TV Charges	106,512.00	107,448.00	219,780.00	219,780.00
100.5 · Reserves	0.00	0.00	0.00	2,646,500.00
Total 100 · Maintenance & Owner Parking	2,071,839.73	2,088,794.21	2,243,866.20	4,890,366.20
101 · Parking Valet & Permits				
101 · Parking Valet & Permits	29,919.00	32,000.00	30,000.00	30,000.00
102 · Remotes, Entry Cards & Garage	4,220.00	6,000.00	4,500.00	4,500.00
103 · Screening Fees	7,898.50	7,000.00	8,000.00	8,000.00
104 · Moving Fees/Processing	4,700.00	5,000.00	4,700.00	4,700.00
105 · Estoppel, Questionnaire	4,500.00	7,000.00	4,500.00	4,500.00
108 · Interest Income	555.28	100.00	555.00	555.00
109 · Laundry Income	18,475.67	24,000.00	18,500.00	18,500.00
112 · Other Operation Income	12,250.00	7,000.00	12,250.00	12,250.00
Total Income	2,154,358.18	2,176,894.21	2,326,871.20	4,973,371.20
Expense				
ADMINISTRATIVE				
201 · Annual Audit/Onsite consulting	6,000.00	5,800.00	6,000.00	6,000.00
202 · Legal	43,359.97	36,500.00	36,500.00	36,500.00
203 · Bank Charges	1,156.00	2,118.00	1,200.00	1,200.00
204 · Licenses & Permits	4,037.92	5,000.00	4,100.00	4,100.00
206 · Office Supplies	8,956.78	5,600.00	3,000.00	3,000.00
207 · Postage	1,877.81	1,600.00	1,000.00	1,000.00
208 · WT Complex Dues & Fees	5,400.00	5,400.00	5,400.00	5,400.00
209 · Taxes on Assoc. Property	1,667.48	850.00	1,700.00	1,700.00
210 · Appraisal	475.00	475.00	475.00	475.00
211 · Printing	3,318.00	4,500.00	3,000.00	3,000.00
212 · Computer Service & Software	11,024.03	6,000.00	3,500.00	3,500.00
214 · Other Administrative Expenses	5,156.82	9,000.00	3,500.00	3,500.00
Total ADMINISTRATIVE	92,429.81	82,843.00	69,375.00	69,375.00
MONTHLY BUILDING EXPENSES				
301 · Trash Removal	26,598.87	24,500.00	27,662.82	27,662.82
302 · Trash Odor Control	3,648.00	5,150.00	3,793.92	3,793.92
303 · Elevator Maintenance/Service	27,447.77	27,740.00	28,847.89	28,847.89
304 · Janitorial Service	87,777.35	89,000.00	90,573.00	90,573.00
305 · Landscaping Service	380.23	1,500.00	500.00	500.00
306 · Pest Control	23,756.14	25,500.00	24,686.36	24,686.36
307 · Security Service	166,012.70	185,000.00	186,089.28	186,089.28
308 · Pool Service	7,004.00	8,000.00	7,800.00	7,800.00
310 · A/C Water Treatment	4,674.72	4,750.00	4,940.00	4,940.00
311 · Total HVAC	69,597.00	69,426.00	69,426.00	69,426.00

