

Budget_Statement 3W98 WIND CONDOMINIUM ASSOCIATION INC 01/01/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	400,129	4,801,550
40002 00	Reserve Income	39,867	478,400
40002 01	Reserve Income SIRS	76,975	923,700
40011	Late Fee Income	1,250	15,000
40025	Returned Check Fees	83	996
40030	Screening Fees	1,250	15,000
40055	Vending Machine	81	966
40060	Keys, Locks & Lock-Out Fees	917	11,000
40065	Violation Fees	667	8,000
40068	Key Fob Income	83	996
40078	Late Fee Interest	750	9,000
40080	Interest Income	2,083	25,000
40081	Reserve Interest	5,083	61,000
40090	Miscellaneous Income	417	5,000
40095	Prior Yrs Srpl/(Def)	69,948	839,370
41005	Storage Space Rental Income	833	10,000
41040	Event Income	667	8,000
42040	Valet Rebate Income	2,083	25,000
**TOTAL REVENUE		\$603,166	\$7,237,978
EXPENSES			
**ADMINISTRATIVE			
50008	Accounting Fees-CPA	625	7,500
50011	Master Assessments	59,890	718,681
50012 00	Bad Debts	417	5,000
50015	Bank Charges	250	3,000
50022	Computer Expense	583	7,000
50045 00	Legal Fees	4,583	55,000
50048	Annual Condo Fees	163	1,956
50050 00	License,Taxes,Permit	583	7,000
50053	Corporate Annual Rep	12	140
50070	Office Equipment & Rental	250	3,000
50075	Office Supplies	542	6,500
50079	Clubhouse Food & Drink	333	4,000
50080	Postage	417	5,000
50091	Other Professional Fees	1,250	15,000
50128	Gasoline/Mileage Expense	33	400
50555	Decorations	200	2,400
**TOTAL ADMINISTRATIVE		\$70,131	\$841,577
**INSURANCE			
52030	Multiperil Insurance	91,881	1,102,570
52034	Flood Insurance	3,384	40,602
52040	Ins Finance Charge	3,750	45,000
**TOTAL INSURANCE		\$99,015	\$1,188,172
**UTILITIES			
54050 00	Electricity	26,102	313,225
54070 00	Water & Sewer	45,333	544,000
54080	Gas Utilities	2,083	25,000

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Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
54100 00	Telephone	500	6,000
**TOTAL UTILITIES		\$74,018	\$888,225
**CONTRACTS			
60013	Cable Television	35,814	429,768
60035	Elevator Contract	4,108	49,290
60040	Elevator Inspection	417	5,000
60050	Fire Alarm Monitoring	927	11,124
60070	Generator	500	6,000
60072	Health Club Contract	200	2,400
60074	Hvac System	1,400	16,800
60075	Janitorial Service	23,292	279,500
60090	Landscaping	1,000	12,000
61000	Management Services	6,360	76,320
61008	Odor Control	417	5,000
61010	Pest Control	387	4,644
61011	Odor Control Contract (Bosem)	484	5,803
61020	Pool/Spa Contract	1,650	19,800
61036	Roof Contract	267	3,200
61045 00	Security Services	21,978	263,731
61055	Trash Removal	6,667	80,000
61065	Valet Service	22,674	272,090
61070	Water Treatment	400	4,800
**TOTAL CONTRACTS		\$128,942	\$1,547,270
**SALARIES & BENEFITS			
65000 02	Salaries - Maintenance	30,822	369,861
65000 32	Salaries - Front Desk	28,084	337,012
65000 40	Salaries - Overtime	573	6,873
65000 76	Salaries - Staff	23,371	280,452
65030	Salary Exp Holiday Pay	884	10,613
65040	Group Health Insurance Exp	9,277	111,323
**TOTAL SALARIES & BENEFITS		\$93,011	\$1,116,134
**REPAIRS & MAINTENANCE			
70005	HVAC Supplies	1,250	15,000
70040	R&M-Elevator	1,250	15,000
70043 48	R&M Locks & Keys	667	8,000
70045	R&M-Electrical	500	6,000
70051	Gym Equipment Repair	292	3,500
70054	R&M-Gate	833	10,000
70060	R&M-General	2,500	30,000
70066	Hardware Supplies	417	5,000
70068	Light Bulb & Fixtures Supplies	417	5,000
70084	R&M-Fire Safety Maint	833	10,000
70090	R&M-Plumbing	1,000	12,000
70095	Pool Repairs	333	4,000
70135	Landscaping Extras	833	10,000
70141	Access Control Maint.	500	6,000
70160	Windows Cleaning	1,000	12,000
70176	Cleaning Supplies & Service	708	8,500
70180	Paint Supplies	1,000	12,000
70181	Electrical Supplies	292	3,500

Budget_Statement
3W98 WIND CONDOMINIUM ASSOCIATION
INC
01/01/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
70182	Plumbing Supplies	667	8,000
70289 00	Contingency	833	10,000
**TOTAL REPAIRS & MAINTENANCE		\$16,125	\$193,500
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	39,867	478,400
80001	Reserve Interest	5,083	61,000
80004 00	SIRS Reserve transfer	76,975	923,700
**TOTAL RESERVE TRANSFERS		\$121,925	\$1,463,100
**TOTAL EXPENSES		\$603,167	\$7,237,978
NET INCOME/(LOSS)		(\$1)	\$0

BUDGET SUBMISSION FORM

Association name

Entity Number

Number of Units

Please select (by checking the box) only one action (A or B)

A. ☒ Approved new budget

B. ☐ Amended budget ☐ Retroactive for full year? ☐ Or partial year, if so, From: To

Homeowner's accounts to be adjusted? If Yes, what is the effective date

Please complete all items below

1. Is this community under Developer control?
2. Are the Maintenance fees changing? If all units pay the same, enter amount \$ /Unit
3. Frequency: If Other, specify which months:
4. Is there a master association fee collected as a separate charge through this entity?
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$ /Unit
5. Are there additional fees collected as a separate charge through this entity (i.e. parking, dock, etc.)?
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$ /Unit
- 6 a. Are Reserves included in the budget? (A schedule must be included)
- 6 b. Are SIRS Reserves included in the budget? (A schedule must be included)
7. Is your Late Fee policy changing?
☒ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
☐ Yes (If both Flat and Percentage rates are selected, only whichever is Greater will apply)
☐ No Late Fee
☐ Flat rate \$ after days OR
☐ Percentage rate only \$ % after days
8. Is your Interest Fee policy changing?
☒ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
☐ Yes (select one interest fee policy)
☐ No Interest Fee
☐ New Interest rate \$ % per annum after days*
*Interest is charged on the total cumulative assessment balances.
9. Do you have a continuing special assessment that requires payment notification?

Order Instructions

10. Payment Notification Type: ☐ Payment Notification Letter ☐ Statements ☒ Both
11. Delivery Method:
12. Letter of Correspondence to be included:
If yes, then please return to the previous page and attach a PDF copy as a general attachment (Maximum 6 pages).

Instructions :

Please ensure your budget package contains a final budget, reserve schedule, fee schedule by unit type and any correspondences (as a separate file). Any omissions will result in a rejected submission and no further action will occur.

