

Wyndtree Master Association, Inc
Proposed Budget
for 01/01/2024 to 12/31/2024

Board Signature: _____

Approval Date: _____

	2023 Annual Budget	2023 Projected Expenses	2024 Proposed w/Full Reserves	2024 % Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	226,232.00	226,076.00	287,558.00	27.11%
1020-Laundry Income	0.00	0.00	0.00	0.00%
1040-Miscellaneous Income	0.00	0.00	0.00	0.00%
1060-Late Fees/Interest	0.00	858.74	0.00	0.00%
1800-Operating Interest	0.00	1,518.63	0.00	0.00%
TOTAL OPERATING INCOME	226,232.00	228,453.37	287,558.00	27.11%
OTHER INCOME				
1995-Unallocated RSV Interest	0.00	1,271.80	0.00	0.00%
TOTAL OTHER INCOME	0.00	1,271.80	0.00	0.00%
TOTAL INCOME	226,232.00	229,725.17	287,558.00	27.11%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2045-Building Repair/Supply	3,500.00	2,756.27	3,000.00	-14.29%
2053-Lighting	5,000.00	3,500.00	5,000.00	0.00%
2070-Grounds Contract	52,000.00	54,000.00	54,000.00	3.85%
2071-Tree Trimming	25,000.00	120,753.10	87,500.00	250.00%
2074-Irrigation Contract	7,400.00	7,500.00	7,800.00	5.41%
2075-Irrigation Repair	11,500.00	16,057.25	12,000.00	4.35%
2077-Fountains	2,000.00	1,270.00	2,000.00	0.00%
2079-Plants/Sod/Golf Cart/Misc	3,500.00	3,000.00	3,500.00	0.00%
2080-Lawn/Ornam Fert Contract	10,000.00	8,400.00	9,000.00	-10.00%
2081-Palm Fertilizer Contract	5,000.00	0.00	4,000.00	-20.00%
2082-Annuals/Fertilizer Contract	2,000.00	1,500.00	1,500.00	-25.00%
2083-Mulch Contract	7,000.00	7,000.00	7,000.00	0.00%
2090-Walls/Painting	2,000.00	0.00	0.00	-100.00%
2096-Lakes & Ponds	13,500.00	9,300.00	12,500.00	-7.41%
TOTAL MAINTENANCE & REPAIR	149,400.00	235,036.62	208,800.00	39.76%
UTILITIES				
4010-Electric - Wells	12,200.00	11,908.52	12,500.00	2.46%
4011-Electric - Entrance	2,825.00	2,861.80	3,000.00	6.19%
TOTAL UTILITIES	15,025.00	14,770.32	15,500.00	3.16%
ADMINISTRATIVE				
5010-Management Fee	16,980.00	17,315.58	17,500.00	3.06%
5011-Office Administrative	5,000.00	4,311.08	5,000.00	0.00%
5030-Professional Fees	2,750.00	2,386.91	2,700.00	-1.82%
5032-Accrued Collection Income	0.00	0.00	0.00	0.00%
5036-Income Tax	350.00	355.00	355.00	1.43%

Wyndtree Master Association, inc
 Maintenance Fees
 Proposed Fee Schedule for Year
 for 01/01/2024 to 12/31/2024

Maintenance Fees With Fully Funded Reserves

Description	Class Type	% of Own	# Units	% Own by Class	2023		2024	
					Quarterly	2023 Annual	Proposed Quarterly	2024 Proposed Annual
Maintenance Fee	MN1	0.175555%	54	9.48%	99.00	216.00	126.00	27,260.41
Maintenance Fee	MN2	0.202396%	96	19.43%	114.00	384.00	146.00	55,872.57
Maintenance Fee	MN3	0.240282%	71	17.06%	136.00	284.00	173.00	49,057.46
Maintenance Fee	MN4	0.289220%	77	22.27%	164.00	308.00	208.00	64,038.99
Maintenance Fee	MN5	0.323750%	56	18.13%	183.00	224.00	233.00	52,134.27
Maintenance Fee	MN6	0.316976%	43	13.63%	179.00	172.00	228.00	39,194.06
Totals			<u>397</u>	<u>100.00%</u>				<u>287,557.76</u>
Number of Payments Each Year				4				

Wyndtree Master Association, Inc

Proposed Reserve Plan
for 01/01/2024 to 12/31/2024

Reserve Item	Repair / Replace Cost	2023 funding less exp as of 05/31/2023	Anticipated funding 06/01/2023 - 12/31/2023	Anticipated exp 06/01/2023 - 12/31/2023	Estimated Reserve Balance on 01/01/2024	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2024 Reserve Required
9010-Painting - Walls	26,000.00	18,547.10	1,213.35	0.00	19,760.45	6,239.55	5	4	1,560.00
9052-Wiring - Lighting	17,000.00	15,416.61	583.35	0.00	15,999.96	1,000.04	7	1	1,000.00
9053-Sidewalk Maintenance	25,000.00	14,142.01	3,313.35	0.00	17,455.36	7,544.64	3	2	3,772.00
9055-Fountain	11,000.00	9,863.36	184.90	0.00	10,048.26	951.74	10	4	238.00
9057-Plants	14,000.00	11,249.68	1,750.00	0.00	12,999.68	1,000.32	1	1	1,000.00
9060-Wall	20,000.00	11,416.26	583.35	0.00	11,999.61	8,000.39	7	6	1,333.00
9084-Pump	25,000.00	20,833.46	1,166.65	0.00	22,000.11	2,999.89	5	2	1,500.00
9090-Deferred Maintenance	60,000.00	37,537.98	4,462.50	0.00	42,000.48	17,999.52	2	2	9,000.00
9095-Unallocated Interest	4,202.93	4,202.93	0.00	0.00	4,202.93	0.00			0.00
Totals									<u><u>19,403.00</u></u>

The Association's board of directors estimated the remaining useful lives and replacement costs of the reserve items. The estimates were based on internal projections.

The Association's current policy is to not allocate interest monthly unless a motion is made by the Board of Directors. The association's reserves were not waived for the period.

A STRUCTURAL INTEGRITY RESERVE STUDY IS REQUIRED PER NEW LAW BY 12/31/2024. Structural reserves include: roofs, load bearing walls, or other primary structural members, floors, foundations, fireproofing, fire protection systems, plumbing, electrical systems, waterproofing & exterior painting, windows and any other item that has deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the above items

AS OF DECEMBER 31, 2024, STRUCTURAL INTEGRITY RESERVES CANNOT BE WAIVED OR REDUCED (whether by membership vote or otherwise) and cannot be used for any other purpose other than their intended purpose (whether by membership vote or otherwise.)