	2020		Proposed 2021 Budget	
	Jan - Dec 20 Actual	Jan - Dec 20 Budget	Option A No Reserves	Option B With Full Reserves
312 · Internet	101,251.90	107,448.00	109,890.00	109,890.00
313 · Cable TV	103,395.32	107,448.00	109,890.00	109,890.00
Total MONTHLY BUILDING EXPENSES	621,544.00	655,462.00	664,099.27	664,099.27
REPAIRS & MAINTENANCE				
403 · Pool (Repair of Equipment)	0.00	5,000.00	5,000.00	5,000.00
404 · Fire Equipment/Alarm System	16,447.47	17,500.00	16,500.00	16,500.00
405 · Fire Pump System	695.00	7,000.00	3,000.00	3,000.00
406 · Repair Supplies & Maintenance	49,827.15	60,000.00	50,000.00	50,000.00
407 · Unforeseen Miscellaneous	6,520.00	7,000.00	6,600.00	6,600.00
409 · Pumps A/C	1,840.50	4,500.00	1,900.00	1,900.00
412 · Elevator Maintenance	13,535.90	12,500.00	13,600.00	13,600.00
415 · Roofing	0.00	6,000.00	6,000.00	6,000.00
420 · Building Repairs	14,795.90	83,409.21	15,000.00	15,000.00
Total REPAIRS & MAINTENANCE	103,661.92	202,909.21	117,600.00	117,600.00
PERSONNEL				
500 · Payroll	259,626.63	250,180.00	260,000.00	260,000.00
501 · Payroll Taxes	24,004.38	19,500.00	25,000.00	25,000.00
Total PERSONNEL	283,631.01	269,680.00	285,000.00	285,000.00
550 · Casual Labor 1099	610.00	5,000.00	2,000.00	2,000.00
UTILITIES				
600 · Electricity	149,970.67	187,000.00	149,987.50	149,987.50
601 · Natural Gas	25,751.92	40,000.00	25,800.00	25,800.00
602 · Telephone	10,332.41	6,000.00	10,400.00	10,400.00
603 · Water & Sewer	355,681.35	303,000.00	360,000.00	360,000.00
Total UTILITIES	541,736.35	536,000.00	546,187.50	546,187.50
705 INSURANCE	548,641.68	410,000.00	637,609.41	637,609.41
801 RESERVES	0.00	0.00	0.00	2,646,500.00
DEFICITS BAD DEBTS				
Uncollectible Maintenance	5,000.00	15,000.00	5,000.00	5,000.00
Total Expense	2,197,254.77	2,176,894.21	2,326,871.19	4,973,371.19
Summary				
Total Revenue	2,154,358.18	2,176,894.21	2,326,871.20	4,973,371.20
Total Expenses	2,197,254.77	2,176,894.21	2,326,871.19	4,973,371.19
NET	-42,896.59	0.00	0.0	0.0

WINSTON TOWERS 100 ASSOCIATION, INC.

2021 PROPOSED RESERVES SCHEDULE

<u>Component Name</u>	<u>Estimated Remaining Years</u>	<u>Estimated Replacement Cost</u>	<u>Annual Reserve Addition 2021</u>
Roofing	5	<u>\$550,000</u>	<u>\$ 110,000.00</u>
Painting/Waterproofng	10	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Paiving	5	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Elevators	5	<u>\$ 2,200,000.00</u>	<u>\$ 440,000.00</u>
Water Tower	15	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Garage(pool Deck)	5	<u>\$ 1,500,000.00</u>	<u>\$ 300,000.00</u>
Generator	0	<u>\$ 100,000.00</u>	<u>\$ 100,000.00</u>
Surviliance System	0	<u>\$ 100,000.00</u>	<u>\$ 100,000.00</u>
Access Control	0	<u>\$ 95,000.00</u>	<u>\$ 95,000.00</u>
Laundry Pipes	0	<u>\$ 1,500,000.00</u>	<u>\$ 1,500,000.00</u>
Boilers	5	<u>\$ 7,500.00</u>	<u>\$ 1,500.00</u>
Total:		<u>\$ 6,052,500.00</u>	<u>\$ 2,646,500.00</u>

DISCLAIMER: WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Winston Towers 100 Assoc. Inc.
Proposed 2021 Maintenance Fee Schedule

