

WIMBLEDON PARK ORLANDO NO. 1 INC.  
PROPOSED BUDGET FOR JANUARY 1 - DECEMBER 31, 2024

DESCRIPTION	COST THRU AUG 31 2023	ESTIMATE THRU DEC 31 2023	202 UNITS YEARLY 2023 BUDGET	INCREASE/ (DECREASE)	202 UNITS YEARLY 2024 BUDGET	MONTHLY 2024 BUDGET	1 BEDROOM 94 UNITS MONTHLY COST PER UNIT	2 BEDROOMS 94 UNITS MONTHLY COST PER UNIT	3 BEDROOMS 14 UNITS MONTHLY COST PER UNIT
<b>REVENUE</b>									
Assessments	378,880.00	568,320.00	568,769.89	116,394.20	685,164.09	57,097.01	200 16.97%	259 17.13%	301 17.00%
Laundry Revenue	6,442.15	9,663.23	8,000.00	0.00	8,000.00	666.67	241	313	363
Late Fee Income	574.15	861.23	500.00	0.00	500.00	41.67	2.81	3.65	4.23
Attorney's Fees		0.00	0.00	0.00	0.00	0.00	0.18	0.23	0.26
Late Notice Fees	475.00	712.50	0.00	500.00	500.00	41.67	0.00	0.00	0.00
Miscellaneous Income	115.45	173.18	0.00	0.00	0.00	0.00	0.18	0.23	0.26
Interest Income-Oper	29.45	44.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operating Capital Contrib	23,000.00	27,204.47	10,000.00	-10,000.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL REVENUE</b>	409,516.20	606,978.77	587,269.89	106,894.20	694,164.09	57,847.01	244.05	316.62	367.42
<b>ADMINISTRATIVE</b>									
Office Expenses	1,607.67	3,011.51	3,000.00	0.00	3,000.00	250.00	1.05	1.37	1.59
Telephone	150.00	360.00	360.00	0.00	360.00	30.00	0.13	0.16	0.19
Legal	2,804.36	4,206.54	5,000.00	0.00	5,000.00	416.67	1.76	2.28	2.65
Audit	3,225.00	3,225.00	3,225.00	200.00	3,425.00	285.42	1.20	1.56	1.81
Management Fees	17,776.00	27,164.00	26,664.00	3,636.00	30,300.00	2,525.00	10.65	13.82	16.04
Reserve Study/Ins Audit	1,900.00	1,900.00	1,900.00	4,300.00	6,200.00	516.67	2.18	2.83	3.28
License/Annual Corp Fee	61.25	61.25	61.25	0.00	61.25	5.10	0.02	0.03	0.03
Condo Division Fee	0.00	808.00	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	0.00	0.00
Loan or S/A Expenses	0.00	0.00	0.00	#REF!	0.00	0.00	0.00	0.00	0.00
Liability Insurance	84,361.88	135,355.30	130,540.00	94,291.20	224,831.20	18,735.93	79.05	102.55	119.00
<b>TOTAL ADMINISTRATIVE</b>	111,886.16	176,091.60	171,558.25	#REF!	273,985.45	22,832.12	96.33	124.97	145.02
<b>UTILITIES</b>									
Project Electricity	8,411.57	12,617.36	12,000.00	650.00	12,650.00	1,054.17	4.45	5.77	6.70
Water	9,964.58	14,946.87	20,000.00	-3,000.00	17,000.00	1,416.67	5.98	7.75	9.00
Trash Removal	18,850.06	28,275.09	28,500.00	0.00	28,500.00	2,375.00	10.02	13.00	15.08
Propane/Gas	6,837.91	10,256.87	9,000.00	1,300.00	10,300.00	858.33	3.62	4.70	5.45
<b>TOTAL UTILITIES</b>	44,064.12	66,096.18	69,500.00	-1,050.00	68,450.00	5,704.17	24.07	31.22	36.23

