

VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.
 2021 ESTIMATED EXPENSES AND APPROVED BUDGET
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2022 - December 31, 2022

RESERVE
 FUNDING
 60.00%

		2021	2022
REVENUES		APPROVED BUDGET	APPROVED BUDGET
5010	MAINTENANCE FEES	\$1,468,100	\$1,516,800
5030	APPLICATION FEES	0	0
5040	OTHER MISCELLANEOUS	0	0
5050	INTEREST INCOME	0	0
5100	CARPORT PARKING	0	0
	<i> SUBTOTAL REVENUES</i>	\$1,468,100	\$1,516,800
	CONTINGENCY	\$2,000,000	\$1,960,000
	RESERVES FEES	353,137	370,846
	<i> TOTAL REVENUES</i>	\$3,821,237	\$3,847,646

EXPENSES AND RESERVES			
	CURRENT EXPENSES - SCHEDULE A	\$1,468,100	\$1,516,800
	CONTINGENCY	\$2,000,000	\$1,960,000
	RESERVES - SCHEDULE B	353,137	370,846
	<i> TOTAL EXPENSES AND RESERVES</i>	\$3,821,237	\$3,847,646

UNIT ASSESSMENTS - MONTHLY				
%	UNITS	Description		
0.001309	88	Antiquea		
	A1	MAINTENANCE	\$160.16	\$165.47
		CONTINGENCY	\$218.18	\$213.82
		RESERVES	38.52	40.46
		TOTAL	\$416.86	\$419.75
0.001686	64	Byzantine		
	A2	MAINTENANCE	\$206.28	\$213.12
		CONTINGENCY	\$281.02	\$275.40
		RESERVES	49.62	52.11
		TOTAL	\$536.92	\$540.62
0.002343	72	Classica		
	B1	MAINTENANCE	\$286.66	\$296.17
		CONTINGENCY	\$390.52	\$382.71
		RESERVES	68.95	\$72.41
		TOTAL	\$746.13	\$751.29
0.002583	80	Danti		
	B2	MAINTENANCE	\$316.03	\$326.52
		CONTINGENCY	\$430.53	\$421.92
		RESERVES	76.02	\$79.83
		TOTAL	\$822.58	\$828.27
0.002995	72	Ethos		
	C1	MAINTENANCE	\$366.44	\$378.59
		CONTINGENCY	\$499.20	\$489.21
		RESERVES	88.14	\$92.56
		TOTAL	\$953.78	\$960.37
0.003319	56	Floreta		
	C2	MAINTENANCE	\$406.08	\$419.55
		CONTINGENCY	\$553.20	\$542.14
		RESERVES	97.68	\$102.58
		TOTAL	\$1,056.96	\$1,064.26

TOTAL NUMBER OF UNITS 432
 MAINTENANCE AND RESERVES PAID 12

DECEMBER 31, 2021

SCHEDULE A

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		2021	2022
		APPROVED BUDGET	APPROVED BUDGET
CURRENT EXPENSES			
Building Maintenance			
7210	PEST CONTROL	18,000	20,000
7305	DRYWALL REPAIRS	45,000	45,000
7345	LOCKS & KEYS	0	0
7350	REPAIRS & MAINTENANCE	50,000	50,000
7351	EXTRAORDINARY REPAIR OF ONE UNIT	0	0
7355	MISC EQUIPMENT/REPAIRS/SMALL TOOLS	1,000	1,000
7360	ELECTRICAL REPAIRS	6,500	6,500
7370	HVAC REPAIRS & MAINTENANCE	7,000	7,000
7385	PLUMBING REPAIRS	5,000	5,000
7380	DRYER VENTS	0	0
7395	ROOF REPAIRS	45,000	45,000
7396	WINDOW REPAIRS	1,000	1,000
7397	GUTTER REPAIRS	0	0
7425	SAFETY	40,000	40,000
7430	SECURITY	25,000	25,000
	Sub-Total	243,500	245,500
Grounds Maintenance			
7230	LAWN & GROUND SUPPLIES	1,800	1,800
7235	ADDITIONAL PLANTINGS	7,000	7,000
7240	CONTRACTED LAWN MAINTENANCE	110,700	110,700
7245	EXT BONEYARD 1	0	0
7250	GROUNDS EXPENSE - OTHER	63,000	30,000
7275	GASOLINE/GOLF CARTS	4,000	2,000
7290	IRRIGATION REPAIRS & MAINTENANCE	25,000	30,000
	Sub-Total	211,500	181,500
Common Areas Expenses:			
7320	POOL REPAIRS & MAINTENANCE	24,000	20,000
7330	POOL SUPPLIES	0	0
7325	POOL FENCE REPAIRS & MAINTENANCE	0	0
7340	POOL FUEL/GAS	3,600	3,600
7560	COMMON AREA - CLEANING	3,000	3,000
7565	COMMON AREA - PAINTING	500	500
7585	TENNIS & BASKETBALL COURT MAINTENANCE	0	0
7586	EXERCISE ROOM REPAIRS & MAINTENANCE	1,000	1,000
7587	TV ROOM FITNESS FURNITURE	0	0
7590	REC FAC MISC EXP	0	0
	Sub-Total	32,100	28,100
Utilities			
7010	WATER AND SEWER	285,000	300,000
7015	WATER RECOVERY	-235,000	-267,000
7030	WATER METER REPLACEMENT	-5,000	10,000
7040	TRASH REMOVAL	5,200	5,200
7050	ELECTRIC COMMON ELEMENTS	26,000	30,000
7070	CABLE TV SERVICE	0	0
	Sub-Total	78,200	78,200
Administration Management Expenses			
7150	ALL INSURANCE EXPENSES	393,300	475,000
7420	STAFFING/PERSONNEL	285,000	285,000
7440	CONTRACT LABOR - OUTSIDE HELP	0	0
7450	PAYROLL, TAXES, & INSURANCE	0	0
7455	UNIFORMS	500	500
7460	LEGAL EXPENSE	16,000	10,000
7465	LEGAL, COLLECTION, & FORECLOSURE	10,000	10,000
7466	LEGAL RENTAL SUIT	0	0
7467	LEGAL LAW SUIT	0	0
7470	CPA SERVICES	8,000	8,000
7475	PROFESSIONAL SERVICES	2,500	2,500
7480	MANAGEMENT FEES	52,000	52,000
7490	COPIES/PRINTING/FAXES	11,000	11,000
7495	BANK FEES/COUPON BOOKS	1,800	1,800
7496	MISC ADMIN EXPENSES	10,000	15,000
7497	BACKGROUND CHECK	1,000	1,000
7498	MEMBERSHIP DUES	6,000	6,000
7499	ANSWERING SERVICE	900	900
7510	BUREAU OF CONDOMINIUM FEES	0	0
7530	TELEPHONE	5,000	5,000
7590	BAD DEBT	40,000	40,000
7600	OFFICE EQUIPMENT/INTERNET	4,000	4,000
7601	OFFICE EQUIPMENT RENTAL	3,800	3,800
7990	MASTER ASSOCIATION FEES	52,000	52,000
	Sub-Total	902,800	983,500
TOTAL EXPENSES		\$1,468,100	\$1,516,800