3038-WIND CONDOMINIUM ASSOCIATION INC - BudgetActuals
Proposed Operating Budget
January 1, 2026 - December 31, 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	475,669	5,708,023	400,129	4,801,550
40002-00	Reserve Income	41,298	495,573	39,867	478,400
40002-01	Reserve Income-SIRS	0	0	76,975	923,700
40011	Late Fee Income	1,250	15,000	1,250	15,000
40020	Holiday Fund	0	0	0	0
40025	Returned Check Fees	83	1,000	83	996
40030	Screening Fees	1,250	15,000	1,250	15,000
40055	Vending Machine	42	500	81	966
40060	Keys, Locks & Lock-Out Fees	417	5,000	917	11,000
40065	Violation Fees	667	8,000	667	8,000
40068	Key Fob Income	83	1,000	83	996
40078	Late Fee Interest	1,333	16,000	750	9,000
40080	Interest Income	642	7,700	72,031	864,370
40081	Reserve Interest	5,917	71,000	5,083	61,000
40090	Miscellaneous Income	417	5,000	417	5,000
41005	Storage Space Rental Income	750	9,000	833	10,000
41040	Event Income	750	9,000	667	8,000
41065	Advertising Income	0	0	0	0
42040	Valet Rebate Income	1,000	12,000	2,083	25,000
	**TOTAL REVENUE	531,568	6,378,796	603,165	7,237,978
	EXPENSES				
	**ADMINISTRATIVE				
50008	Accounting Fees-CPA	542	6,500	625	7,500
50011	Master Assessments	57,033	684,399	59,890	718,681
50012-00	Bad Debts	417	5,000	417	5,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50015	Bank Charges	125	1,500	250	3,000
50022	Computer Expense	625	7,500	583	7,000
50026	Unrecorded US Pcard Expenses	0	0	0	0
50045-00	Legal Fees	5,500	66,000	4,583	55,000
50048	Annual Condo Fees	163	1,956	163	1,956
50050-00	License,Taxes,Permit	683	8,200	583	7,000
50053	Corporate Annual Rep	05	62	12	140
50060	Newsletters	0	0	0	0
50070	Office Equipment & Rental	167	2,000	250	3,000
50075	Office Supplies	417	5,000	542	6,500
50079	Clubhouse Food & Drink	250	3,000	333	4,000
50080	Postage	417	5,000	417	5,000
50091	Other Professional Fees	3,750	45,000	1,250	15,000
50128	Gasoline/Mileage Expense	08	100	33	400
50555	Decorations	0	0	200	2,400
	**TOTAL ADMINISTRATIVE	70,102	841,217	70,131	841,577
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	112,500	1,350,000	91,881	1,102,570
52034	Flood Insurance	3,719	44,630	3,384	40,602
52039	Insurance Deductible	0	0	0	0
52040	Ins Finance Charge	4,356	52,267	3,750	45,000
	**TOTAL PROPERTY INSURANCE	120,575	1,446,897	99,014	1,188,172
	**UTILITIES				
54050-00	Electricity	25,000	300,000	26,102	313,225
54070-00	Water & Sewer	40,833	490,000	45,333	544,000
54080	Gas Utilities	2,625	31,500	2,083	25,000
54100-00	Telephone	500	6,000	500	6,000
	**TOTAL UTILITIES	68,958	827,500	74,019	888,225

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**CONTRACTS				
60013	Cable Television	36,218	434,616	35,814	429,768
60033	Vertilinc Owner Database	0	0	0	0
60035	Elevator Contract	4,123	49,472	4,108	49,290
60040	Elevator Inspection	500	6,000	417	5,000
60050	Fire Alarm Monitoring	927	11,124	927	11,124
60070	Generator	649	7,793	500	6,000
60072	Health Club Contract	187	2,247	200	2,400
60074	Hvac System	1,398	16,775	1,400	16,800
60075	Janitorial Service	23,256	279,077	23,292	279,500
60090	Landscaping	917	11,002	1,000	12,000
61000	Management Services	6,360	76,320	6,360	76,320
61008	Odor Control	831	9,975	417	5,000
61010	Pest Control	387	4,644	387	4,644
61011	Odor Control Contract (Bosem)	484	5,803	484	5,803
61020	Pool/Spa Contract	1,168	14,018	1,650	19,800
61036	Roof Contract	267	3,200	267	3,200
61045-00	Security Services	21,978	263,731	21,978	263,731
61055	Trash Removal	6,667	80,000	6,667	80,000
61060	Uniforms Contract	208	2,500	0	0
61065	Valet Service	17,690	212,275	22,674	272,090
61070	Water Treatment	467	5,608	400	4,800
	**TOTAL CONTRACTS	124,682	1,496,180	128,939	1,547,270
	**SALARIES & BENEFITS				
65000-02	Salaries- - Maintenance	30,822	369,861	30,822	369,861
65000-32	Salaries- - Front Desk	24,467	293,600	28,084	337,012
65000-40	Salaries- - Overtime	552	6,623	573	6,873
65000-76	Salaries- - Staff	22,384	268,606	23,371	280,452
65030	Salary Exp Holiday Pay	812	9,739	884	10,613

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
65040	Group Health Insurance Exp	6,250	75,000	9,277	111,323
	**TOTAL SALARIES & BENEFITS	85,287	1,023,429	93,011	1,116,134
	**REPAIRS/MAINTENANCE				
70005	HVAC Supplies	1,250	15,000	1,250	15,000
70040	R&M-Elevator	1,250	15,000	1,250	15,000
70043-00	R&M	0	0	0	0
70043-48	R&M- Locks & Keys	375	4,500	667	8,000
70043-66	R&M- Plumbing	0	0	0	0
70045	R&M-Electrical	500	6,000	500	6,000
70051	Gym Equipment Repair	667	8,000	292	3,500
70054	R&M-Gate	250	3,000	833	10,000
70060	R&M-General	1,250	15,000	2,500	30,000
70066	Hardware Supplies	417	5,000	417	5,000
70068	Light Bulb & Fixtures Supplies	833	10,000	417	5,000
70084	R&M-Fire Safety Maint	583	7,000	833	10,000
70090	R&M-Plumbing	1,000	12,000	1,000	12,000
70095	Pool Repairs	667	8,000	333	4,000
70135	Landscaping Extras	1,250	15,000	833	10,000
70141	Access Control Maint.	500	6,000	500	6,000
70160	Windows Cleaning	1,000	12,000	1,000	12,000
70176	Cleaning Supplies & Service	708	8,500	708	8,500
70180	Paint Supplies	1,250	15,000	1,000	12,000
70181	Electrical Supplies	583	7,000	292	3,500
70182	Plumbing Supplies	417	5,000	667	8,000
70289-00	Contingency	0	0	833	10,000
	**TOTAL REPAIRS/MAINTENANCE	14,750	177,000	16,125	193,500
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**MARINA				
	**TOTAL MARINA	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	5,725	68,694	39,867	478,400
80001	Reserve Interest	5,917	71,000	5,083	61,000
80004-00	SIRS Reserve transfer	35,573	426,879	76,975	923,700
	**TOTAL RESERVE TRANSFERS	47,215	566,573	121,925	1,463,100
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	531,569	6,378,796	603,164	7,237,978
	Operating Net Income or Loss	-01	0	01	0

