

Winston Towers 100 Association Inc.
Annual Operating Budget
January 1, 2022 through December 31, 2022

Acct	Description	2021 Approved Budget NO Reserves	2022 Approved Budget NO Reserves
REVENUES			
4050	Maintenance Income	\$ 1,773,166	\$ 2,017,581
4052	Cable TV & Internet Assessmer	219,780	238,800
4056	Parking Space Assessment	177,840	177,840
4057	HVAC Assessment	73,080	78,144
4058	Laundry / Tokens	18,500	18,500
4059	Gate/Key/Garage Cards	4,500	4,500
4060	Screening Fees	8,000	8,000
4061	Late Fee/Late Interest	-	-
4062	Bank Interest Income	555	240
4063	Miscellaneous Income	-	-
4064	Administrative Fees Income	12,250	12,250
4065	Moving Processing Fees	4,700	4,700
4066	Estoppel, Questionnaire	4,500	-
4070	Valet/Guest Parking Income	30,000	30,000
	TOTAL REVENUE	\$ 2,326,871	\$ 2,590,555

EXPENSES

GENERAL & ADMINISTRATIVE

7001	Account / Audit Fees	6,000	35,304
7003	Legal Fees	36,500	30,000
7004	Bad Debt	5,000	5,000
7005	Licenses, Taxes, Fees	4,100	4,100
7006	Office Expense	-	-
7007	Postage	1,000	2,400
7008	Office Supplies	3,000	4,000
7009	Administrative Expense	3,500	7,000
7011	WT Complex Dues/Fees	5,400	5,400
7012	Taxes - Assoc. Property	1,700	1,700
7013	Appraisal	475	475
7014	Printing	3,000	3,000
7015	Bank Charges	1,200	2,400
7016	Computer Services & Software	3,500	11,000
7017	Background Check	-	1,200
	GENERAL & ADMINISTRATIVE	\$ 74,375	\$ 112,979

INSURANCE

7110	Insurance	637,609	707,900
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	INSURANCE	\$ 637,609	\$ 707,900

PAYROLL

7201	Payroll - Administrative	260,000	278,720
7206	Casual Labor 1099	2,000	2,000
7210	Employee Insurance		-
7215	Workers Compensation		-
7220	Payroll Taxes/Fee	25,000	25,000
7225	Payroll Fees		-
	PAYROLL	\$ 287,000	\$ 305,720

CONTRACT SERVICES

7301	Security Services	186,089	202,800
7302	HVAC	69,426	74,484
7303	Elevator	28,848	28,848
7304	Trash Removal	27,663	30,000
7305	Cable & Internet - Owners	109,890	238,800
7306	Water Treatment	4,940	6,000
7307	Generator	-	4,000
7309	Fire Extinguisher	-	-
7310	Pool / Spa	7,800	7,800
7311	Landscape Maintenance	500	-
7314	Pest Control	24,686	28,640
7315	Janitorial Service	90,573	114,780
7316	Trash Odor Control	3,794	5,280
7317	Internet	109,890	-
	CONTRACT SERVICES	\$ 664,099	\$ 741,432

UTILITIES

7401	Electricity	149,988	168,000
7402	Water & Sewer	360,000	383,000
7403	Telephone/Common Area Cab	10,400	11,924
7404	Gas / Fuel	25,800	42,000
	UTILITIES	\$ 546,188	\$ 604,924

REPAIR & MAINTENANCE

7502	Plumbing	-	-
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7503	Repair Supplies & Maintenance	50,000	50,000
7505	Building Repairs	15,000	15,000
7507	Pool / Spa	5,000	5,000
7508	Roof	6,000	6,000
7509	HVAC System	1,900	1,900
7513	Trash Chute	-	-
7514	Elevator	13,600	13,600
7517	Janitorial Supplies	-	-
7518	Miscellaneous	6,600	6,600
7519	Fire Equip/alarm Sys	16,500	16,500
7520	Fire Pump System	3,000	3,000
	REPAIR & MAINTENANCE	\$ 117,600	\$ 117,600
RESERVES			
7901	Reserves Transfer	-	-
	RESERVES	\$ -	\$ -
	TOTAL OPERATING & RESER	\$ 2,326,871	\$ 2,590,555
	Current Year Net Income (Loss)	\$ 0	\$ -