

WIMBLEDO PARK ORLANDO NO. 1, INC.
APPROVED BUDGET FOR JANUARY 1 - DECEMBER 31, 2022

DESCRIPTION	2021 UNITS	INCREASE/ (DECREASE)	202 UNITS	MONTHLY BUDGET	1 BEDROOM	2 BEDROOMS	3 BEDROOMS
	YEARLY		YEARLY		94 UNITS	94 UNITS	14 UNITS
	2021 BUDGET		2022 BUDGET	2022 BUDGET	MONTHLY COST PER UNIT	MONTHLY COST PER UNIT	MONTHLY COST PER UNIT
REVENUE							
Assessments	500,232.00	27,953.65	528,185.65	44,015.47	176 5.22%	228 5.36%	265 5.21%
Special Assessment							
Laundry Revenue	12,000.00	0.00	12,000.00	1,000.00	4.22	5.47	6.35
Late Fee Income	500.00	0.00	500.00	41.67	0.18	0.23	0.26
Attorney's Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Notice Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income-Oper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE	512,732.00	27,953.65	540,685.65	45,057.14	190.09	246.62	286.18
ADMINISTRATIVE							
Office Expenses	3,000.00	0.00	3,000.00	250.00	1.05	1.37	1.59
Telephone	360.00	0.00	360.00	30.00	0.13	0.16	0.19
Legal	5,000.00	0.00	5,000.00	416.67	1.76	2.28	2.65
Audit	3,225.00	116.00	3,341.00	278.42	1.17	1.52	1.77
Management Fees	26,664.00	0.00	26,664.00	2,222.00	9.37	12.16	14.11
Reserve Study/Ins Audit	0.00	0.00	0.00	0.00	0.00	0.00	0.00
License/Annual Corp Fee	61.25	0.00	61.25	5.10	0.02	0.03	0.03
Condo Division Fee	808.00	0.00	808.00	67.33	0.28	0.37	0.43
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Loan or S/A Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Liability Insurance	65,000.00	30,000.00	95,000.00	7,916.67	33.40	43.33	50.28
TOTAL ADMINISTRATIVE	104,118.25	30,116.00	134,234.25	11,186.19	47.19	61.23	71.05
UTILITIES							
Project Electricity	12,000.00	0.00	12,000.00	1,000.00	4.22	5.47	6.35
Water	21,500.00	0.00	21,500.00	1,791.67	7.56	9.81	11.38
Trash Removal	28,500.00	0.00	28,500.00	2,375.00	10.02	13.00	15.08
Propane/Gas	8,000.00	1,000.00	9,000.00	750.00	3.16	4.11	4.76
TOTAL UTILITIES	70,000.00	1,000.00	71,000.00	5,916.67	24.96	32.38	37.58

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STRAIGHT LINE METHOD:

DESCRIPTION	ESTIMATED USEFUL LIFE	ESTIMATED REMAIN. LIFE	ESTIMATED REPLACEMENT COST	FUND BALANCE AT Dec. 31, 2021	2022 ESTIMATED INCOME	2022 ESTIMATED EXPENSES	ESTIMATED BALANCE Dec. 31, 2022
Roofing	20	16	1,001,133.00	58,443.00	58,443.27		116,886.27
Painting	10	9	159,900.00	15,990.00	15,990.00		31,980.00
Paving	20	19	250,084.00	12,504.00	12,504.21		25,008.21
Sealcoating	4	1	28,705.00	28,705.00	0.00		-860.00
Misc. Building Components	50	10	613,407.00	86,964.00	54,452.11		141,416.11
Misc. Site Improvements	50	7	318,376.00	110,690.00	28,372.40		113,756.40
			2,371,605.00	313,296.00	169,762.00	0.00	428,187.00
Prior Year Profits							
Staight Line Method Required Reserves					169,762		
POOLING METHOD							
			ESTIMATED REPLACEMENT COST	FUND BALANCE AT Dec. 31, 2021	2022 ESTIMATED INCOME	2022 ESTIMATED EXPENSES	ESTIMATED BALANCE Dec. 31, 2022
			2,371,605	329,834	152,031	54,871	426,994
Prior Year Profits needed for 2022							
Current reserve funding :					152,031		