Winston Towers 700
2026 Budget

Acct#	Account Description		Approved 2026
4008	PRIOR YEAR CARRYOVER		**$ -**
	REVENUE		
4000	· INCOME - FROM MAINTENANCE		
4001	· Maintenance Fees		
4001.01	**Incoming Maintenance Fees**		**$2,800,380.58**
4004	Storage Room Leases		$ 6,000.00
4201	Interest Income		
4201.03	Interest from Unit Liens		$ 1,800.00
4201.05	Interest All Accounts		$ 1,200.00
	Other Income		
4002	Late Fees		$ 4,000.00
4203	Valet Payments		$ 27,000.00
4204	Condo Docs		$ -
4205	Screening Fees/ Processing Fees		$ 1,000.00
4206	Move In-Out Fee		$ 4,700.00
4207	Soda/Candy Machines		$ 520.00
4208	Bicycle Room		$ 50.00
4210	Mail Box Keys		$ 350.00
4214	Faxes/Copies		$ 40.00
4215	Fines		$ 1,700.00
4218	Estoppels		$ 3,300.00
4219	NSF Fees		$ 45.00
4223	Payment Booklet		
4224	Payment Processing Fee		$ 100.00
4246	Administrative Contractors Fee		$ 3,200.00
4247	Meeting & Party Room Cleaning		$ 600.00
4250	Notary Service		$ -
4252	Cleaning Common Areas		
4253	Bar Codes Sales		$ 2,000.00
4257	Special Maintenance Service		$ 2,000.00
	Total Income		**$2,859,985.58**
	EXPENSE		
6000	· GENERAL &ADMINISTRATIVE		
6001	· Personnel		
6001.01	Property Manager (Freddie)		$ 89,564.50
6001.02	Accountant		$ 66,820.00
6001.05	Office Manager		$ 43,833.92
6001.03	PM Assistant		
6001.04	Maintenance & Engineering		$ 149,498.96

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	Engineer (Garcia)	$68,675	
	Tech 1 - $18/hr x 2080 hrs per year	$38,376	
	Tech 2 - $18/hr x 2080 hrs per year	$38,376	
6012.02	Front Desk Manager		$ 55,846.10
6001.06	Payroll Processing		
6001.07	Payroll Taxes		$ 30,840.00
6001.09	Health Insurance		$ 90,000.00
6001.1	Workman compensation		$ 6,000.00
6001.11	Apartment for Maintenance Engineer		$ 25,500.00
6012.12	Car Expense For Maintenance Engineer		
6002	· Building Insurance		
6002.01	**Property/ Liability Insurance**		$ 568,486.09
6002.02	Flood insurance		$ 90,826.00
6003	· Professional Fees		
6003	Legal		
6003.2	ATTORNEY-LEGAL FEES		$ 50,000.00
6003.02	Accounting Software		$ 4,500.00
6003.06	Auditing Contract		$ 10,000.00
6004	· Dues & State Fees		
6004.01	DBPR Condo Fees (Annual)		$ 1,600.00
6004.02	Corporation Annual Report		$ 100.00
6004.03	Master Association Dues		$ 12,568.00
6004.07	City Permits		$ 1,200.00
6004.11	DBPR-Elections Monitoring		
6005	· Utilities		
6005.01	Electricity		$ 100,000.00
6005.02	Water		$ 150,000.00
6005.04	Gas-Pool (FPL Energy)		$ 12,000.00
6005.05	Gas-(TECO - gas line usage)		$ 6,000.00
6005.2A	Sewer		$ 174,000.00
6006	Telephone Expenses		
6006.01	Main Line/ Phones/ Fax		$ 7,000.00
6006.04	Kings 111 - Elevator Phones Contract		

