WIMBLEDON PARK ORLANDO NO. 1 INC.
PROPOSED BUDGET FOR JANUARY 1, 2025 - DECEMBER 31, 2025

DESCRIPTION	COST THRU AUG 31 2024	ESTIMATE THRU DEC 31 2024	202 UNITS YEARLY 2024 BUDGET	INCREASE/ (DECREASE)	202 UNITS YEARLY 2025 BUDGET	MONTHLY 2025 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
							13	17	20
							241	313	363
REVENUE							5.4%	5.3%	5.4%
Assessments	457,264.00	685,896.00	685,164.09	37,561.36	722,725.45	60,227.12	**254**	**330**	**383**
Laundry Revenue	4,599.09	6,898.64	8,000.00	0.00	8,000.00	666.67	2.81	3.65	4.23
Late Fee Income	483.83	725.75	500.00	200.00	700.00	58.33	0.25	0.32	0.37
Late Notice Fees	385.41	578.12	500.00	0.00	500.00	41.67	0.18	0.23	0.26
Miscellaneous Income	106.00	106.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income-Oper	1,397.86	2,096.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE	464,236.19	696,301.29	694,164.09	37,761.36	731,925.45	60,993.79	257.32	333.85	387.40
ADMINISTRATIVE									
Office Expenses	956.57	2,434.86	3,000.00	0.00	3,000.00	250.00	1.05	1.37	1.59
Legal	1,063.75	1,595.63	5,000.00	-2,000.00	3,000.00	250.00	1.05	1.37	1.59
Audit	3,425.00	3,425.00	3,425.00	200.00	3,625.00	302.08	1.27	1.65	1.92
Management Fees	17,776.00	27,164.00	26,664.00	0.00	26,664.00	2,222.00	9.37	12.16	14.11
Reserve Study/Ins Appraisal	6,200.00	6,200.00	6,200.00	-6,200.00	0.00	0.00	0.00	0.00	0.00
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	75.83	75.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Liability Insurance	118,700.94	185,866.78	241,017.20	-9,017.20	232,000.00	19,333.33	81.57	105.82	122.80
TOTAL ADMINISTRATIVE	148,259.34	227,631.34	286,175.45	-17,017.20	269,158.25	22,429.85	94.63	122.77	142.46
UTILITIES									
Project Electricity	7,345.63	11,018.45	12,650.00	-1,150.00	11,500.00	958.33	4.04	5.25	6.09
Water	11,788.63	17,682.95	17,000.00	0.00	17,000.00	1,416.67	5.98	7.75	9.00
Telephone	240.00	360.00	360.00	0.00	360.00	30.00	0.13	0.16	0.19
Trash Removal	20,554.56	30,831.84	28,500.00	2,500.00	31,000.00	2,583.33	10.90	14.14	16.41
Propane/Gas	7,480.54	11,220.81	10,300.00	700.00	11,000.00	916.67	3.87	5.02	5.82
TOTAL UTILITIES	47,409.36	71,114.04	68,810.00	2,050.00	70,860.00	5,905.00	24.91	32.32	37.51