3038-WIND CONDOMINIUM ASSOCIATION INC - Proposed_Maintenance

Schedule Of Proposed Maintenance

January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-1RS		0.251145000	3	0.753435000	\$1298.34	\$1004.90	\$100.12	\$193.32	\$1298.34	\$3895.02
0000-2RS		0.223554000	3	0.670662000	\$1155.70	\$894.50	\$89.12	\$172.08	\$1155.70	\$3467.10
0000-3RS		0.260053000	3	0.780159000	\$1344.39	\$1040.55	\$103.67	\$200.18	\$1344.40	\$4033.20
0000-4RS		0.253101000	3	0.759303000	\$1308.45	\$1012.73	\$100.90	\$194.82	\$1308.45	\$3925.35
0000-5RS		0.263529000	3	0.790587000	\$1362.35	\$1054.46	\$105.06	\$202.85	\$1362.37	\$4087.11
0000-6RS		0.223554000	3	0.670662000	\$1155.70	\$894.50	\$89.12	\$172.08	\$1155.70	\$3467.10
0000-7RS		0.248104000	3	0.744312000	\$1282.61	\$992.74	\$98.91	\$190.98	\$1282.63	\$3847.89
0000-8RS		0.175758000	3	0.527274000	\$908.61	\$703.26	\$70.07	\$135.29	\$908.62	\$2725.86
0000-9RS		0.175758000	3	0.527274000	\$908.61	\$703.26	\$70.07	\$135.29	\$908.62	\$2725.86
0000-10RS		0.175758000	3	0.527274000	\$908.61	\$703.26	\$70.07	\$135.29	\$908.62	\$2725.86
0000-11RS		0.175758000	3	0.527274000	\$908.61	\$703.26	\$70.07	\$135.29	\$908.62	\$2725.86
0000-12RS		0.242455000	3	0.727365000	\$1253.41	\$970.13	\$96.66	\$186.63	\$1253.42	\$3760.26
0000-13RS		0.274609000	3	0.823827000	\$1419.64	\$1098.79	\$109.48	\$211.38	\$1419.65	\$4258.95
0000-CU A		0.021725000	1	0.021725000	\$112.31	\$86.93	\$8.66	\$16.72	\$112.31	\$112.31
0000-CU B		0.021725000	1	0.021725000	\$112.31	\$86.93	\$8.66	\$16.72	\$112.31	\$112.31
0000-CU C		0.010862500	1	0.010862500	\$56.16	\$43.46	\$4.33	\$8.36	\$56.15	\$56.15
0000-CU D		0.010862500	1	0.010862500	\$56.16	\$43.46	\$4.33	\$8.36	\$56.15	\$56.15
0000-CU E		0.010862500	1	0.010862500	\$56.16	\$43.46	\$4.33	\$8.36	\$56.15	\$56.15
0000-CU F		0.010862500	1	0.010862500	\$56.16	\$43.46	\$4.33	\$8.36	\$56.15	\$56.15
0000-PHII-01		0.300897000	30	9.026910000	\$1555.53	\$1203.98	\$119.96	\$231.62	\$1555.56	\$46666.80
0000-PHII-02		0.300897000	30	9.026910000	\$1555.53	\$1203.98	\$119.96	\$231.62	\$1555.56	\$46666.80
0000-PHI-03		0.233548000	30	7.006440000	\$1207.36	\$934.49	\$93.11	\$179.77	\$1207.37	\$36221.10
0000-PHII-04		0.233548000	30	7.006440000	\$1207.36	\$934.49	\$93.11	\$179.77	\$1207.37	\$36221.10
0000-PHII-05		0.223771000	30	6.713130000	\$1156.82	\$895.37	\$89.21	\$172.25	\$1156.83	\$34704.90
0000-PHII-06		0.227682000	30	6.830460000	\$1177.04	\$911.02	\$90.77	\$175.26	\$1177.05	\$35311.50

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-PHII-07		0.166851000	30	5.005530000	\$862.57	\$667.62	\$66.52	\$128.43	\$862.57	\$25877.10
0000-PHII-08		0.166851000	30	5.005530000	\$862.57	\$667.62	\$66.52	\$128.43	\$862.57	\$25877.10
0000-PHII-09		0.160768000	30	4.823040000	\$831.11	\$643.28	\$64.09	\$123.75	\$831.12	\$24933.60
0000-PHII-10		0.160768000	30	4.823040000	\$831.11	\$643.28	\$64.09	\$123.75	\$831.12	\$24933.60
0000-PHII-11		0.152947000	30	4.588410000	\$790.68	\$611.99	\$60.97	\$117.73	\$790.69	\$23720.70
0000-PHII-12		0.152947000	30	4.588410000	\$790.68	\$611.99	\$60.97	\$117.73	\$790.69	\$23720.70
0000-PHII-13		0.199874000	30	5.996220000	\$1033.28	\$799.75	\$79.68	\$153.85	\$1033.28	\$30998.40
0000-PHII-14		0.203132000	30	6.093960000	\$1050.13	\$812.79	\$80.98	\$156.36	\$1050.13	\$31503.90
0000-PHII-15		0.151643000	30	4.549290000	\$783.95	\$606.77	\$60.46	\$116.73	\$783.96	\$23518.80
Total			495	100.000028000						\$516970.74

3038-WIND CONDOMINIUM ASSOCIATION INC
Straight Line Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Desc ription	CostOfRepl acement	UseFulLife	EstimatedU sefulRemai ningLife	ReservesY TD	MonthlyFundin g	ReservesEOY	EstimatedE xpenses	BalanceTo BeFunded	AnnualRes erve	MonthlyRes erve	FundingPer centage
30003-00	SIRS Reserves	SIRS Reserves	\$0	0	0	\$320,157	\$0	\$320,157	\$0	(\$320,157)	\$0	\$0	100
30000-40j	Reserves	Painting	\$0	0	0	\$144,866	\$0	\$144,866	\$0	(\$144,866)	\$0	\$0	100
30000-45p	Reserves	Pool/Spa	\$0	0	0	\$70,527	\$0	\$70,527	\$0	(\$70,527)	\$0	\$0	100
30000-35a	Reserves	Mechanical - Electrical	\$0	0	0	\$90,378	\$0	\$90,378	\$0	(\$90,378)	\$0	\$0	100
30000-75a	Reserves	Restoration - Concrete	\$0	0	0	\$80,000	\$0	\$80,000	\$0	(\$80,000)	\$0	\$0	100
30000-93	Reserves	Painting	\$0	0	0	\$416,223	\$0	\$416,223	\$0	(\$416,223)	\$0	\$0	100
30000-60	Reserves	Roof	\$0	0	0	\$248,032	\$0	\$248,032	\$0	(\$248,032)	\$0	\$0	100
30000-50	Reserves	Paving	\$0	0	0	\$14,074	\$0	\$14,074	\$0	(\$14,074)	\$0	\$0	100
30000-00	Reserves	Reserves	\$0	0	0	\$509,551	\$0	\$509,551	\$0	(\$509,551)	\$0	\$0	100
		Totals	\$0			\$1,893,808	\$0	\$1,893,808	\$0	(\$1,893,808)	\$0	\$0	

3038-WIND CONDOMINIUM ASSOCIATION INC

Pooled Reserve Analysis Worksheet

January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30003-00	SIRS Reserves	SIRS Reserves	\$0	0	0
30000-40j	Reserves	Painting	\$940,000	10	0
30000-45p	Reserves	Pool/Spa	\$885,800	14	6
30000-35a	Reserves	Mechanical - Electrical	\$2,640,300	30	5
30000-75a	Reserves	Restoration - Concrete	\$500,000	10	4
30000-93	Reserves	Painting	\$0	0	0
30000-60	Reserves	Roof	\$295,000	25	8
30000-50	Reserves	Paving	\$26,100	18	1
30000-00	Reserves	Reserves	\$0	0	0
		Totals	\$5,287,200		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$1,893,808
Additional Reserve Funding Thru Year End	\$206,490
Total Reserves Thru Year End	\$2,100,298
Estimated Expenses Thru Year End	\$230,000
Balance To Be Funded	\$3,416,902
Annual Contribution	\$478,400
Monthly Contribution	\$39,867

3038-WIND CONDOMINIUM ASSOCIATION INC
SIRS Straight Line Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UsefulLife	EstimatedUsefulRemainingLife	ReservesYTD	MonthlyFunding	ReservesEOY	EstimatedExpenses	BalanceToBeFunded	AnnualReserve	MonthlyReserve	FundingPercentage
30003-40a	SIRS Reserves	Life Safety	\$0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100
30003-22	SIRS Reserves	Generator	\$0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100
30003-21	SIRS Reserves	Garage	\$0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100
30003-45	SIRS Reserves	Pool	\$0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100
30003-89	SIRS Reserves	Milestone Report	\$0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100
30003-141A	SIRS Reserves	Stairwell	\$0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100
30003-222	SIRS Reserves	Balconies	\$4,896,000	0	0	\$0	\$0	\$0	\$0	\$4,896,000	\$0	\$0	100
30003-80	SIRS Reserves	Roof	\$802,180	0	0	\$0	\$0	\$0	\$0	\$802,180	\$0	\$0	100
30003-90	SIRS Reserves	Windows	\$1,287,100	0	0	\$0	\$0	\$0	\$0	\$1,287,100	\$0	\$0	100
30003-60	SIRS Reserves	Waterproofing	\$5,907,500	0	0	\$0	\$0	\$0	\$0	\$5,907,500	\$0	\$0	100
30003-50	SIRS Reserves	Painting	\$1,438,420	0	0	\$0	\$0	\$0	\$0	\$1,438,420	\$0	\$0	100
30003-00	SIRS Reserves	SIRS Reserves	\$0	0	0	\$320,157	\$0	\$320,157	\$0	(\$320,157)	\$0	\$0	100
		Totals	\$14,331,200			\$320,157	\$0	\$320,157	\$0	\$14,011,043	\$0	\$0	