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6006.08	Fire Alarm monitoring Lines		
6007	· Office Expenses		
6007.01	Stationary/Paper/Supplies		$ 4,000.00
6007.02	Printing		$ 4,000.00
6007.03	Computer/Accessories/Software		$ 8,000.00
6007.04	Copier Expenses		$ 3,200.00
6007.07	Off/Security Furniture & Equip		$ 2,000.00
6007.11	Social Club		$ 1,000.00
6007.12	Credit Card Annual Fee		
6007.14	Concierge System / Website		$ 4,500.00
6008	· Cleaning & Janitorial Services		
6008.01	Janitorial Service Contract		$ 220,000.00
6008.02	Special Janitorial Projects		$ 10,000.00
6008.04	Trash Odor control		$ 3,500.00
6009	· Waste Disposal		
6009.02	Trash Chutes Repairs/Cleaning		$ 3,000.00
6009.03	Waste Disposal - Pick Up Trash		$ 63,000.00
6009.04	Repairs/Main! Trash Containers		$ 8,000.00
6010	· Exterminator		
6010.01	Exterminator		$ 12,000.00
6011	· Cable Service		
6011.01	Cable Contract (in unit services)		
6011.03	Units Internet Service		
6012	· Security Expenses		
6012.01	Security Contract		$ 249,933.21
6012.02	Security- Teddianne		
6012.03	Security - Third floor		
6012.5	Bar Code Purchases		$ 2,000.00
	Valet Service		
6013 01	Valet Parking Contract		$ 149,148.80
6013.02	Valet Stickers		$ 100.00

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6015	· Financing Charges		
6015.01	Bank Service Charges		$ 200.00
6015.03	Merchant Service Fees		$ 3,600.00
6016	· Postage		
6016.01	Mailing Expense		$ 6,000.00
6016.02	Postage Meter Rental		
6016.04	Payment Booklet		$ 6,000.00
6017	Security Equipment Expense		$ -
6017.05	Fire Equip, Extinguishers & Sprinklers		$ 8,000.00
6017.06	Alarm		$ 12,500.00
6017.08	Entrance/Exit Gate Repairs		$ 3,000.00
6017.09	Cameras Expense		$ 37,000.00
6020	· Classifieds/ Ads		
6020.1	Classified Adds		$ 100.00
6100	· REPAIRS & MAINTENANCE		
6101.01	AC & Appliances Total Contract & Repairs (in unit services)		
6101.03	Air Conditioning Service Contract & repairs		$ 10,320.00
6101.05	Uniforms		$ 1,000.00
6101.06	Sliding Doors-Screens-Dry Wall		$ 2,500.00
6101.07	Signs & Flags		$ 500.00
6102	· Landscaping		
6102.01	Landscaping (Plants/Trees)		
6102.03	Grounds Maintenance		$ 15,000.00
6103	· Tools & Maintenance Supplies		
6103.01	Hardware - Tools		$ 1,000.00
6103.02	Maintenance Supplies		$ 10,000.00
6103.03	Lumber & Glass		$ 700.00
6103.04	Keys/Locksmith		$ 500.00
6103.05	Electrical Supplies		$ 6,000.00
6103.00.	Painting Expenses		$ 6,000.00
6104	· Equipment		
6104	New Equipment		$ 4,500.00
6104.03	Equipment - Maint/Repairs		$ 70,000.00

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6104.04	Generator Repairs & Quarterly Inspection contract		$ 2,000.00
6105	· Plumbing Expenses		
6105.01	Plumbing Labor		$ 3,000.00
6105.02	Plumbing Supplies		$ 1,000.00
6105.11	Total Contract (common areas)		$ 12,000.00
6105.12	One World Plumbing sewer lines		$ 25,000.00
6106	· Elevator		
6106.01	Elevator Contract		$ 21,000.00
6106.02	Elevator Permits		$ 500.00
6106.03	Elevator - Inspection for Certification		$ 3,000.00
6106.04	Elevator Repairs		$ 7,000.00
6107	· Pool Expenses		
6107.03	Pool Maintenance - Supplies		$ 26,500.00
6107.04	Pool Permit		
6107.05	Pool Furnitures		$ 8,700.00
6107.08	Tennis court Repairs		$ 17,000.00
6110	Gym & Sauna Equipment.		
6110.01	Gym Expense/Repairs/Maintenance		$ 3,000.00
6110.03	Gym Equipment		$ 2,500.00
6111	· Roof Expenses		
6111.01	Roof Maintenance/ Repairs		$ 1,300.00
.			
6113	· Water Tower		
6113.01	Water Tower Chemical Treatment		$ 3,000.00
6200.13	Bad Debts		$ 10,000.00
6200.16	Current Bad Debt Reductions		
6240	Contingency		$ 10,000.00
6340	Structural Preservation & Improvements		$ 5,500.00
6500	Reserve Study		$ -
	TOTALS		**$ 2,859,985.58**
	Projected surplus		