

Winston Towers 100 Assoc., Inc.

ANNUAL 2019 BUDGET

	Option A No Reserves Funding
<u>REVENUES</u>	
100.1 · Maintenance	\$ 1,657,164.68
100.5 · Reserve Income	\$ -
100.2 · Parking - Unit Owner	\$ 135,100.00
100.3 · Total HVAC Fees	\$ 72,900.00
100.4 · Internet Charges	\$ 92,800.00
<u>TOTAL MAINTENANCE</u>	<u>\$ 1,957,964.68</u>
101 · Parking Valet & Permits	\$ 36,400.00
102 · Remotes, Entry Cards & Garage	\$ 6,400.00
103 · Screening Fees	\$ 4,000.00
104 · Moving Fees	\$ 5,500.00
105 · Estoppel	\$ 3,800.00
108 · Interest Income	\$ 300.00
109 · Laundry Income	\$ 26,000.00
112 · Other Operating Income	\$ 8,200.00
<u>TOTAL REVENUES</u>	<u>\$ 2,048,564.68</u>
<u>EXPENSES</u>	
<u>ADMINISTRATIVE</u>	
201 · Annual Audit	\$ 5,500.00
202 · Legal	\$ 14,000.00
203 · Bank Charges	\$ 600.00
204 · Licenses & Permits	\$ 4,000.00
206 · Office Supplies	\$ 6,000.00
207 · Postage	\$ 1,600.00
208 · WT Complex Dues & Fees	\$ 5,400.00
209 · Taxes on Assoc. Property	\$ 600.00
210 · Appraisal	\$ 650.00
211 · Printing & DOCS	\$ 2,000.00
212 · Computer Service & Software	\$ 7,000.00
214 · Other Administrative Expenses	\$ 10,000.00
<u>TOTAL ADMINISTRATIVE</u>	<u>\$ 57,350.00</u>
<u>MONTHLY BUILDING EXPENSES</u>	
301 · Trash Removal	\$ 23,000.00
302 · Trash Odor Control	\$ 5,150.00
303 · Elevator Maintenance Service	\$ 26,000.00
304 · Janitorial Service	\$ 83,552.00
305 · Landscaping Service	\$ 2,000.00
306 · Pest Control	\$ 24,000.00
307 · Security Service	\$ 188,000.00
308 · Pool Service	\$ 9,000.00
310 · A/C Water Treatment	\$ 5,000.00
311 · Total HVAC Contract	\$ 69,426.00
312 · Internet Contract	\$ 94,529.00
313 · Cable TV	\$ 94,529.00
<u>TOTAL MONTHLY BUILDING EXPENSES</u>	<u>\$ 624,186.00</u>
<u>REPAIRS & MAINTENANCE</u>	
403 · Pool Repair & Equipment	\$ 4,500.00
404 · Fire Equipment/Alarm System	\$ 15,000.00

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405 · Fire Pump System	\$ 10,000.00
406 · Repair Supplies & Maintenance	\$ 90,000.00
407 · Unforeseen Miscellaneous	\$ 3,000.00
409 · Pumps A/C & Generator Maintenance	\$ 5,000.00
412 · Elevators Maintenance	\$ 10,000.00
415 · Roofing	\$ 6,000.00
420 · Building Repairs/ Labor	\$ 28,000.00
<u>TOTAL REPAIRS & MAINTENANCE</u>	<u>\$ 171,500.00</u>
<u>PERSONNEL</u>	
500 · Total Payroll	\$ 223,100.00
501 · Payroll Taxes	\$ 17,000.00
550 · Casual Labor 1099	\$ 9,000.00
<u>TOTAL PERSONNEL</u>	<u>\$ 249,100.00</u>
<u>UTILITIES</u>	
600 · Electricity	\$ 178,428.68
601 · Natural Gas	\$ 40,000.00
602 · Telephones	\$ 3,000.00
603 · Water & Sewer	\$ 300,000.00
<u>TOTAL UTILITIES</u>	<u>\$ 521,428.68</u>
<u>705 INSURANCE</u>	<u>\$ 410,000.00</u>
<u>801 RESERVES</u>	<u>\$ -</u>
<u>DEFICITS (BAD DEBTS)</u>	
<u>Uncollectible Maintenance</u>	<u>\$ 15,000.00</u>
<u>TOTAL EXPENSES</u>	<u>\$ 2,048,564.68</u>
SUMMARY	
TOTAL REVENUE	<u>\$ 2,048,564.68</u>
TOTAL EXPENSES	<u>\$ 2,048,564.68</u>
NET	<u>\$ -</u>

WINSTON TOWERS 100 ASSOCIATION, INC.

2019 PROPOSED RESERVES SCHEDULE

<u>Component Name</u>	<u>Estimated Remaining Years</u>	<u>Estimated Replacement Cost</u>	<u>Annual Reserve Addition 2019</u>
Roofing	8	<u>\$ 550,000.00</u>	<u>\$ 68,750.00</u>
Painting/Waterproofing	2	<u>\$ 350,000.00</u>	<u>\$ 175,000.00</u>
Paving	3	<u>\$ 100,000.00</u>	<u>\$ 33,333.33</u>
Elevators	0	<u>\$ 500,000.00</u>	<u>\$ 500,000.00</u>
Water Tower	9	<u>\$ 250,000.00</u>	<u>\$ 27,777.78</u>
Garage	4	<u>\$ 300,000.00</u>	<u>\$ 75,000.00</u>
Generator	0	<u>\$ 80,000.00</u>	<u>\$ 80,000.00</u>
Surveillance 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>
	Total:	<u><u>\$ 2,325,000.00</u></u>	<u><u>\$ 1,154,861.11</u></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.