3038-WIND CONDOMINIUM ASSOCIATION INC
SIRS Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30003-40a	SIRS Reserves	Life Safety	\$639,500	25	15
30003-22	SIRS Reserves	Generator	\$213,500	20	10
30003-21	SIRS Reserves	Garage	\$1,073,390	20	2
30003-45	SIRS Reserves	Pool	\$125,280	20	1
30003-89	SIRS Reserves	Milestone Report	\$35,000	10	9
30003-141A	SIRS Reserves	Stairwell	\$34,000	10	1
30003-222	SIRS Reserves	Balconies	\$4,896,000	35	1
30003-80	SIRS Reserves	Roof	\$802,180	20	1
30003-90	SIRS Reserves	Windows	\$1,278,100	20	1
30003-60	SIRS Reserves	Waterproofing	\$5,907,500	25	10
30003-50	SIRS Reserves	Painting	\$1,438,420	10	0
30003-00	SIRS Reserves	SIRS Reserves	\$0	0	0
		Totals	\$16,442,870		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$320,157
Additional Reserve Funding Thru Year End	\$142,292
Total Reserves Thru Year End	\$462,449
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$15,980,421
Annual Contribution	\$923,700
Monthly Contribution	\$76,975

Recurring Charges Listing
WIND CONDOMINIUM ASSOCIATION INC
As of 01/15/2026

3W98 0000 WIND CONDOMINIUM ASSOCIATION INC
C/O FirstService Residential 350 S MIAMI AVE
MIAMI, FL 33130

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	10RS	MM	Charge	3	908.61	01/01/2025	12/31/3000	2,725.83
Unit Type	11RS	MM	Charge	3	908.61	01/01/2025	12/31/3000	2,725.83
Unit Type	12RS	MM	Charge	3	1,253.41	01/01/2025	12/31/3000	3,760.23
Unit Type	13RS	MM	Charge	3	1,419.64	01/01/2025	12/31/3000	4,258.92
Unit Type	1RS	MM	Charge	3	1,298.34	01/01/2025	12/31/3000	3,895.02
Unit Type	2RS	MM	Charge	3	1,155.70	01/01/2025	12/31/3000	3,467.10
Unit Type	3RS	MM	Charge	3	1,344.39	01/01/2025	12/31/3000	4,033.17
Unit Type	4RS	MM	Charge	3	1,308.45	01/01/2025	12/31/3000	3,925.35
Unit Type	5RS	MM	Charge	3	1,362.35	01/01/2025	12/31/3000	4,087.05
Unit Type	6RS	MM	Charge	3	1,155.70	01/01/2025	12/31/3000	3,467.10
Unit Type	7RS	MM	Charge	3	1,282.61	01/01/2025	12/31/3000	3,847.83
Unit Type	8RS	MM	Charge	3	908.61	01/01/2025	12/31/3000	2,725.83
Unit Type	9RS	MM	Charge	3	908.61	01/01/2025	12/31/3000	2,725.83
Unit Type	CU A	MM	Charge	1	112.31	01/01/2025	12/31/3000	112.31
Unit Type	CU B	MM	Charge	1	112.31	01/01/2025	12/31/3000	112.31
Unit Type	CU C	MM	Charge	1	56.16	01/01/2025	12/31/3000	56.16
Unit Type	CU D	MM	Charge	1	56.16	01/01/2025	12/31/3000	56.16
Unit Type	CU E	MM	Charge	1	56.16	01/01/2025	12/31/3000	56.16
Unit Type	CU F	MM	Charge	1	56.16	01/01/2025	12/31/3000	56.16
Unit Type	PHI-03	MM	Charge	30	1,207.36	01/01/2025	12/31/3000	36,220.80
Unit Type	PHII-01	MM	Charge	30	1,555.53	01/01/2025	12/31/3000	46,665.90
Unit Type	PHII-02	MM	Charge	30	1,555.53	01/01/2025	12/31/3000	46,665.90
Unit Type	PHII-04	MM	Charge	30	1,207.36	01/01/2025	12/31/3000	36,220.80
Unit Type	PHII-05	MM	Charge	30	1,156.82	01/01/2025	12/31/3000	34,704.60
Unit Type	PHII-06	MM	Charge	30	1,177.04	01/01/2025	12/31/3000	35,311.20
Unit Type	PHII-07	MM	Charge	30	862.57	01/01/2025	12/31/3000	25,877.10
Unit Type	PHII-08	MM	Charge	30	862.57	01/01/2025	12/31/3000	25,877.10
Unit Type	PHII-09	MM	Charge	30	831.11	01/01/2025	12/31/3000	24,933.30
Unit Type	PHII-10	MM	Charge	30	831.11	01/01/2025	12/31/3000	24,933.30
Unit Type	PHII-11	MM	Charge	30	790.68	01/01/2025	12/31/3000	23,720.40
Unit Type	PHII-12	MM	Charge	30	790.68	01/01/2025	12/31/3000	23,720.40
Unit Type	PHII-13	MM	Charge	30	1,033.28	01/01/2025	12/31/3000	30,998.40
Unit Type	PHII-14	MM	Charge	30	1,050.13	01/01/2025	12/31/3000	31,503.90
Unit Type	PHII-15	MM	Charge	30	783.95	01/01/2025	12/31/3000	23,518.50
Totals:				495				516,965.95

Recurring Charges Listing
WIND CONDOMINIUM ASSOCIATION INC
As of 01/15/2026

3W98 0000 WIND CONDOMINIUM ASSOCIATION INC
C/O FirstService Residential 350 S MIAMI AVE
MIAMI, FL 33130

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
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Totals By Charge Code:								
MM				495				516,965.95

WIND CONDOMINIUM ASSOCIATION INC
Proposed Operating Budget
January 1, 2026 - December 31, 2026

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
	**REVENUE				
40000	Owner Assessments	475,669	5,708,023	400,129	4,801,550
40002-00	Reserve Income	41,298	495,573	39,867	478,400
40002-01	Reserve Income-SIRS	0	0	76,975	923,700
40011	Late Fee Income	1,250	15,000	1,250	15,000
40020	Holiday Fund	0	0	0	0
40025	Returned Check Fees	83	1,000	83	996
40030	Screening Fees	1,250	15,000	1,250	15,000
40055	Vending Machine	42	500	81	966
40060	Keys, Locks & Lock-Out Fees	417	5,000	917	11,000
40065	Violation Fees	667	8,000	667	8,000
40068	Key Fob Income	83	1,000	83	996
40078	Late Fee Interest	1,333	16,000	750	9,000
40080	Interest Income	642	7,700	72,031	864,370
40081	Reserve Interest	5,917	71,000	5,083	61,000
40090	Miscellaneous Income	417	5,000	417	5,000
41005	Storage Space Rental Income	750	9,000	833	10,000
41040	Event Income	750	9,000	667	8,000
41065	Advertising Income	0	0	0	0
42040	Valet Rebate Income	1,000	12,000	2,083	25,000
	**TOTAL REVENUE	531,568	6,378,796	603,165	7,237,978
	EXPENSES				
	**ADMINISTRATIVE				
50008	Accounting Fees-CPA	542	6,500	625	7,500
50011	Master Assessments	57,033	684,399	59,890	718,681