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<b>MAINTENANCE &amp; REPAIRS</b>									
Common Area Bldg/Supplies	11,949.13	20,184.22	14,000.00	0.00	14,000.00	1,166.67	4.92	6.39	7.41
Janitorial 1X/WK				6,300.00	6,300.00	525.00	2.21	2.87	3.33
Plumbing/Sewer Repairs	2,120.00	1,180.00	7,000.00	0.00	7,000.00	583.33	2.46	3.19	3.71
Common Area Lighting/Electrical	1,322.47	3,983.71	4,000.00	0.00	4,000.00	333.33	1.41	1.82	2.12
Equipment/Cart Repair/Fuel	36.02	2,854.03	2,000.00	0.00	2,000.00	166.67	0.70	0.91	1.06
Interior Pest Control	2,900.00	4,350.00	4,500.00	0.00	4,500.00	375.00	1.58	2.05	2.38
Termite Bond	4,657.00	4,657.00	4,615.00	90.00	4,705.00	392.08	1.65	2.15	2.49
Courtesy Patrol	2,800.00	4,200.00	4,200.00	0.00	4,200.00	350.00	1.48	1.92	2.22
<b>TOTAL MAINT &amp; REPAIRS</b>	<b>25,784.62</b>	<b>41,408.96</b>	<b>40,315.00</b>	<b>6,390.00</b>	<b>46,705.00</b>	<b>3,892.08</b>	<b>16.42</b>	<b>21.30</b>	<b>24.72</b>
<b>LANDSCAPE MAINT.</b>									
Contract	32,000.00	48,000.00	48,985.00	1,895.00	50,880.00	4,240.00	17.89	23.21	26.93
Pest Control/Fertilizer	4,568.00	6,852.00	6,852.00	0.00	6,852.00	571.00	2.41	3.13	3.63
Irrigation Repair	7,490.58	14,235.87	20,000.00	-5,000.00	15,000.00	1,250.00	5.27	6.84	7.94
Plants and Annuals	1,504.78	2,604.78	3,500.00	0.00	3,500.00	291.67	1.23	1.60	1.85
Tree Trim/Removal	10,125.00	10,125.00	10,000.00	5,000.00	15,000.00	1,250.00	5.27	6.84	7.94
Mulch	12,459.86	12,459.86	12,460.00	40.00	12,500.00	1,041.67	4.39	5.70	6.62
<b>TOTAL LANDSCAPE</b>	<b>68,148.22</b>	<b>94,277.51</b>	<b>101,797.00</b>	<b>1,935.00</b>	<b>103,732.00</b>	<b>8,644.33</b>	<b>36.47</b>	<b>47.31</b>	<b>54.90</b>
<b>PAYROLL</b>									
Maintenance Supervisor	28,256.00	44,384.00	45,760.00	0.00	45,760.00	3,813.33	16.09	20.87	24.22
Additional Maintenance	1,746.00	2,719.00	2,808.00	-2,808.00	0.00	0.00	0.00	0.00	0.00
Payroll Burden	2,751.37	4,127.06	3,500.64	0.00	3,500.64	291.72	1.23	1.60	1.85
<b>TOTAL PAYROLL</b>	<b>32,753.37</b>	<b>51,230.06</b>	<b>52,068.64</b>	<b>-2,808.00</b>	<b>49,260.64</b>	<b>4,105.05</b>	<b>17.32</b>	<b>22.47</b>	<b>26.07</b>
<b>RESERVES</b>									
	101,354.00	152,031.00	152,031.00	0.00	152,031.00	12,669.25	53.45	69.35	80.47
<b>TOTAL EXPENSES</b>	<b>383,990.49</b>	<b>581,135.30</b>	<b>587,269.89</b>	<b>#REF!</b>	<b>694,164.09</b>	<b>57,847.01</b>	<b>244.06</b>	<b>316.63</b>	<b>367.42</b>
<b>SURPLUS</b>	<b>25,525.71</b>	<b>25,843.47</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	<b>-0.01</b>	<b>0.00</b>	<b>0.00</b>

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**STRAIGHT LINE METHOD:**

DESCRIPTION	ESTIMATED USEFUL LIFE	ESTIMATED REMAIN. LIFE	ESTIMATED REPLACEMENT COST	FUND BALANCE AT Dec. 31, 2023	2024 ESTIMATED INCOME	2024 ESTIMATED EXPENSES	ESTIMATED BALANCE Dec. 31, 2024
Roofing	20	14	1,001,133.00	175,330.00	58,443.24	0.00	233,773.24
Painting	10	7	159,900.00	47,970.00	15,990.00	0.00	63,960.00
Paving	20	17	250,084.00	37,512.00	12,504.24	0.00	50,016.24
Sealcoating	4	1	29,565.00	29,565.00	0.00	29,565.00	0.00
Misc. Building Components	50	8	613,407.00	195,868.00	54,452.14	0.00	250,320.14
Misc. Site Improvements	50	5	318,376.00	100,508.00	40,952.63	0.00	141,460.63
Prior Year Profits			2,372,465.00	586,753.00	182,342.25	29,565.00	739,530.25
Straight Line Method Required Reserves					<b>182,342</b>		
<b>POOLING METHOD</b>			ESTIMATED REPLACEMENT COST	FUND BALANCE AT Dec. 31, 2023	2024 ESTIMATED INCOME	2024 ESTIMATED EXPENSES	ESTIMATED BALANCE Dec. 31, 2024
			2,372,465	586,753	152,031	29,565	709,219
Current reserve funding :					<b>152,031</b>		