

Westwind Lakes Garden Homes Condo Association, Inc.

2025 Operational Budget

January 1, 2025 through December 31, 2025

| | 2025 BUDGET ANNUAL | |
|---|------------------------|---|
| Ordinary Income/Expense | | |
| Income | | |
| Monthly Assessment | \$ 1,279,729.96 | 1 \$ 550 Based on ALL Operating costs. |
| Reserve Assessment Transfer | \$ - | 2 \$ - Reserve will be replenished with SA residuals. |
| Total Income | \$ 1,279,729.96 | \$ 550 Monthly Fee Per Unit/Per Month |
| | | |
| Expense | | |
| Administration Expense | | |
| Bank Fees | \$ 2,800.00 | 3 |
| Dues and Subscriptions | \$ 1,400.00 | 4 |
| Office Supplies | \$ 2,200.00 | 5 |
| Postage and Delivery | \$ 1,200.00 | 6 |
| Printing and Reproduction | \$ 2,800.00 | 7 |
| Website Design & Hosting | \$ 3,600.00 | 8 |
| Security for Pool (FOB System) | \$ 3,500.00 | 9 |
| Vehicle Decals | \$ 750.00 | 10 |
| Institutional Document Storage | \$ 660.00 | 11 |
| Administration Expense - Other | \$ 300.00 | 12 |
| Total Administration Expense | \$ 19,210.00 | |
| | | |
| Business Licenses and Permits | | |
| Annual Filing | \$ 150.00 | 13 |
| Florida Land Sale | \$ 776.00 | 14 |
| Mia Dade Community Registration | \$ 500.00 | 15 |
| Miami Dade Violation Fee | \$ - | 16 |
| Pool Certification & Inspection | \$ 750.00 | 17 |
| Business Licenses/permits/Federal BOI | \$ 750.00 | 18 |
| Total Business Licenses and Permits | \$ 2,926.00 | |
| | | |
| Landscaping and Groundskeeping | | |
| Landscaping Replacement | \$ 7,500.00 | 19 |
| Lawn Services | \$ 25,000.00 | 20 |
| Palm/Shrub/Tree Trimming | \$ 30,000.00 | 21 |
| Total Landscaping and Groundskeeping | \$ 62,500.00 | |
| | | |
| Professional Fees | | |
| CPA Audit/Financial Review (2024 Payable) | \$ 5,500.00 | 22 |
| Janitorial Expense | \$ 13,920.00 | 23 |
| Legal Fee | \$ 42,000.00 | 24 |
| Pool Service | \$ 7,200.00 | 25 |
| Property Management Fees | \$ 45,250.00 | 26 |
| Security Services | \$ 101,550.00 | 27 |
| Professional Fees - Other | \$ 1,200.00 | 28 |
| Total Professional Fees | \$ 216,620.00 | |
| | | |
| Repairs and Maintenance | | |
| Electrical Repairs | \$ 10,000.00 | 29 |

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| Fire Equipment Repair & Maintan | \$ 75.00 | 30 |
| General Repairs & Maintenance | \$ 40,000.00 | 31 |
| Golf Cart Purchase (2024 Payable) | \$ - | 32 |
| Golf Cart Repair | \$ 750.00 | 33 |
| Lake Maintanance | \$ 3,500.00 | 34 |
| Materials & Supplies | \$ 3,500.00 | 35 |
| Security System-Cameras | \$ 5,000.00 | 36 |
| Pest Control | \$ 20,000.00 | 37 |
| Plumbing Repairs | \$ 10,500.00 | 38 |
| Pool Repairs & Supplies | \$ 5,500.00 | 39 |
| Pool Electrical & Pump (2024 Payable) | \$ - | 40 |
| 30-Year Inspection (2024 Payable): City Permits | \$ - | 41 |
| 30-Year Inspection (2024 Payable): Engineer | \$ - | 42 |
| Reserves Study(2024 Payable) | \$ - | 43 |
| Trash Removal | \$ 650.00 | 44 |
| Repairs and Maintenance - Other | \$ 600.00 | 45 |
| Total Repairs and Maintenance | \$ 100,075.00 | |
| | | |
| Reserve Transfer | \$ - | |
| Utilities | | |
| Electricity | \$ 10,750.00 | 46 |
| Telephone and Internet Expenses | \$ 2,600.00 | 47 |
| Waste Service | \$ 780.00 | 48 |
| Water & Sewer | \$ 3,000.00 | 49 |
| Total Utilities | \$ 17,130.00 | |
| Total Expense | \$ 418,461.00 | \$ 180 Maintenance Portion of Monthly Fees |
| | | |
| Other Expense | | |
| Insurance Expense | | |
| Insurance Claim Deductible | \$ - | 50 |
| Inspections & Appraisal Report | \$ - | 51 |
| Insurance Packages | \$ 572,975.00 | 52 |
| Operating Surplus | \$ (15,370.00) | 53 |
| Total Insurance Expense | \$ 557,605.00 | \$ 240 Insurance Portion of Maintenance |
| | | |
| Popular Loan | | |
| Loan Interest #3210-01201 | \$ - | 54 |
| Loan Interest #3210-19101 | \$ - | 55 |
| Loan Principal #01201 | \$ - | 56 |
| Loan Principal #19101 | \$ - | 57 |
| Popular Loan - Other | \$ 303,663.96 | 58 \$ 130 Loans Portion of Maintenance |
| Total Popular Loan | \$ 303,663.96 | |
| | | |
| TOTAL EXPENSES: | \$ 1,279,729.96 | \$ 550 Total 2025 Monthly Maintenance |
| TOTAL INCOME: | \$ 1,279,729.96 | |
| VARIANCE EXPENSES TO INCOME: | \$ - | |

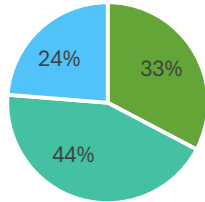
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|--|-----------------------|--|
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WWL Monthly Fee 2025



■ Maintenance ■ Insurance ■ Loans

| | | | |
|-------------|-----|----|-----|
| Maintenance | 33% | \$ | 180 |
| * Insurance | 44% | \$ | 240 |
| * Loans | 24% | \$ | 130 |
| | | \$ | 550 |

*Insurance + Loans =\$370