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
50012-00	Bad Debts	417	5,000	417	5,000
50015	Bank Charges	125	1,500	250	3,000
50022	Computer Expense	625	7,500	583	7,000
50026	Unrecorded US Pcard Expenses	0	0	0	0
50045-00	Legal Fees	5,500	66,000	4,583	55,000
50048	Annual Condo Fees	163	1,956	163	1,956
50050-00	License, Taxes, Permit	683	8,200	583	7,000
50053	Corporate Annual Rep	05	62	12	140
50060	Newsletters	0	0	0	0
50070	Office Equipment & Rental	167	2,000	250	3,000
50075	Office Supplies	417	5,000	542	6,500
50079	Clubhouse Food & Drink	250	3,000	333	4,000
50080	Postage	417	5,000	417	5,000
50091	Other Professional Fees	3,750	45,000	1,250	15,000
50128	Gasoline/Mileage Expense	08	100	33	400
50555	Decorations	0	0	200	2,400
	**TOTAL ADMINISTRATIVE	70,102	841,217	70,131	841,577
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	112,500	1,350,000	91,881	1,102,570
52034	Flood Insurance	3,719	44,630	3,384	40,602
52039	Insurance Deductible	0	0	0	0
52040	Ins Finance Charge	4,356	52,267	3,750	45,000
	**TOTAL PROPERTY INSURANCE	120,575	1,446,897	99,014	1,188,172
	**UTILITIES				
54050-00	Electricity	25,000	300,000	26,102	313,225
54070-00	Water & Sewer	40,833	490,000	45,333	544,000
54080	Gas Utilities	2,625	31,500	2,083	25,000

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
54100-00	Telephone	500	6,000	500	6,000
	**TOTAL UTILITIES	68,958	827,500	74,019	888,225
	**CONTRACTS				
60013	Cable Television	36,218	434,616	35,814	429,768
60033	Vertilinc Owner Database	0	0	0	0
60035	Elevator Contract	4,123	49,472	4,108	49,290
60040	Elevator Inspection	500	6,000	417	5,000
60050	Fire Alarm Monitoring	927	11,124	927	11,124
60070	Generator	649	7,793	500	6,000
60072	Health Club Contract	187	2,247	200	2,400
60074	Hvac System	1,398	16,775	1,400	16,800
60075	Janitorial Service	23,256	279,077	23,292	279,500
60090	Landscaping	917	11,002	1,000	12,000
61000	Management Services	6,360	76,320	6,360	76,320
61008	Odor Control	831	9,975	417	5,000
61010	Pest Control	387	4,644	387	4,644
61011	Odor Control Contract (Bosem)	484	5,803	484	5,803
61020	Pool/Spa Contract	1,168	14,018	1,650	19,800
61036	Roof Contract	267	3,200	267	3,200
61045-00	Security Services	21,978	263,731	21,978	263,731
61055	Trash Removal	6,667	80,000	6,667	80,000
61060	Uniforms Contract	208	2,500	0	0
61065	Valet Service	17,690	212,275	22,674	272,090
61070	Water Treatment	467	5,608	400	4,800
	**TOTAL CONTRACTS	124,682	1,496,180	128,939	1,547,270
	**SALARIES & BENEFITS				
65000-02	Salaries- - Maintenance	30,822	369,861	30,822	369,861
65000-32	Salaries- - Front Desk	24,467	293,600	28,084	337,012

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
65000-40	Salaries- - Overtime	552	6,623	573	6,873
65000-76	Salaries- - Staff	22,384	268,606	23,371	280,452
65030	Salary Exp Holiday Pay	812	9,739	884	10,613
65040	Group Health Insurance Exp	6,250	75,000	9,277	111,323
	**TOTAL SALARIES & BENEFITS	85,287	1,023,429	93,011	1,116,134
	**REPAIRS/MAINTENANCE				
70005	HVAC Supplies	1,250	15,000	1,250	15,000
70040	R&M-Elevator	1,250	15,000	1,250	15,000
70043-00	R&M	0	0	0	0
70043-48	R&M- Locks & Keys	375	4,500	667	8,000
70043-66	R&M- Plumbing	0	0	0	0
70045	R&M-Electrical	500	6,000	500	6,000
70051	Gym Equipment Repair	667	8,000	292	3,500
70054	R&M-Gate	250	3,000	833	10,000
70060	R&M-General	1,250	15,000	2,500	30,000
70066	Hardware Supplies	417	5,000	417	5,000
70068	Light Bulb & Fixtures Supplies	833	10,000	417	5,000
70084	R&M-Fire Safety Maint	583	7,000	833	10,000
70090	R&M-Plumbing	1,000	12,000	1,000	12,000
70095	Pool Repairs	667	8,000	333	4,000
70135	Landscaping Extras	1,250	15,000	833	10,000
70141	Access Control Maint.	500	6,000	500	6,000
70160	Windows Cleaning	1,000	12,000	1,000	12,000
70176	Cleaning Supplies & Service	708	8,500	708	8,500
70180	Paint Supplies	1,250	15,000	1,000	12,000
70181	Electrical Supplies	583	7,000	292	3,500
70182	Plumbing Supplies	417	5,000	667	8,000
70289-00	Contingency	0	0	833	10,000

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
	**TOTAL REPAIRS/MAINTENANCE	14,750	177,000	16,125	193,500
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	5,725	68,694	39,867	478,400
80001	Reserve Interest	5,917	71,000	5,083	61,000
80004-00	SIRS Reserve transfer	35,573	426,879	76,975	923,700
	**TOTAL RESERVE TRANSFERS	47,215	566,573	121,925	1,463,100
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	531,569	6,378,796	603,164	7,237,978
	Operating Net Income or Loss	-01	0	01	0