Unit	Unit % of Exp	Option A	2021	Option B
		2021 Maintenance Billed Monthly (with Parking) & NO RESERVES	Reserve Amount per Apt Per Month	2021 Maintenance Billed Monthly WITH RESERVES
104	0.2115	312.52	466.45	778.97
105	0.2622	507.44	578.26	1025.70
106	0.1794	360.09	395.65	720.74
107	0.1794	360.09	395.65	720.74
108	0.2070	415.87	456.52	822.39
112	0.2070	415.87	456.52	822.39
114	0.1794	375.09	395.65	720.74
115	0.1794	360.09	395.65	720.74
116	0.2622	507.44	578.26	1025.70
201	0.1794	360.09	395.65	720.74
202	0.2346	456.65	517.39	924.04
203	0.2346	441.65	517.39	924.04
204	0.2897	523.07	638.91	1126.98
205	0.2622	507.44	578.26	1025.70
206	0.1794	385.09	395.65	720.74
207	0.1794	360.09	395.65	720.74
208	0.2070	415.87	456.52	822.39
209	0.2070	415.87	456.52	822.39
210	0.1472	312.51	324.64	602.15
211	0.2070	365.87	456.52	822.39
212	0.2070	400.87	456.52	822.39
214	0.1794	360.09	395.65	720.74
215	0.1794	360.09	395.65	720.74
216	0.2622	497.44	578.26	1025.70
217	0.2622	497.44	578.26	1025.70
218	0.2346	441.65	517.39	924.04
219	0.2346	441.65	517.39	924.04
220	0.2346	466.65	517.39	924.04
301	0.1821	364.08	401.61	730.68
302	0.2373	445.64	523.35	933.99
303	0.2373	460.64	523.35	933.99
304	0.2935	543.69	647.29	1140.98
305	0.2658	502.76	586.20	1038.96
306	0.1821	364.08	401.61	730.68
307	0.1821	329.08	401.61	730.68
308	0.2097	419.86	462.48	832.34
309	0.2097	404.86	462.48	832.34
310	0.1490	315.17	328.61	608.78
311	0.2097	419.86	462.48	832.34
312	0.2097	404.86	462.48	832.34
314	0.1821	364.08	401.61	730.68

Winston Towers 100 Assoc. Inc.
Proposed 2021 Maintenance Fee Schedule

Unit	Unit % of Exp	Option A	2021	Option B
		2021 Maintenance Billed Monthly (with Parking) & NO RESERVES	Reserve Amount per Apt Per Month	2021 Maintenance Billed Monthly WITH RESERVES
315	0.1821	364.08	401.61	730.68
316	0.2658	487.76	586.20	1038.96
317	0.2658	487.76	586.20	1038.96
318	0.2373	445.64	523.35	933.99
319	0.2373	445.64	523.35	933.99
320	0.2373	470.64	523.35	933.99
401	0.1849	368.22	407.78	741.00
402	0.2401	449.78	529.52	944.30
403	0.2401	449.78	529.52	944.30
404	0.2971	534.01	655.23	1154.24
405	0.2695	493.22	594.36	1052.58
406	0.1849	383.22	407.78	741.00
407	0.1849	383.22	407.78	741.00
408	0.2125	409.00	468.65	842.65
409	0.2125	424.00	468.65	842.65
410	0.1509	317.98	332.80	615.77
411	0.2125	434.00	468.65	842.65
412	0.2125	409.00	468.65	842.65
414	0.1849	368.22	407.78	741.00
415	0.1849	368.22	407.78	741.00
416	0.2695	518.22	594.36	1052.58
417	0.2695	518.22	594.36	1052.58
418	0.2401	414.78	529.52	944.30
419	0.2401	449.78	529.52	944.30
420	0.2401	449.78	529.52	944.30
501	0.1877	372.35	413.96	751.31
502	0.2428	453.77	535.48	954.25
503	0.2428	468.77	535.48	954.25
504	0.3008	554.47	663.39	1167.86
505	0.2732	498.69	602.52	1066.21
506	0.1877	372.35	413.96	751.31
507	0.1877	387.35	413.96	751.31
508	0.2152	437.99	474.61	852.59
509	0.2152	377.99	474.61	852.59
510	0.1527	320.64	336.77	622.40
511	0.2152	412.99	474.61	852.59
512	0.2152	412.99	474.61	852.59
514	0.1877	372.35	413.96	751.31
515	0.1877	337.35	413.96	751.31
516	0.2732	498.69	602.52	1066.21
517	0.2732	498.69	602.52	1066.21

