

VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.
 2020 ESTIMATED EXPENSES AND APPROVED BUDGET
 PROPOSED BUDGET FOR THE PERIOD
 January 1, 2021 - December 31, 2021

	2020	RESERVE FUNDING	RESERVE FUNDING
		100.00%	65.00%
REVENUES	APPROVED BUDGET	PROPOSED BUDGET	PROPOSED BUDGET
5010 MAINTENANCE FEES	\$1,449,226	\$1,468,100	\$1,468,100
5030 APPLICATION FEES	11,800		0
5040 OTHER MISCELLANEOUS	5,000		0
5050 INTEREST INCOME	6,500		0
5100 CARPORT PARKING	3,000		0
SUBTOTAL REVENUES	\$1,475,526	\$1,468,100	\$1,468,100
CONTINGENCY	\$2,000,000	\$2,000,000	\$2,000,000
RESERVES FEES	269,523	543,288	353,137
TOTAL REVENUES	\$3,745,049	\$4,011,388	\$3,821,237

EXPENSES AND RESERVES			
CURRENT EXPENSES - SCHEDULE A	\$1,475,526	\$1,468,100	\$1,468,100
CONTINGENCY	\$2,000,000	\$2,000,000	\$2,000,000
RESERVES - SCHEDULE B	269,523	543,288	353,137
TOTAL EXPENSES AND RESERVES	\$3,745,049	\$4,011,388	\$3,821,237

UNIT ASSESSMENTS - MONTHLY					
%	UNITS	Description			
0.001309	88	Antiquea			
	A1	MAINTENANCE	\$158.10	\$160.16	\$160.16
		CONTINGENCY	\$218.17	\$218.18	\$218.18
		RESERVES	29.40	59.27	38.52
		TOTAL	\$405.67	\$437.61	\$416.86
0.001686	64	Byzantine			
	A2	MAINTENANCE	\$203.63	\$206.28	\$206.28
		CONTINGENCY	\$281.00	\$281.02	\$281.02
		RESERVES	37.87	76.34	49.62
		TOTAL	\$522.50	\$563.63	\$536.91
0.002343	72	Classica			
	B1	MAINTENANCE	\$282.98	\$286.66	\$286.66
		CONTINGENCY	\$390.50	\$390.52	\$390.52
		RESERVES	52.63	106.08	\$68.95
		TOTAL	\$726.11	\$783.26	\$746.14
0.002583	80	Danti			
	B2	MAINTENANCE	\$311.97	\$316.03	\$316.03
		CONTINGENCY	\$430.53	\$430.53	\$430.53
		RESERVES	58.02	116.95	\$76.02
		TOTAL	\$800.52	\$863.51	\$822.58
0.002995	72	Ethos			
	C1	MAINTENANCE	\$361.73	\$366.44	\$366.44
		CONTINGENCY	\$499.20	\$499.20	\$499.20
		RESERVES	67.27	135.60	\$88.14
		TOTAL	\$928.20	\$1,001.24	\$953.78
0.003319	56	Floreta			
	C2	MAINTENANCE	\$400.86	\$406.08	\$406.08
		CONTINGENCY	\$553.20	\$553.20	\$553.20
		RESERVES	74.55	150.27	\$97.68
		TOTAL	\$1,028.61	\$1,109.55	\$1,056.96
		TOTAL NUMBER OF UNITS	432	1,020	
		MAINTENANCE AND RESERVES PAID	12	TIMES PER YEAR	