Schedule of Proposed Maintenance

WIND CONDOMINIUM ASSOCIATION INC
Wind Condo-2026 DB version

Building#- Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-PHII-06		0.227682000	30	6.830460000	\$1177.04	\$911.02	\$90.77	\$175.26	\$1177.05	\$35311.50
0000-PHII-07		0.166851000	30	5.005530000	\$862.57	\$667.62	\$66.52	\$128.43	\$862.57	\$25877.10
0000-PHII-08		0.166851000	30	5.005530000	\$862.57	\$667.62	\$66.52	\$128.43	\$862.57	\$25877.10
0000-PHII-09		0.160768000	30	4.823040000	\$831.11	\$643.28	\$64.09	\$123.75	\$831.12	\$24933.60
0000-PHII-10		0.160768000	30	4.823040000	\$831.11	\$643.28	\$64.09	\$123.75	\$831.12	\$24933.60
0000-PHII-11		0.152947000	30	4.588410000	\$790.68	\$611.99	\$60.97	\$117.73	\$790.69	\$23720.70
0000-PHII-12		0.152947000	30	4.588410000	\$790.68	\$611.99	\$60.97	\$117.73	\$790.69	\$23720.70
0000-PHII-13		0.199874000	30	5.996220000	\$1033.28	\$799.75	\$79.68	\$153.85	\$1033.28	\$30998.40
0000-PHII-14		0.203132000	30	6.093960000	\$1050.13	\$812.79	\$80.98	\$156.36	\$1050.13	\$31503.90
0000-PHII-15		0.151643000	30	4.549290000	\$783.95	\$606.77	\$60.46	\$116.73	\$783.96	\$23518.80
0000-PHII-05		0.223771000	30	6.713130000	\$1156.82	\$895.37	\$89.21	\$172.25	\$1156.83	\$34704.90
0000-PHII-04		0.233548000	30	7.006440000	\$1207.36	\$934.49	\$93.11	\$179.77	\$1207.37	\$36221.10
0000-PHI-03		0.233548000	30	7.006440000	\$1207.36	\$934.49	\$93.11	\$179.77	\$1207.37	\$36221.10
0000-PHII-02		0.300897000	30	9.026910000	\$1555.53	\$1203.98	\$119.96	\$231.62	\$1555.56	\$46666.80
0000-PHII-01		0.300897000	30	9.026910000	\$1555.53	\$1203.98	\$119.96	\$231.62	\$1555.56	\$46666.80
0000-CU F		0.010862500	1	0.010862500	\$56.16	\$43.46	\$4.33	\$8.36	\$56.15	\$56.15
0000-CU E		0.010862500	1	0.010862500	\$56.16	\$43.46	\$4.33	\$8.36	\$56.15	\$56.15
0000-CU D		0.010862500	1	0.010862500	\$56.16	\$43.46	\$4.33	\$8.36	\$56.15	\$56.15
0000-CU C		0.010862500	1	0.010862500	\$56.16	\$43.46	\$4.33	\$8.36	\$56.15	\$56.15
0000-CU B		0.021725000	1	0.021725000	\$112.31	\$86.93	\$8.66	\$16.72	\$112.31	\$112.31
0000-CU A		0.021725000	1	0.021725000	\$112.31	\$86.93	\$8.66	\$16.72	\$112.31	\$112.31
0000-13RS		0.274609000	3	0.823827000	\$1419.64	\$1098.79	\$109.48	\$211.38	\$1419.65	\$4258.95
0000-12RS		0.242455000	3	0.727365000	\$1253.41	\$970.13	\$96.66	\$186.63	\$1253.42	\$3760.26
0000-11RS		0.175758000	3	0.527274000	\$908.61	\$703.26	\$70.07	\$135.29	\$908.62	\$2725.86
0000-10RS		0.175758000	3	0.527274000	\$908.61	\$703.26	\$70.07	\$135.29	\$908.62	\$2725.86
0000-9RS		0.175758000	3	0.527274000	\$908.61	\$703.26	\$70.07	\$135.29	\$908.62	\$2725.86
0000-8RS		0.175758000	3	0.527274000	\$908.61	\$703.26	\$70.07	\$135.29	\$908.62	\$2725.86
0000-7RS		0.248104000	3	0.744312000	\$1282.61	\$992.74	\$98.91	\$190.98	\$1282.63	\$3847.89
0000-6RS		0.223554000	3	0.670662000	\$1155.70	\$894.50	\$89.12	\$172.08	\$1155.70	\$3467.10
0000-5RS		0.263529000	3	0.790587000	\$1362.35	\$1054.46	\$105.06	\$202.85	\$1362.37	\$4087.11
0000-4RS		0.253101000	3	0.759303000	\$1308.45	\$1012.73	\$100.90	\$194.82	\$1308.45	\$3925.35
0000-3RS		0.260053000	3	0.780159000	\$1344.39	\$1040.55	\$103.67	\$200.18	\$1344.40	\$4033.20
0000-2RS		0.223554000	3	0.670662000	\$1155.70	\$894.50	\$89.12	\$172.08	\$1155.70	\$3467.10
0000-1RS		0.251145000	3	0.753435000	\$1298.34	\$1004.90	\$100.12	\$193.32	\$1298.34	\$3895.02
Total			495	100.000028000						\$516970.74

Pooled Reserves

GL Code	Type	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
30003-00	SIRS Reserves	SIRS Reserves	0	0	0
30000-40j	Reserves	Painting	940,000	10	0
30000-45p	Reserves	Pool/Spa	885,800	14	6
30000-35a	Reserves	Mechanical - Electrical	2,640,300	30	5
30000-75a	Reserves	Restoration - Concrete	500,000	10	4
30000-93	Reserves	Painting	0	0	0
30000-60	Reserves	Roof	295,000	25	8
30000-50	Reserves	Paving	26,100	18	1
30000-00	Reserves	Reserves	0	0	0
		Totals	5,287,200		

Accumulated Balance Thru September	1,893,808
Additional Reserve Funding Thru Year End	206,490
Total Reserves Thru Year End	2,100,298
Estimated Expenses Thru Year End	230,000
Balance To Be Funded	3,416,902
Annual Contribution	478,400
Monthly Contribution	39,867

SIRS Pooled Reserves

GL Code	Type	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
30003-40a	SIRS Reserves	Life Safety	639,500	25	15
30003-22	SIRS Reserves	Generator	213,500	20	10
30003-21	SIRS Reserves	Garage	1,073,390	20	2
30003-45	SIRS Reserves	Pool	125,280	20	1
30003-89	SIRS Reserves	Milestone Report	35,000	10	9
30003-141A	SIRS Reserves	Stairwell	34,000	10	1
30003-222	SIRS Reserves	Balconies	4,896,000	35	1
30003-80	SIRS Reserves	Roof	802,180	20	1
30003-90	SIRS Reserves	Windows	1,278,100	20	1
30003-60	SIRS Reserves	Waterproofing	5,907,500	25	10
30003-50	SIRS Reserves	Painting	1,438,420	10	0
30003-00	SIRS Reserves	SIRS Reserves	0	0	0
		Totals	16,442,870		

Accumulated Balance Thru September	320,157
Additional Reserve Funding Thru Year End	142,292
Total Reserves Thru Year End	462,449
Estimated Expenses Thru Year End	0
Balance To Be Funded	15,980,421
Annual Contribution	923,700
Monthly Contribution	76,975

Ivan Garcia

From: Carmen Flores
Sent: Thursday, March 26, 2026 6:10 PM
To: Ivan Garcia; Danilo Baptista
Cc: Debbie Penton; Sherri Verret
Subject: FW: 3W98 - Wind Condo budget

Thanks Danilo,

Ivan – you will use GL 24106 Other liabilities (not the fund balance acct) by the amount used to fund the reserves. You can book this entry the same month of the cash transfer.

Keep me posted if you need help with the entry.

Have a great day!



CARMEN FLORES
Compliance Controller

1601 SW 80th Terrace, Plantation, FL 33324
Direct 954.999.3313
Email carmen.flores@fsresidential.com

24/7 Customer Care Center: 866.378.1099

[Website](#) | [Facebook](#) | [LinkedIn](#) | [YouTube](#)



From: Danilo Baptista <Danilo.Baptista@fsresidential.com>
Sent: Thursday, March 26, 2026 5:28 PM
To: Carmen Flores <Carmen.Flores@fsresidential.com>; Sherri Verret <Sherri.Verret@fsresidential.com>; Debbie Penton <Debbie.Penton@fsresidential.com>; Ivan Garcia <Ivan.Garcia@fsresidential.com>
Subject: RE: 3W98 - Wind Condo budget

Hi Carmen,

I hope all is well. I think I can explain that. On 1/28 Jennifer let me know the new account was created (RSV3) as per below. Then it had the transfer in early Feb, I believe 2/3. I know it did not show up in CAMACCT until a few weeks later. The move was from the Working Capital Account (held at Morgan Stanley) and then into the RSV3. And

yes the \$1.4 was originally proceeds from the 558. Those were left over after they did the work so the Board elected to use them to offset the operating needs this year. I hope that helps.

New Accounts:

Bank Names	Account Type	Sub Name	Account #
City National Bank of Florida	- Checking	Reserves SIRS	*0212

Thank you,



DANILO BAPTISTA
General Manager

Wind Condominium
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Direct 7862207253

windcondominium.connectresident.com
24/7 Customer Care 866.378.1099



Residents get instant answers with HODA

From: Carmen Flores <Carmen.Flores@fsresidential.com>

Sent: Wednesday, March 25, 2026 5:33 PM

To: Sherri Verret <Sherri.Verret@fsresidential.com>; Debbie Penton <Debbie.Penton@fsresidential.com>; Ivan Garcia <Ivan.Garcia@fsresidential.com>

Cc: Danilo Baptista <Danilo.Baptista@fsresidential.com>

Subject: RE: 3W98 - Wind Condo budget

Hi Sherri,

Can you provide the details **of when** was the cash out of the \$1.4M CD and where (what bank account) is the \$839K.