Winston Towers 100 Assoc. Inc.
Proposed 2021 Maintenance Fee Schedule

Unit	Unit % of Exp	Option A	2021	Option B
		2021 Maintenance Billed Monthly (with Parking) & NO RESERVES	Reserve Amount per Apt Per Month	2021 Maintenance Billed Monthly WITH RESERVES
518	0.2428	453.77	535.48	954.25
519	0.2428	453.77	535.48	954.25
520	0.2428	478.77	535.48	954.25
601	0.1904	401.34	419.91	761.25
602	0.2456	457.91	541.65	964.56
603	0.2456	457.91	541.65	964.56
604	0.3045	559.94	671.55	1181.49
605	0.2769	519.16	610.68	1079.84
606	0.1904	341.34	419.91	761.25
607	0.1904	376.34	419.91	761.25
608	0.2180	417.13	480.78	862.91
609	0.2180	417.13	480.78	862.91
610	0.1545	323.30	340.74	629.03
611	0.2180	417.13	480.78	862.91
612	0.2180	417.13	480.78	862.91
614	0.1904	341.34	419.91	761.25
615	0.1904	341.34	419.91	761.25
616	0.2769	544.16	610.68	1079.84
617	0.2769	519.16	610.68	1079.84
618	0.2456	457.91	541.65	964.56
619	0.2456	472.91	541.65	964.56
620	0.2456	457.91	541.65	964.56
701	0.1932	380.48	426.09	771.57
702	0.2484	462.05	547.83	974.87
703	0.2484	427.05	547.83	974.87
704	0.3082	565.41	679.71	1195.12
705	0.2806	509.63	618.84	1093.47
706	0.1932	380.48	426.09	771.57
707	0.1932	345.48	426.09	771.57
708	0.2208	421.26	486.96	873.22
709	0.2208	386.26	486.96	873.22
710	0.1564	326.10	344.93	636.03
711	0.2208	421.26	486.96	873.22
712	0.2208	421.26	486.96	873.22
714	0.1932	395.48	426.09	771.57
715	0.1932	380.48	426.09	771.57
716	0.2806	509.63	618.84	1093.47
717	0.2806	509.63	618.84	1093.47
718	0.2484	477.05	547.83	974.87
719	0.2484	462.05	547.83	974.87
720	0.2484	477.05	547.83	974.87

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Unit	Unit % of Exp	Option A	2021	Option B
		2021 Maintenance Billed Monthly (with Parking) & NO RESERVES	Reserve Amount per Apt Per Month	2021 Maintenance Billed Monthly WITH RESERVES
801	0.1959	384.47	432.04	781.51
802	0.2511	466.04	553.78	984.82
803	0.2511	466.04	553.78	984.82
804	0.3118	520.73	687.65	1208.38
805	0.2843	540.09	627.00	1107.09
806	0.1959	384.47	432.04	781.51
807	0.1959	349.47	432.04	781.51
808	0.2235	390.25	492.91	883.16
809	0.2235	425.25	492.91	883.16
810	0.1582	328.76	348.90	642.66
811	0.2235	425.25	492.91	883.16
812	0.2235	425.25	492.91	883.16
814	0.1959	384.47	432.04	781.51
815	0.1959	349.47	432.04	781.51
816	0.2843	515.09	627.00	1107.09
817	0.2843	515.09	627.00	1107.09
818	0.2511	481.04	553.78	984.82
819	0.2511	481.04	553.78	984.82
820	0.2511	491.04	553.78	984.82
901	0.1987	388.61	438.22	791.82
902	0.2539	470.17	559.96	995.13
903	0.2539	485.17	559.96	995.13
904	0.3155	576.19	695.81	1222.00
905	0.2879	545.41	634.94	1120.35
906	0.1987	403.61	438.22	791.82
907	0.1987	388.61	438.22	791.82
908	0.2263	429.39	499.09	893.48
909	0.2263	429.39	499.09	893.48
910	0.1601	331.57	353.09	649.66
911	0.2263	429.39	499.09	893.48
912	0.2263	429.39	499.09	893.48
914	0.1987	388.61	438.22	791.82
915	0.1987	388.61	438.22	791.82
916	0.2879	520.41	634.94	1120.35
917	0.2879	535.41	634.94	1120.35
918	0.2539	470.17	559.96	995.13
919	0.2539	495.17	559.96	995.13
920	0.2539	470.17	559.96	995.13
1001	0.2015	392.74	444.39	802.14
1002	0.2566	489.16	565.91	1005.07
1003	0.2566	474.16	565.91	1005.07