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MAINTENANCE & REPAIRS									
Common Area Blgd/Supplies	5,382.19	9,226.61	14,000.00	0.00	14,000.00	1,166.67	4.92	6.39	7.41
Plumbing/Sewer Repairs	3,322.00	4,983.00	7,000.00	-1,000.00	6,000.00	500.00	2.11	2.74	3.18
Common Area Lighting/Electrica	2,935.99	4,403.99	4,000.00	0.00	4,000.00	333.33	1.41	1.82	2.12
Pressure Washing Buildings	0.00	0.00	0.00	12,000.00	12,000.00	1,000.00	4.22	5.47	6.35
Equipment/Cart Repair/Fuel	0.00	2,000.00	2,000.00	0.00	2,000.00	166.67	0.70	0.91	1.06
Interior Pest Control	2,600.00	4,500.00	4,500.00	105.00	4,605.00	383.75	1.62	2.10	2.44
Termite Bond	4,700.00	4,700.00	4,705.00	141.00	4,846.00	403.83	1.70	2.21	2.56
Courtesy Patrol Fund	2,800.00	4,200.00	4,200.00	-4,200.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINT & REPAIRS	21,740.18	34,013.60	40,405.00	7,046.00	47,451.00	3,954.25	16.68	21.64	25.12
LANDSCAPE MAINT.									
Contract	32,960.00	49,440.00	50,880.00	-1,440.00	49,440.00	4,120.00	17.38	22.55	26.17
Pest Control/Fertilizer	6,166.80	6,366.80	6,852.00	0.00	6,852.00	571.00	2.41	3.13	3.63
Irrigation Repair	5,754.03	11,631.05	15,000.00	-3,000.00	12,000.00	1,000.00	4.22	5.47	6.35
Landscape Replacement	0.00	2,000.00	3,500.00	-1,500.00	2,000.00	166.67	0.70	0.91	1.06
Tree Trim/Removal	910.00	15,000.00	15,000.00	0.00	15,000.00	1,250.00	5.27	6.84	7.94
Mulch	225.00	225.00	6,250.00	1,750.00	8,000.00	666.67	2.81	3.65	4.23
TOTAL LANDSCAPE	46,015.83	84,662.85	97,482.00	-4,190.00	93,292.00	7,774.33	32.80	42.55	49.38
PAYROLL									
Maintenance Supervisor	27,035.50	42,553.25	45,760.00	1,040.00	46,800.00	3,900.00	16.45	21.35	24.77
Additional Maintenance	538.00	738.00	0.00	200.00	200.00	16.67	0.07	0.09	0.11
Payroll Burden	2,118.52	3,330.78	3,500.64	79.56	3,580.20	298.35	1.26	1.63	1.89
TOTAL PAYROLL	29,692.02	46,622.03	49,260.64	1,319.56	50,580.20	4,215.02	17.78	23.07	26.77
TOTAL OPERATING EXPENSES	293,116.73	464,043.85	542,133.09	-10,791.64	531,341.45	44,278.45	186.81	242.36	281.23
RESERVES	101,354.00	152,031.00	152,031.00	48,553.00	200,584.00	16,715.33	70.52	91.49	106.17
TOTAL EXPENSES	394,470.73	616,074.85	694,164.09	37,761.36	731,925.45	60,993.79	257.33	333.85	387.40
SURPLUS	69,765.46	80,226.43	0.00		0.00	0.00	-0.01	0.00	0.00

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PROPOSED BUDGET FOR JANUARY 1, 2025 - DECEMBER 31, 2025

STRAIGHT LINE METHOD:

DESCRIPTION			ESTIMATED USEFUL LIFE	ESTIMATED REMAIN. LIFE	ESTIMATED REPLACEMENT COST	FUND BALANCE AT Dec. 31, 2024	2025 ESTIMATED INCOME	2025 ESTIMATED EXPENSES	ESTIMATED BALANCE Dec. 31, 2025
Roofing			20	14	1,730,848	0	126,851	0	126,851
Painting			9	8	213,900	20,000	32,317	0	52,317
Paving			12	8	344,964	0	22,740	0	22,740
Sealcoating			5	1	37,854	37,854	0	37,854	0
Misc. Building Components			31	32	894,797	345,858	75,625	0	421,483
Misc. Site Improvements			19	8	450,479	83,388	31,001	9,605	104,784
					3,672,842	487,100	288,534	47,459	728,175
2025 Staight Line Method Required Reserves							**288,534**		

POOLING METHOD					ESTIMATED REPLACEMENT COST	FUND BALANCE AT Dec. 31, 2024	2024 ESTIMATED INCOME	2024 ESTIMATED EXPENSES	ESTIMATED BALANCE Dec. 31, 2024
			96	71	3,672,842	520,679	200,584	47,459	673,804
2025 Pooled Funding Required Reserves							**200,584**		