

**VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.**  
 2019 ESTIMATED EXPENSES AND PROPOSED BUDGET  
 PROPOSED BUDGET FOR THE PERIOD  
 January 1, 2020 - December 31, 2020

	2019	RESERVE FUNDING	
		2020	2020
	APPROVED BUDGET	PROPOSED BUDGET	PROPOSED BUDGET
<b>REVENUES</b>			
5010 MAINTENANCE FEES	\$1,293,700	\$1,449,226	\$1,449,226
5030 APPLICATION FEES	8,500	11,800	11,800
5040 OTHER MISCELLANEOUS	5,000	5,000	5,000
5050 INTEREST INCOME	4,000	6,500	6,500
5100 CARPORT PARKING	3,000	3,000	3,000
<b>SUBTOTAL REVENUES</b>	\$1,314,200	\$1,475,526	\$1,475,526
CONTINGENCY	\$2,000,000	\$2,000,000	\$2,000,000
RESERVES FEES	234,132	490,041	269,523
<b>TOTAL REVENUES</b>	\$3,548,332	\$3,965,567	\$3,745,049

<b>EXPENSES AND RESERVES</b>			
CURRENT EXPENSES - SCHEDULE A	\$1,314,200	\$1,475,526	\$1,475,526
CONTINGENCY	\$2,000,000	\$2,000,000	\$2,000,000
RESERVES - SCHEDULE B	234,132	490,041	269,523
<b>TOTAL EXPENSES AND RESERVES</b>	\$3,548,332	\$3,965,567	\$3,745,049

<b>UNIT ASSESSMENTS - MONTHLY</b>			
%	UNITS	Description	
0.001309	88	<b>Antiquea</b>	
	A1	MAINTENANCE	\$141.13
		CONTINGENCY	\$218.17
		RESERVES	25.54
		<b>TOTAL</b>	<b>\$384.84</b>
0.001686	64	<b>Byzantine</b>	
	A2	MAINTENANCE	\$181.77
		CONTINGENCY	\$281.00
		RESERVES	32.90
		<b>TOTAL</b>	<b>\$495.67</b>
0.002343	72	<b>Classica</b>	
	B1	MAINTENANCE	\$252.61
		CONTINGENCY	\$390.50
		RESERVES	45.72
		<b>TOTAL</b>	<b>\$688.82</b>
0.002583	80	<b>Danti</b>	
	B2	MAINTENANCE	\$278.49
		CONTINGENCY	\$430.53
		RESERVES	50.40
		<b>TOTAL</b>	<b>\$759.42</b>
0.002995	72	<b>Ethos</b>	
	C1	MAINTENANCE	\$322.91
		CONTINGENCY	\$499.20
		RESERVES	58.44
		<b>TOTAL</b>	<b>\$880.54</b>
0.003319	56	<b>Floreta</b>	
	C2	MAINTENANCE	\$357.84
		CONTINGENCY	\$553.20
		RESERVES	64.76
		<b>TOTAL</b>	<b>\$975.80</b>
		<b>TOTAL NUMBER OF UNITS</b>	<b>432</b>
		<b>MAINTENANCE AND RESERVES PAID</b>	<b>1,020</b>
			<b>12 TIMES PER YEAR</b>

DECEMBER 31, 2019

SCHEDULE A

VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.  
 2019 ESTIMATED EXPENSES AND PROPOSED BUDGET  
 PROPOSED BUDGET FOR THE PERIOD  
 January 1, 2020 - December 31, 2020

