

VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.

2017 ESTIMATED EXPENSES ESTIMATED BUDGET FOR THE PERIOD January 1, 201 - December 31, 2018

REVENUES	2017		Fully Funded 2018	Partial Funding 2018
	ESTIMATED	APPROVED		
5010 MAINTENANCE ASSESSMENT	\$1,257,624	\$1,257,624	\$1,344,284	\$1,334,801
5025 CARPORT PARKING	2,700	2,700	2,700	2,700
5030 SALES & LEASE FEES				
5040 BACKGROUND FEE		0		
5045 LATE FEE INCOME		0		
5065 KEYS/ LEGAL REIMB / PRIOR YEAR		0		
TOTAL REVENUE	1,260,324	1,257,624	1,344,284	1,334,801
RESERVES	229,962	229,962	406,744	229,962
TOTAL REVENUES	\$1,490,286	\$1,487,586	\$1,751,028	\$1,564,763

EXPENSES AND RESERVES

GROUNDS

7110 GROUNDS CONTRACT	100,200	109,620	100,200
7110a EXT. BONEYARD 1		20,000	20,000
7110b PLAYGROUND 2		25,000	25,000
7110c ENGINEERING			
7110d			
7115 LAWN & GROUND SUPPLIES	5,000	5,000	5,000
7120 ADDITIONAL PLANTINGS	5,000	5,000	5,000
7150 IRRIGATION REPAIRS & MAINTENANCE	15,000	10,000	10,000
7155 MISC GROUNDS EXPENSE	30,000	54,960	54,897
7160 GASOLINE/GOLF CARTS	3,000	3,000	3,000
TOTAL GROUNDS	0	158,200	232,580

BUILDING MAINTENANCE

7210 REPAIRS & MAINTENANCE	46,000	31,400	31,400
7215 SECURITY	18,500	0	0
7220 PEST CONTROL	12,000	20,000	20,000
7225 FIRE ALARM MONITORING	1,500	0	0
7230 DRYWALL REPAIRS	30,000	7,500	7,500
7235 LOCKS & KEYS	600	600	600
7240 ROOF REPAIRS	50,000	50,000	50,000
7245 SMALL TOOLS & EQUIPMENT	2,600	2,600	2,600
7250 HVAC R&M	6,000	2,000	2,000
7255 SAFETY	36,000	10,400	10,400
7260 CLEANING - COMMON AREA	2,000	3,120	3,120
7265 PAINTING - COMMON AREA	1,000	1,000	1,000
7270 RECEIVERSHIP MAINTENANCE	900	0	0
7275 WINDOW REPAIRS	5,000	2,500	2,500
7280 GUTTER REPAIRS	1,200	1,200	1,200
7290 ELECTRICAL R&M	3,000	3,000	3,000
7295 PLUMBING R&M	5,000	3,200	3,200
7296 Rebuilding Expense	0		0
7297 Engineering			
TOTAL BUILDING MAINT.	0	221,300	138,520

REC FACILITIES

7310 TENNIS & BASKETBALL COURTS	1,000	1,000	1,000
7315 REC FAC MISC EXP	12,000	6,000	6,000
7320 POOL CHEMICALS	0	0	0
7325 POOL SUPPLIES	0	1,000	1,000

7330 POOL R&M		15,000	20,000	20,000
7340 EXERCISE ROOM R&M		1,500	1,500	1,500
7345 TV ROOM FITNESS FURNITURE		0	3,000	3,000
7350 POOL FENCE R&M		500	1,500	1,500
TOTAL REC FACILITIES	0	30,000	34,000	34,000
MASTER FEES				
7410 MASTER ASSOCIATION FEES		57,520	57,520	57,520
TOTAL MASTER FEES	0	57,520	57,520	57,520
UTILITIES				
7510 WATER/SEWER		260,500	277,000	277,000
7515 WATER RECOVERY		(205,000)	(205,000)	(205,000)
7520 ELECTRIC		39,000	34,500	34,500
7521		0	0	0
7530 GAS		4,000	4,050	4,050
7540 TRASH REMOVAL		7,200	7,200	7,200
7555 OFFICE INTERNET			2,650	2,650
7560 CABLE TV - FITNESS RROM		680	500	500
TOTAL UTILITIES	0	106,380	120,900	120,900
PAYROLL				
7711 PAYROLL		240,000	295,000	295,000
7725 OUTSIDE HELP		5,000	15,000	15,000
7745 UNIFORMS		900	900	900
TOTAL PAYROLL	0	245,900	310,900	310,900
ADMINISTRATION				
7810 INSURANCE - PROPERTY		235,000	250,000	250,000
7815 BACKGROUND CHECK		4,500		0
7820a LEGAL ASSOCIATION		90,000	23,500	23,500
7820b LEGAL COLL/FORCLOSUR			9,000	9,000
7820c LEGAL RENTAL SUIT			15,000	15,000
7820d LEGAL LAW SUIT		0	40,000	40,000
7825 ACCOUNTING SVC AUDIT		5,000	1,000	1,000
7827 PROFESSIONAL SVC		2,500	13,000	13,000
7830 LICENSE/FILING FEES		1,500	1,500	1,500
7835 MEMBERSHIP DUES		900	900	900
7870 MANAGEMENT FEE		50,544	50,544	50,544
7875 TELEPHONE		5,280	5,500	5,500
7877 ANSWERING SVC		780	800	800
7880 OFFICE SUPPLIES		7,000	6,000	6,000
7881 POSTAGE		4,000	4,200	4,200
7882 PRINTING & REPRODUCTION		500	500	500
7883 OFFICE EQUIP RENTAL		3,500	1,520	1,520
7885 BANK SVC CHARGE/COUPON BOOK		900	900	900
7896 MISC ADMIN EXPENSES		500	1,000	1,000
7910 BAD DEBT (UNCOLLECTABLE)		25,920	25,000	25,000
TOTAL ADMINISTRATION	0	438,324	449,864	449,864
<i>REGULAR OPERATING EXPENSE</i>	0	1,257,624	1,344,284	1,334,801
CONTINGENT REBUILDING EXPENSE	0	2,000,000	2,000,000	2,000,000
TOTAL OPERATING EXPENSE	0	3,257,624	3,344,284	1,334,801
RESERVES				
RESERVES	229,962	229,962	406,744	229,962

TOTAL EXPENSES AND RESERVES

\$229,962	\$3,751,028	\$1,564,763
-----------	-------------	-------------