I assume the \$1.4M is related to the remaining funds in GL 24106 Other liabilities which seems to be some type of claim proceeds.

It is important to clarify this information to book the corresponding entries and property reconcile the SIRS reserves to the corresponding cash account.

Thanks



CARMEN FLORES

Compliance Controller

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From: Sherri Verret <Sherri.Verret@fsresidential.com>

Sent: Wednesday, March 25, 2026 5:23 PM

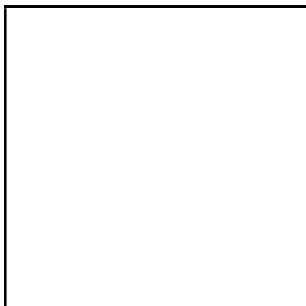
To: Debbie Penton <Debbie.Penton@fsresidential.com>; Ivan Garcia <Ivan.Garcia@fsresidential.com>; Carmen Flores <Carmen.Flores@fsresidential.com>

Cc: Danilo Baptista <Danilo.Baptista@fsresidential.com>

Subject: Re: 3W98 - Wind Condo budget

The BOD cashed out the \$1.4M CD and took \$839,370 to offset the required SIRS. This should be considered prior year surplus. They reinvested the remainder of the CD but the goal was to use the \$839,370 to drive down the maintenance increase.

SV



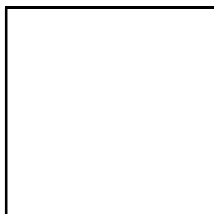
SHERRI VERRET

Regional Director

1601 SW 80th Terrace | Plantation, FL 33324

Direct 786-543-4700

24/7 Customer Care 866.378.1099



Residents get instant answers with HODA



From: Debbie Penton <Debbie.Penton@fsresidential.com>

Sent: Wednesday, March 25, 2026 4:51 PM

To: Ivan Garcia <Ivan.Garcia@fsresidential.com>; Carmen Flores <Carmen.Flores@fsresidential.com>
Cc: Danilo Baptista <Danilo.Baptista@fsresidential.com>; Sherri Verret <Sherri.Verret@fsresidential.com>
Subject: RE: 3W98 - Wind Condo budget

Hi Ivan,

I presume there is more to the story and Danilo and Sherri can fill in the blanks.

In the meantime, I would suggest to either record the PYS even when FB is a deficit OR not record it at all. It should be treated consistently throughout the year.

Danilo / Sherri,

The association has almost \$1.4M in "Other Liability" GL 24106 – is this possibly where the money in the CD stems from? Presumably (and to avoid audit adjustments) the board may be designating some/all as operating fund balance – is that the case here? Please explain. Thank you.



DEBBIE PENTON
Client Accounting Services
Direct 954.494.2356

From: Ivan Garcia <Ivan.Garcia@fsresidential.com>
Sent: Wednesday, March 25, 2026 4:36 PM
To: Debbie Penton <Debbie.Penton@fsresidential.com>; Carmen Flores <Carmen.Flores@fsresidential.com>
Cc: Danilo Baptista <Danilo.Baptista@fsresidential.com>; Sherri Verret <Sherri.Verret@fsresidential.com>
Subject: RE: 3W98 - Wind Condo budget

Hi Debbie. There is only \$110,951 in Fund Balance so I won't be able to record Prior Year Surplus after January 2026. Correct?

**MEMBERS EQUITY				
38880	Fund Balance	110,951	110,951	0
Current Year				
Net Income/		(61,677)	0	(61,677)
(Loss)				
**TOTAL MEMBERS EQUITY		\$49,274	\$110,951	(\$61,677)
**TOTAL LIABILITIES & EQUITY		\$5,412,127	\$5,584,961	(\$172,834)
				\$

Thanks,



IVAN GARCIA, CPA

Supervisor, Client Accounting - Financial Reporting

[FirstService Residential](#)

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From: Debbie Penton <Debbie.Penton@fsresidential.com>

Sent: Wednesday, March 25, 2026 3:42 PM

To: Ivan Garcia <Ivan.Garcia@fsresidential.com>; Carmen Flores <Carmen.Flores@fsresidential.com>

Cc: Danilo Baptista <Danilo.Baptista@fsresidential.com>; Sherri Verret <Sherri.Verret@fsresidential.com>

Subject: RE: 3W98 - Wind Condo budget

Yes. I will add this email string to the Budget Tool submission page.

Thank you.



DEBBIE PENTON

Client Accounting Services

Direct 954.494.2356

From: Ivan Garcia <Ivan.Garcia@fsresidential.com>

Sent: Wednesday, March 25, 2026 3:29 PM

To: Debbie Penton <Debbie.Penton@fsresidential.com>; Carmen Flores <Carmen.Flores@fsresidential.com>

Cc: Danilo Baptista <Danilo.Baptista@fsresidential.com>; Sherri Verret <Sherri.Verret@fsresidential.com>

Subject: RE: 3W98 - Wind Condo budget

Is this email sufficient to edit the budget and include it in the 2026 Budget upload onto Connect?

Thanks,



IVAN GARCIA, CPA

Supervisor, Client Accounting - Financial Reporting

[FirstService Residential](#)

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Email Ivan.Garcia@fsresidential.com

Direct 954-378-1055

www.fsresidential.com

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From: Debbie Penton <Debbie.Penton@fsresidential.com>

Sent: Wednesday, March 25, 2026 3:16 PM

To: Ivan Garcia <Ivan.Garcia@fsresidential.com>; Carmen Flores <Carmen.Flores@fsresidential.com>

Cc: Danilo Baptista <Danilo.Baptista@fsresidential.com>; Sherri Verret <Sherri.Verret@fsresidential.com>

Subject: RE: 3W98 - Wind Condo budget

Hi Ivan,

I re-read the thread below and I see that I misunderstood the \$839k originally budgeted under GL 40002-05 (and therefore gave incorrect instructions) and for some reason I thought this was interest. I now realize the \$839k is principal on the CD that Danilo indicated is maturing, which the board is going to use to fund operating expenses, aka using a prior year surplus.

My apologies everyone!!

The budget should indicate \$839,370 as prior year surplus (GL 40095 presumably) and GL 40080 operating interest income should reflect only \$25,000 as they had originally budgeted.

Let me know if you have other questions.



DEBBIE PENTON
Client Accounting Services
Direct 954.494.2356

From: Ivan Garcia <Ivan.Garcia@fsresidential.com>
Sent: Wednesday, March 25, 2026 2:34 PM
To: Debbie Penton <Debbie.Penton@fsresidential.com>; Carmen Flores <Carmen.Flores@fsresidential.com>
Cc: Danilo Baptista <Danilo.Baptista@fsresidential.com>; Sherri Verret <Sherri.Verret@fsresidential.com>
Subject: FW: 3W98 - Wind Condo budget
Importance: High

Hi Debbie/Carmen. Hope all is well. May you please shed light on the below? The CAM team was informed to increase their budget for #40080 Interest Income for 2026 and are inquiring why only \$2K of interest has been recorded in January. I have only recorded \$2,349 for interest earned in the Morgan Stanley (WC03) acct. This line item was budgeted for \$864K for 2026.

Upon conversation with Sherri and the Danilo, the term "Prior Year Surplus" was mentioned so wanted to reach out to you to ask if that's what this is for? If not, why was this GL code budgeted for \$72K each month when the only operating/capital account earning interest is WC01 and total cash in this acct is only \$1.4 million.

I'm not following how \$1.6 million in operating/working capital will be generating \$864K, or close to this, in interest in 2026. Please advise.