		2019	2020
		APPROVED BUDGET	PROPOSED BUDGET
<b>CURRENT EXPENSES:</b>			
<b>Building Maintenance</b>			
7210	PEST CONTROL	20,000	18,000
7305	DRYWALL REPAIRS	56,800	75,000
7345	LOCKS & KEYS	1,000	0
7350	REPAIRS & MAINTENANCE	55,000	63,000
7351	EXTRAORDINARY REPAIR OF ONE UNIT	37,000	0
7355	MISC EQUIPMENT/REPAIRS/SMALL TOOLS	1,000	1,000
7360	ELECTRICAL REPAIRS	5,000	10,000
7370	HVAC REPAIRS & MAINTENANCE	3,000	10,000
7385	PLUMBING REPAIRS	10,000	15,000
	DRYER VENTS	0	2,150
7395	ROOF REPAIRS	45,000	63,000
7396	WINDOW REPAIRS	2,000	1,000
7397	GUTTER REPAIRS	3,000	500
7425	SAFETY	24,000	30,000
7430	SECURITY	26,500	19,000
	Sub-Total	289,300	307,650
<b>Grounds Maintenance</b>			
7230	LAWN & GROUND SUPPLIES	2,500	3,500
7235	ADDITIONAL PLANTINGS	5,000	6,800
7240	CONTRACTED LAWN MAINTENANCE	110,700	116,700
7245	EXT BONEYARD 1	0	0
7250	GROUNDS EXPENSE - OTHER	44,000	67,600
7275	GASOLINE/GOLF CARTS	2,000	3,000
7290	IRRIGATION REPAIRS & MAINTENANCE	19,000	20,000
	Sub-Total	183,200	217,600
<b>Common Areas Expenses:</b>			
7320	POOL REPAIRS & MAINTENANCE	20,000	24,000
7330	POOL SUPPLIES	1,000	0
7325	POOL FENCE REPAIRS & MAINTENANCE	1,000	0
7340	POOL FUEL/GAS	5,000	3,000
7560	COMMON AREA - CLEANING	3,000	3,000
7565	COMMON AREA - PAINTING	2,500	500
7585	TENNIS & BASKETBALL COURT MAINTENANCE	1,000	500
7586	EXERCISE ROOM REPAIRS & MAINTENANCE	2,000	2,000
7587	TV ROOM FITNESS FURNITURE	0	0
7590	REC FAC MISC EXP	1,000	200
	Sub-Total	36,500	33,200
<b>Utilities</b>			
7010	WATER AND SEWER	260,500	260,500
7015	WATER RECOVERY	-206,500	-204,500
7040	TRASH REMOVAL	5,200	5,000
7050	ELECTRIC COMMON ELEMENTS	27,000	28,000
7070	CABLE TV SERVICE	500	0
	Sub-Total	86,700	89,000
<b>Administration Management Expenses</b>			
7150	ALL INSURANCE EXPENSES	242,000	330,000
7420	STAFFING/PERSONNEL	236,000	282,687
7440	CONTRACT LABOR - OUTSIDE HELP	0	0
7450	PAYROLL, TAXES, & INSURANCE	0	0
7455	UNIFORMS	750	300
7460	LEGAL EXPENSE	25,000	20,000
7465	LEGAL, COLLECTION, & FORECLOSURE	12,000	12,000
7466	LEGAL RENTAL SUIT	15,000	0
7467	LEGAL LAW SUIT	0	0
7470	CPA SERVICES	5,000	5,000
7475	PROFESSIONAL SERVICES	7,500	2,000
7480	MANAGEMENT FEES	50,500	52,000
7490	COPIES/PRINTING/FAXES	12,000	10,000
7495	BANK FEES/COUPON BOOKS	250	1,400
7496	MISC ADMIN EXPENSES	5,000	15,000
7497	BACKGROUND CHECK	1,500	8,850
7498	MEMBERSHIP DUES	1,000	4,061
7499	ANSWERING SERVICE	800	900
7510	BUREAU OF CONDOMINIUM FEES	0	0
7530	TELEPHONE	5,000	5,540
7590	BAD DEBT	36,000	40,000
7600	OFFICE EQUIPMENT/INTERNET	2,750	3,000
7601	OFFICE EQUIPMENT RENTAL	2,850	3,400
7990	MASTER ASSOCIATION FEES	57,600	51,937
	Sub-Total	718,500	828,077
<b>TOTAL EXPENSES</b>		<b>\$1,314,200</b>	<b>\$1,475,526</b>