Winston Towers 100 Assoc. Inc.
Proposed 2021 Maintenance Fee Schedule

Unit	Unit % of Exp	Option A	2021	Option B
		2021 Maintenance Billed Monthly (with Parking) & NO RESERVES	Reserve Amount per Apt Per Month	2021 Maintenance Billed Monthly WITH RESERVES
1004	0.3192	591.66	703.97	1235.63
1005	0.2916	525.88	643.10	1133.98
1006	0.2015	392.74	444.39	802.14
1007	0.2015	407.74	444.39	802.14
1008	0.2290	448.38	505.04	903.42
1009	0.2290	448.38	505.04	903.42
1010	0.1619	334.23	357.06	656.29
1011	0.2290	433.38	505.04	903.42
1012	0.2290	398.38	505.04	903.42
1014	0.2015	392.74	444.39	802.14
1015	0.2015	392.74	444.39	802.14
1016	0.2916	540.88	643.10	1133.98
1017	0.2916	550.88	643.10	1133.98
1018	0.2566	489.16	565.91	1005.07
1019	0.2566	474.16	565.91	1005.07
1020	0.2566	474.16	565.91	1005.07
1101	0.2042	411.73	450.35	812.08
1102	0.2594	443.30	572.09	1015.38
1103	0.2594	493.30	572.09	1015.38
1104	0.3229	587.13	712.13	1249.26
1105	0.2953	531.35	651.26	1147.61
1106	0.2042	411.73	450.35	812.08
1107	0.2042	396.73	450.35	812.08
1108	0.2318	437.52	511.22	913.73
1109	0.2318	437.52	511.22	913.73
1110	0.1637	301.89	361.03	662.92
1111	0.2318	437.52	511.22	913.73
1112	0.2318	437.52	511.22	913.73
1114	0.2042	361.73	450.35	812.08
1115	0.2042	396.73	450.35	812.08
1116	0.2953	546.35	651.26	1147.61
1117	0.2953	546.35	651.26	1147.61
1118	0.2594	478.30	572.09	1015.38
1119	0.2594	478.30	572.09	1015.38
1120	0.2594	503.30	572.09	1015.38
1201	0.2070	400.87	456.52	822.39
1202	0.2622	482.44	578.26	1025.70
1203	0.2622	482.44	578.26	1025.70
1204	0.3266	592.60	720.29	1262.89
1205	0.2990	536.81	659.42	1161.23
1206	0.2070	400.87	456.52	822.39