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	2020		2021
	ESTIMATED EXPENSE	APPROVED BUDGET	PROPOSED BUDGET
CURRENT EXPENSES			
Building Maintenance			
7210	PEST CONTROL	18,000	18,000
7305	DRYWALL REPAIRS	75,000	45,000
7345	LOCKS & KEYS	0	0
7350	REPAIRS & MAINTENANCE	63,000	50,000
7351	EXTRAORDINARY REPAIR OF ONE UNIT	0	0
7355	MISC EQUIPMENT/REPAIRS/SMALL TOOLS	1,000	1,000
7360	ELECTRICAL REPAIRS	10,000	6,500
7370	HVAC REPAIRS & MAINTENANCE	10,000	7,000
7385	PLUMBING REPAIRS	15,000	5,000
7380	DRYER VENTS	2,150	0
7395	ROOF REPAIRS	63,000	45,000
7396	WINDOW REPAIRS	1,000	1,000
7397	GUTTER REPAIRS	500	0
7425	SAFETY	30,000	40,000
7430	SECURITY	19,000	25,000
	Sub-Total	0	307,650
Grounds Maintenance			
7230	LAWN & GROUND SUPPLIES	3,500	1,800
7235	ADDITIONAL PLANTINGS	6,800	7,000
7240	CONTRACTED LAWN MAINTENANCE	116,700	110,700
7245	EXT BONEYARD 1	0	0
7250	GROUNDS EXPENSE - OTHER	67,600	63,000
7275	GASOLINE/GOLF CARTS	3,000	4,000
7290	IRRIGATION REPAIRS & MAINTENANCE	20,000	25,000
	Sub-Total	0	217,600
Common Areas Expenses:			
7320	POOL REPAIRS & MAINTENANCE	24,000	24,000
7330	POOL SUPPLIES	0	0
7325	POOL FENCE REPAIRS & MAINTENANCE	0	0
7340	POOL FUEL/GAS	3,000	3,600
7560	COMMON AREA - CLEANING	3,000	3,000
7565	COMMON AREA - PAINTING	500	500
7585	TENNIS & BASKETBALL COURT MAINTENANCE	500	0
7586	EXERCISE ROOM REPAIRS & MAINTENANCE	2,000	1,000
7587	TV ROOM FITNESS FURNITURE	0	0
7590	REC FAC MISC EXP	200	0
	Sub-Total	0	33,200
Utilities			
7010	WATER AND SEWER	260,500	285,000
7015	WATER RECOVERY	-204,500	-235,000
7030	WATER METER REPLACEMENT	0	-5,000
7040	TRASH REMOVAL	5,000	5,200
7050	ELECTRIC COMMON ELEMENTS	28,000	28,000
7070	CABLE TV SERVICE	0	0
	Sub-Total	0	89,000
Administration Management Expenses			
7150	ALL INSURANCE EXPENSES	330,000	393,300
7420	STAFFING/PERSONNEL	262,687	285,000
7440	CONTRACT LABOR - OUTSIDE HELP	0	0
7450	PAYROLL, TAXES, & INSURANCE	0	0
7455	UNIFORMS	300	500
7460	LEGAL EXPENSE	20,000	16,000
7465	LEGAL, COLLECTION, & FORECLOSURE	12,000	10,000
7466	LEGAL RENTAL SUIT	0	0
7467	LEGAL LAW SUIT	0	0
7470	CPA SERVICES	5,000	8,000
7475	PROFESSIONAL SERVICES	2,000	2,500
7480	MANAGEMENT FEES	52,000	52,000
7490	COPIES/PRINTING/FAXES	10,000	11,000
7495	BANK FEES/COUPON BOOKS	1,400	1,800
7496	MISC ADMIN EXPENSES	15,000	10,000
7497	BACKGROUND CHECK	8,850	1,000
7498	MEMBERSHIP DUES	4,061	6,000
7499	ANSWERING SERVICE	900	900
7510	BUREAU OF CONDOMINIUM FEES	0	0
7530	TELEPHONE	5,540	5,000
7590	BAD DEBT	40,000	40,000
7600	OFFICE EQUIPMENT/INTERNET	3,000	4,000
7601	OFFICE EQUIPMENT RENTAL	3,400	3,800
7990	MASTER ASSOCIATION FEES	51,937	52,000
	Sub-Total	0	828,077
	TOTAL EXPENSES	\$0	\$1,468,100