

**Winston Towers 100 Association Inc.**  
**Annual Operating Budget**  
**January 1, 2024 through December 31, 2024**

Acct	Description	2024 Annual Budget - WITH RESERVES OPTION B	2024 Annual Budget 15 % Increase - NO RESERVES OPTION A	2023 Annual Budget
<b>REVENUES</b>				
4050	Maintenance Income	\$ 2,839,805	\$ 2,644,532	\$ 2,299,310
4052	Cable TV & Internet Assmnt	250,416	250,416	250,000
4056	Parking Space Assessment	223,260	223,260	226,380
4057	HVAC In Unit Owner Assessment	-	-	78,144
4058	Laundry / Tokens	24,000	24,000	24,000
4059	Gate/Key/Garage Cards	6,000	6,000	6,000
4060	Screening Fees	10,000	10,000	10,000
4061	Late Fee/Late Interest	20,000	20,000	-
4063	Miscellaneous Income	8,000	8,000	-
4065	Moving Processing Fees	4,000	4,000	4,800
4070	Valet Income	50,000	50,000	36,000
	<b>TOTAL REVENUE</b>	<b>\$ 3,435,481</b>	<b>\$ 3,240,208</b>	<b>\$ 2,934,634</b>
<b>EXPENSES</b>				
<b>GENERAL &amp; ADMINISTRATIVE</b>				
7001	Account / Audit Fees	35,500	35,500	35,304
7003	Legal Fees	20,000	20,000	10,000
7004	Bad Debt	5,000	5,000	5,000
7005	Licenses, Taxes, Fees	7,500	7,500	7,500
7007	Postage	1,000	1,000	2,000
7008	Office Supplies	11,000	11,000	11,000
7011	WT Complex Dues/Fees	5,400	5,400	5,400
7012	Real Estate Tax - Assoc. Property	4,000	4,000	2,000
7013	Appraisal	650	650	650
7014	Printing	3,600	3,600	1,500
7015	Bank Charges	2,400	2,400	2,400
7016	Computer Services & Software	9,000	9,000	9,000
7017	Background Check	3,000	3,000	3,000
	<b>GENERAL &amp; ADMINISTRATIVE</b>	<b>108,050</b>	<b>108,050</b>	<b>94,754</b>
<b>INSURANCE</b>				
7110	Insurance	1,000,000	1,000,000	707,900
	<b>INSURANCE</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>707,900</b>
<b>PAYROLL</b>				
7201	Payroll	-	-	330,000

**Winston Towers 100 Association Inc.**  
**Annual Operating Budget**  
**January 1, 2024 through December 31, 2024**

Acct	Description	2024 Annual Budget - WITH RESERVES OPTION B	2024 Annual Budget 15 % Increase - NO RESERVES OPTION A	2023 Annual Budget
	a) Payroll Administrative/Maintenance	293,280	293,280	-
	b) In House from desk 4 shifts	153,920	153,920	-
7206	Casual Labor 1099	52,000	52,000	2,000
7210	Employee Insurance	60,000	60,000	-
7215	Workers Compensation	1,250	1,250	-
7220	Payroll Taxes	15,392	15,392	33,000
7225	Payroll Fees	2,400	2,400	2,400
	<b>PAYROLL</b>	<b>578,242</b>	<b>578,242</b>	<b>367,400</b>
<b>CONTRACT SERVICES</b>				
7301	Security Services	230,000	230,000	325,000
7302	HVAC In Unit	-	-	75,000
7303	Elevator	30,000	30,000	34,800
7304	Trash Removal	37,200	37,200	36,000
7305	Cable & Internet	250,416	250,416	250,000
7306	Water Treatment	6,000	6,000	6,000
7307	Generator	4,000	4,000	4,000
7311	Landscape Maintenance	10,800	10,800	-
7314	Pest & Rodent Control	33,000	33,000	28,800
7315	Janitorial Service	174,000	174,000	204,000
7316	Trash Odor Control	2,400	2,400	5,280
7318	Mats/Carpets Service	2,400	2,400	-
	<b>CONTRACT SERVICES</b>	<b>780,216</b>	<b>780,216</b>	<b>968,880</b>
<b>UTILITIES</b>				
7401	Electricity	220,000	220,000	206,000
7402	Water & Sewer	309,000	309,000	409,000
7403	Telephone/Common Area Cable	8,000	8,000	6,000
7404	Gas / Fuel	42,000	42,000	42,000
	<b>UTILITIES</b>	<b>579,000</b>	<b>579,000</b>	<b>663,000</b>
<b>REPAIR &amp; MAINTENANCE</b>				
7502	Plumbing	2,500	2,500	2,500
7503	Repair Supplies & Maintenance	80,000	80,000	50,000
7504	Painting	3,600	3,600	-
7505	Building Repairs	50,000	50,000	25,000
7509	HVAC System	10,000	10,000	10,000

**Winston Towers 100 Association Inc.**  
**Annual Operating Budget**  
**January 1, 2024 through December 31, 2024**

<b>Acct</b>	<b>Description</b>	<b>2024 Annual Budget - WITH RESERVES OPTION B</b>	<b>2024 Annual Budget 15 % Increase - NO RESERVES OPTION A</b>	<b>2023 Annual Budget</b>
7512	Landscape Extras	2,000	2,000	2,000
7514	Elevator	13,600	13,600	13,600
7516	Gym / Fitness Equipment	9,000	9,000	-
7518	Miscellaneous	-	-	6,600
7519	Fire Equip/Alarm Sys	20,000	20,000	20,000
7520	Fire Pump System	4,000	4,000	3,000
	<b>REPAIR &amp; MAINTENANCE</b>	<b>194,700</b>	<b>194,700</b>	<b>132,700</b>
<b>RESERVES</b>				
7901	Reserves Transfer	-	-	-
	<b>RESERVES</b>	<b>195,273</b>	<b>-</b>	<b>-</b>
	<b>TOTAL OPERATING &amp; RESERVE</b>	<b>\$ 3,435,481</b>	<b>\$ 3,240,208</b>	<b>\$ 2,934,634</b>
	<b>Current Year Net Income (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>