Winston Towers 100 Assoc. Inc.
Proposed 2021 Maintenance Fee Schedule

Unit	Unit % of Exp	Option A	2021	Option B
		2021 Maintenance Billed Monthly (with Parking) & NO RESERVES	Reserve Amount per Apt Per Month	2021 Maintenance Billed Monthly WITH RESERVES
1207	0.2070	400.87	456.52	822.39
1208	0.2346	441.65	517.39	924.04
1209	0.2346	441.65	517.39	924.04
1210	0.1656	339.70	365.22	669.91
1211	0.2346	441.65	517.39	924.04
1212	0.2346	441.65	517.39	924.04
1214	0.2070	400.87	456.52	822.39
1215	0.2070	400.87	456.52	822.39
1216	0.2990	536.81	659.42	1161.23
1217	0.2990	536.81	659.42	1161.23
1218	0.2622	447.44	578.26	1025.70
1219	0.2622	482.44	578.26	1025.70
1220	0.2622	482.44	578.26	1025.70
1401	0.2097	404.86	462.48	832.34
1402	0.2649	501.43	584.21	1035.64
1403	0.2649	486.43	584.21	1035.64
1404	0.3303	598.06	728.45	1276.51
1405	0.3026	542.13	667.36	1174.49
1406	0.2097	404.86	462.48	832.34
1407	0.2097	404.86	462.48	832.34
1408	0.2373	410.64	523.35	933.99
1409	0.2373	460.64	523.35	933.99
1410	0.1674	342.36	369.19	676.54
1411	0.2373	460.64	523.35	933.99
1412	0.2373	460.64	523.35	933.99
1414	0.2097	404.86	462.48	832.34
1415	0.2097	404.86	462.48	832.34
1416	0.3026	557.13	667.36	1174.49
1417	0.3026	542.13	667.36	1174.49
1418	0.2649	501.43	584.21	1035.64
1419	0.2649	486.43	584.21	1035.64
1420	0.2649	501.43	584.21	1035.64
1501	0.2125	409.00	468.65	842.65
1502	0.2677	490.56	590.39	1045.95
1503	0.2677	490.56	590.39	1045.95
1504	0.3339	613.38	736.39	1289.77
1505	0.3063	547.60	675.52	1188.12
1506	0.2125	409.00	468.65	842.65
1507	0.2125	409.00	468.65	842.65
1508	0.2401	464.78	529.52	944.30
1509	0.2401	449.78	529.52	944.30

Winston Towers 100 Assoc. Inc.
Proposed 2021 Maintenance Fee Schedule

Unit	Unit % of Exp	Option A	2021	Option B
		2021 Maintenance Billed Monthly (with Parking) & NO RESERVES	Reserve Amount per Apt Per Month	2021 Maintenance Billed Monthly WITH RESERVES
1510	0.1692	345.02	373.16	683.17
1511	0.2401	449.78	529.52	944.30
1512	0.2401	474.78	529.52	944.30
1514	0.2125	409.00	468.65	842.65
1515	0.2125	409.00	468.65	842.65
1516	0.3063	547.60	675.52	1188.12
1517	0.3063	512.60	675.52	1188.12
1518	0.2677	515.56	590.39	1045.95
1519	0.2677	515.56	590.39	1045.95
1520	0.2677	455.56	590.39	1045.95
1601	0.2152	362.99	474.61	837.59
1602	0.2705	494.70	596.57	1056.27
1603	0.2705	494.70	596.57	1056.27
1604	0.3376	593.85	744.55	1303.40
1605	0.3100	568.07	683.68	1201.75
1606	0.2152	412.99	474.61	852.59
1607	0.2152	412.99	474.61	852.59
1608	0.2428	418.77	535.48	954.25
1609	0.2428	453.77	535.48	954.25
1610	0.1711	347.82	377.35	690.17
1611	0.2428	468.77	535.48	954.25
1612	0.2428	453.77	535.48	954.25
1614	0.2152	427.99	474.61	852.59
1615	0.2152	412.99	474.61	852.59
1616	0.3100	553.07	683.68	1201.75
1617	0.3100	578.07	683.68	1201.75
1618	0.2705	459.70	596.57	1056.27
1619	0.2705	494.70	596.57	1056.27
1620	0.2705	494.70	596.57	1056.27
1701	0.2180	382.13	480.78	862.91
1702	0.2732	498.69	602.52	1066.21
1703	0.2732	513.69	602.52	1066.21
1704	0.3413	614.32	752.71	1317.03
1705	0.3137	558.54	691.84	1215.37
1706	0.2180	382.13	480.78	862.91
1707	0.2180	417.13	480.78	862.91
1708	0.2456	457.91	541.65	964.56
1709	0.2456	457.91	541.65	964.56
1710	0.1729	350.48	381.32	696.80
1711	0.2456	472.91	541.65	964.56
1712	0.2456	457.91	541.65	964.56