Income Statement

January 31, 2026

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	Vari
REVENUE								
OPERATING REVENUE								
40000	Owner Assessments	400,129	400,129	0	0.0%	400,129	400,129	
40002	Reserve Income	39,867	39,867	0	0.0%	39,867	39,867	
40002	Reserve Income SIRS	76,975	76,975	0	0.0%	76,975	76,975	
40011	Late Fee Income	1,762	1,250	512	41.0%	1,762	1,250	
40025	Returned Check Fees	90	83	7	8.4%	90	83	
40030	Screening Fees	0	1,250	(1,250)	-100.0%	0	1,250	(1,
40055	Vending Machine	292	81	211	>100%	292	81	
40060	Keys, Locks & Lock-Out Fees	1,050	917	133	14.5%	1,050	917	
40065	Violation Fees	300	667	(367)	-55.0%	300	667	(
40068	Key Fob Income	0	83	(83)	-100.0%	0	83	
40078	Late Fee Interest	849	750	99	13.2%	849	750	
40080	Interest Income	2,349	72,031	(69,682)	-96.7%	2,349	72,031	(69,
40081	Reserve Interest	5,667	5,083	584	11.5%	5,667	5,083	
40090	Miscellaneous Income	291	417	(126)	-30.2%	291	417	(



WIND CONDOMINIUM ASSOCIATION INC

Executive Summary

January 31, 2026

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increase
Operating			
OPR2 - CITY NATIONAL BANK OPR CLICK ICS	OPERATING CLICK - CITY NATIONAL BANK OPR CLICK ICS	\$382,839	\$545,63
Total Operating		\$382,839	\$545,63
Other			
WC01 - MORGAN STANLEY WC MM	WORKING CAPITAL - MORGAN STANLEY WC MM	\$1,401,791	\$2,34
Total Other		\$1,401,791	\$2,34
Reserves			
RSV1 - CITY NATIONAL BANK RSV	RESERVE - CITY NATIONAL BANK RSV	\$2,199,355	\$46,99
Total Reserves		\$2,199,355	\$46,99
Security Deposits			
SEC1 - CITY NATIONAL BANK SEC DEP ICS	SECURITY DEPOSIT - CITY NATIONAL BANK SEC DEP ICS	\$988,720	\$37,00
Total Security Deposits		\$988,720	\$37,00
Total Cash		\$4,972,706	\$631,97

Thanks,



IVAN GARCIA, CPA

Supervisor, Client Accounting - Financial Reporting

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Direct 954-378-1055

www.fsresidential.com

From: Danilo Baptista <Danilo.Baptista@fsresidential.com>

Sent: Wednesday, March 25, 2026 2:12 PM

To: Ivan Garcia <Ivan.Garcia@fsresidential.com>

Cc: Sherri Verret <Sherri.Verret@fsresidential.com>

Subject: FW: 3W98 - Wind Condo budget

Hi Ivan,

I believe this is the thread that we are referring to.

Thank you,



DANILO BAPTISTA

General Manager

Wind Condominium

350 S Miami Ave | Miami, FL 33130

Direct 7862207253

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24/7 Customer Care 866.378.1099



Residents get instant answers with HODA

From: Danilo Baptista

Sent: Monday, January 12, 2026 4:58 PM

To: Debbie Penton <Debbie.Penton@fsresidential.com>; Sherri Verret <Sherri.Verret@fsresidential.com>

Cc: Carmen Flores <Carmen.Flores@fsresidential.com>

Subject: RE: 3W98 - Wind Condo budget

Good Pm, will do as advised and resubmit, thanks



DANILO BAPTISTA

General Manager

Wind Condominium

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24/7 Customer Care 866.378.1099



Residents get instant answers with HODA

From: Debbie Penton <debbie.penton@fsresidential.com>

Sent: Monday, January 12, 2026 1:17 PM

To: Sherri Verret <Sherri.Verret@fsresidential.com>; Danilo Baptista <Danilo.Baptista@fsresidential.com>

Cc: Carmen Flores <Carmen.Flores@fsresidential.com>

Subject: RE: 3W98 - Wind Condo budget

Ok in that case I am going to reject this budget. Please move the monies shown in GL 40002-05 which is for reserve contributions to GL 40080 which is for operating interest income. There already is \$25,000 in GL 40080 so ADD the \$839,370 to this amount. Save. Confirm owner assessments in GL 40000 and the fee schedule remain unchanged, then resubmit.

Regards,



DEBBIE PENTON
Client Accounting Services
Direct 954.494.2356

From: Sherri Verret <Sherri.Verret@fsresidential.com>

Sent: Monday, January 12, 2026 12:28 PM

To: Debbie Penton <debbie.penton@fsresidential.com>; Danilo Baptista <Danilo.Baptista@fsresidential.com>

Cc: Carmen Flores <Carmen.Flores@fsresidential.com>

Subject: Re: 3W98 - Wind Condo budget

The CD is operating funds. The board signed off to cash out what is needed to fund the reserves.

SV

Get [Outlook for iOS](#)

From: Debbie Penton <debbie.penton@fsresidential.com>

Sent: Monday, January 12, 2026 12:26:11 PM

To: Sherri Verret <Sherri.Verret@fsresidential.com>; Danilo Baptista <Danilo.Baptista@fsresidential.com>

Cc: Carmen Flores <Carmen.Flores@fsresidential.com>

Subject: RE: 3W98 - Wind Condo budget

Is this CD holding Reserves funds?

If so, this budget is incorrectly using Reserve funds to fund operating reserves. Interest earned on reserve funds can only be used for the same purposes as reserves.

Of is the CD operating funds?



DEBBIE PENTON
Client Accounting Services
Direct 954.494.2356

From: Sherri Verret <Sherri.Verret@fsresidential.com>
Sent: Monday, January 12, 2026 11:16 AM
To: Debbie Penton <debbie.penton@fsresidential.com>; Danilo Baptista <Danilo.Baptista@fsresidential.com>
Cc: Carmen Flores <Carmen.Flores@fsresidential.com>
Subject: Re: 3W98 - Wind Condo budget

Good morning-

The BOD has a CD of amost \$1.4M and they using that to fund the \$839,370. The balance will remain invested.

SV



SHERRI VERRET
Regional Director

1601 SW 80th Terrace | Plantation, FL 33324
Direct 786-543-4700
24/7 Customer Care 866.378.1099



Residents get instant answers with HODA

From: Debbie Penton <debbie.penton@fsresidential.com>
Sent: Monday, January 12, 2026 11:09 AM
To: Danilo Baptista <Danilo.Baptista@fsresidential.com>; Sherri Verret <Sherri.Verret@fsresidential.com>
Cc: Carmen Flores <Carmen.Flores@fsresidential.com>
Subject: 3W98 - Wind Condo budget

Good morning Danilo and Sherri,

Can you please help me understand what GL 40002-05 Reserve Income Bond Fund represents? Where is this \$839,370 income coming from? Is it supposed to be collected with assessments as part of the reserve contributions?

3038-WIND CONDOMINIUM ASSOCIATION INC - BudgetA
Proposed Operating Budget
January 1, 2026 - December 31, 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMo
	**REVENUE			
40000	Owner Assessments	475,669	5,708,023	
40002-00	Reserve Income	41,298	495,573	
40002-01	Reserve Income-SIRS	0	0	
40002-05	Reserve Income-Bond Fund	0	0	
40011	Late Fee Income	1,250	15,000	
40020	Holiday Fund	0	0	
40025	Returned Check Fees	83	1,000	
40030	Screening Fees	1,250	15,000	
40055	Vending Machine	42	500	
40060	Keys, Locks & Lock-Out Fees	417	5,000	
40065	Violation Fees	667	8,000	
40068	Key Fob Income	83	1,000	
40078	Late Fee Interest	1,333	16,000	
40080	Interest Income	642	7,700	
40081	Reserve Interest	5,917	71,000	
40090	Miscellaneous Income	417	5,000	
41005	Storage Space Rental Income	750	9,000	
41040	Event Income	750	9,000	
41065	Advertising Income	0	0	
42040	Valet Rebate Income	1,000	12,000	
	**TOTAL REVENUE	531,568	6,378,796	



DEBBIE PENTON
 Client Accounting Services

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Residents get instant answers with HODA