Winston Towers 100 Assoc. Inc.
Proposed 2021 Maintenance Fee Schedule

Unit	Unit % of Exp	Option A	2021	Option B
		2021 Maintenance Billed Monthly (with Parking) & NO RESERVES	Reserve Amount per Apt Per Month	2021 Maintenance Billed Monthly WITH RESERVES
1714	0.2180	417.13	480.78	862.91
1715	0.2180	417.13	480.78	862.91
1716	0.3137	573.54	691.84	1215.37
1717	0.3137	558.54	691.84	1215.37
1718	0.2732	463.69	602.52	1066.21
1719	0.2732	463.69	602.52	1066.21
1720	0.2732	498.69	602.52	1066.21
1801	0.2208	421.26	486.96	873.22
1802	0.2760	502.83	608.70	1076.52
1803	0.2760	467.83	608.70	1076.52
1804	0.3450	619.79	760.87	1330.65
1805	0.3174	579.00	700.00	1229.00
1806	0.2208	421.26	486.96	873.22
1807	0.2208	421.26	486.96	873.22
1808	0.2484	477.05	547.83	974.87
1809	0.2484	462.05	547.83	974.87
1810	0.1748	353.29	385.51	703.80
1811	0.2484	462.05	547.83	974.87
1812	0.2484	462.05	547.83	974.87
1814	0.2208	421.26	486.96	873.22
1815	0.2208	421.26	486.96	873.22
1816	0.3174	529.00	700.00	1229.00
1817	0.3174	564.00	700.00	1229.00
1818	0.2760	467.83	608.70	1076.52
1819	0.2760	517.83	608.70	1076.52
1820	0.2760	502.83	608.70	1076.52
1901	0.2235	425.25	492.91	883.16
1902	0.2787	506.82	614.65	1086.47
1903	0.2787	506.82	614.65	1086.47
1904	0.3487	635.25	769.03	1344.28
1905	0.3210	569.32	707.94	1242.26
1906	0.2235	425.25	492.91	883.16
1907	0.2235	390.25	492.91	883.16
1908	0.2511	466.04	553.78	984.82
1909	0.2511	481.04	553.78	984.82
1910	0.1766	370.95	389.48	710.43
1911	0.2511	466.04	553.78	984.82
1912	0.2511	431.04	553.78	984.82
1914	0.2235	425.25	492.91	883.16
1915	0.2235	450.25	492.91	883.16
1916	0.3210	594.32	707.94	1242.26

Winston Towers 100 Assoc. Inc.
Proposed 2021 Maintenance Fee Schedule

Unit	Unit % of Exp	Option A	2021	Option B
		2021 Maintenance Billed Monthly (with Parking) & NO RESERVES	Reserve Amount per Apt Per Month	2021 Maintenance Billed Monthly WITH RESERVES
1917	0.3210	569.32	707.94	1242.26
1918	0.2787	521.82	614.65	1086.47
1919	0.2787	471.82	614.65	1086.47
1920	0.2787	521.82	614.65	1086.47
2001	0.2263	429.39	499.09	893.48
2002	0.2815	510.96	620.82	1096.78
2003	0.2815	475.96	620.82	1096.78
2004	0.3523	615.57	776.97	1357.54
2005	0.3247	539.79	716.10	1255.89
2006	0.2263	429.39	499.09	893.48
2007	0.2263	429.39	499.09	893.48
2008	0.2539	470.17	559.96	995.13
2009	0.2539	485.17	559.96	995.13
2010	0.1784	358.61	393.45	717.06
2011	0.2539	470.17	559.96	995.13
2012	0.2539	470.17	559.96	995.13
2014	0.2263	444.39	499.09	893.48
2015	0.2263	429.39	499.09	893.48
2016	0.3247	574.79	716.10	1255.89
2017	0.3247	589.79	716.10	1255.89
2018	0.2815	475.96	620.82	1096.78
2019	0.2815	525.96	620.82	1096.78
2020	0.2815	510.96	620.82	1096.78
2101	0.2290	433.38	505.04	903.42
2102	0.2843	530.09	627.00	1107.09
2103	0.2843	515.09	627.00	1107.09
2104	0.3560	621.04	785.13	1371.17
2105	0.3284	580.26	724.26	1269.52
2106	0.2290	448.38	505.04	903.42
2107	0.2290	448.38	505.04	903.42
2108	0.2566	489.16	565.91	1005.07
2109	0.2566	474.16	565.91	1005.07
2110	0.1803	361.42	397.64	724.05
2111	0.2566	474.16	565.91	1005.07
2112	0.2566	489.16	565.91	1005.07
2114	0.2290	433.38	505.04	903.42
2115	0.2290	433.38	505.04	903.42
2116	0.3284	580.26	724.26	1269.52
2117	0.3284	580.26	724.26	1269.52
2118	0.2843	515.09	627.00	1107.09
2119	0.2843	515.09	627.00	1107.09

Winston Towers 100 Assoc. Inc.
Proposed 2021 Maintenance Fee Schedule

Unit	Unit % of Exp	Option A	2021	Option B
		2021 Maintenance Billed Monthly (with Parking) & NO RESERVES	Reserve Amount per Apt Per Month	2021 Maintenance Billed Monthly WITH RESERVES
2120	0.2843	530.09	627.00	1107.09
2201	0.2318	437.52	511.22	913.73
2202	0.2870	519.08	632.95	1117.04
2203	0.2870	484.08	632.95	1117.04
2204	0.3597	626.51	793.29	1384.79
2205	0.3321	600.72	732.42	1283.14
2206	0.2318	437.52	511.22	913.73
2207	0.2318	437.52	511.22	913.73
2208	0.2594	443.30	572.09	1015.38
2209	0.2594	478.30	572.09	1015.38
2210	0.1821	329.08	401.61	730.68
2211	0.2594	478.30	572.09	1015.38
2212	0.2594	493.30	572.09	1015.38
2214	0.2318	402.52	511.22	913.73
2215	0.2318	437.52	511.22	913.73
2216	0.3321	585.72	732.42	1283.14
2217	0.3321	585.72	732.42	1283.14
2218	0.2870	519.08	632.95	1117.04
2219	0.2870	534.08	632.95	1117.04
2220	0.2870	534.08	632.95	1117.04
2301	0.2346	441.65	517.39	924.04
2302	0.2897	548.07	638.91	1126.98
2303	0.2897	523.07	638.91	1126.98
2304	0.3633	646.83	801.23	1398.05
2305	0.3358	616.19	740.58	1296.77
2306	0.2346	456.65	517.39	924.04
2307	0.2346	441.65	517.39	924.04
2308	0.2622	497.44	578.26	1025.70
2309	0.2622	482.44	578.26	1025.70
2310	0.1840	331.89	405.80	737.68
2311	0.2622	507.44	578.26	1025.70
2312	0.2622	497.44	578.26	1025.70
2314	0.2346	466.65	517.39	924.04
2315	0.2346	441.65	517.39	924.04
2316	0.3358	591.19	740.58	1296.77
2317	0.3358	556.19	740.58	1296.77
2318	0.2897	523.07	638.91	1126.98
2319	0.2897	538.07	638.91	1126.98
2320	0.2897	523.07	638.91	1126.98
Total	100.0000	\$186,988.85	\$220,541.67	\$392,710.52