

VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.
 2022 ESTIMATED EXPENSES AND APPROVED BUDGET
 PROPOSED BUDGET FOR THE PERIOD
 January 1, 2023 - December 31, 2023

REVENUES		2022	RESERVE FUNDING 60.00% 2023	RESERVE FUNDING 100.00% 2023
		APPROVED BUDGET	PROPOSED BUDGET	PROPOSED BUDGET
		5010	MAINTENANCE FEES	\$1,516,800
5030	APPLICATION FEES	0	20,000	20,000
5040	OTHER MISCELLANEOUS	0	17,500	17,500
5050	INTEREST INCOME	0	6,500	6,500
5100	CARPORT PARKING	0	6,000	6,000
	SUBTOTAL REVENUES	\$1,516,800	\$1,613,300	\$1,613,300
	CONTINGENCY	\$1,960,000	\$2,000,000	\$2,000,000
	RESERVES FEES	370,846	432,125	720,208
	TOTAL REVENUES	\$3,847,646	\$4,045,425	\$4,333,508

EXPENSES AND RESERVES				
	CURRENT EXPENSES - SCHEDULE A	\$1,516,800	\$1,613,300	\$1,613,300
	CONTINGENCY	\$1,960,000	\$2,000,000	\$2,000,000
	RESERVES - SCHEDULE B	370,846	432,125	720,208
	TOTAL EXPENSES AND RESERVES	\$3,847,646	\$4,045,425	\$4,333,508

UNIT ASSESSMENTS - MONTHLY				
%	UNITS	Description		
0.001309	88	Antiquea		
	A1	MAINTENANCE	\$165.47	\$170.54
		CONTINGENCY	\$213.82	\$218.18
		RESERVES	40.46	78.57
		TOTAL	\$419.75	\$435.87
0.001686	64	Byzantine		
	A2	MAINTENANCE	\$213.12	\$219.66
		CONTINGENCY	\$275.40	\$281.02
		RESERVES	52.11	101.19
		TOTAL	\$540.62	\$561.39
0.002343	72	Classica		
	B1	MAINTENANCE	\$296.17	\$305.25
		CONTINGENCY	\$382.71	\$390.52
		RESERVES	72.41	\$140.63
		TOTAL	\$751.29	\$780.15
0.002583	80	Danti		
	B2	MAINTENANCE	\$326.52	\$336.53
		CONTINGENCY	\$421.92	\$430.53
		RESERVES	79.83	\$155.04
		TOTAL	\$828.27	\$860.08
0.002995	72	Ethos		
	C1	MAINTENANCE	\$378.59	\$390.20
		CONTINGENCY	\$489.21	\$499.20
		RESERVES	92.56	\$179.76
		TOTAL	\$960.37	\$997.25
0.003319	56	Floreta		
	C2	MAINTENANCE	\$419.55	\$432.41
		CONTINGENCY	\$542.14	\$553.20
		RESERVES	102.58	\$199.21
		TOTAL	\$1,064.26	\$1,105.14

TOTAL NUMBER OF UNITS 432
 MAINTENANCE AND RESERVES PAID 12

VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.
 2022 ESTIMATED EXPENSES AND APPROVED BUDGET
 PROPOSED BUDGET FOR THE PERIOD
 January 1, 2023 - December 31, 2023

		2022	2023
		APPROVED BUDGET	PROPOSED BUDGET
CURRENT EXPENSES			
Building Maintenance			
7210	PEST CONTROL	20,000	21,500
7305	DRYWALL REPAIRS	45,000	40,000
7345	LOCKS & KEYS	0	0
7350	REPAIRS & MAINTENANCE	50,000	45,000
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	5,000
7385	PLUMBING REPAIRS	5,000	5,000
7380	DRYER VENTS	0	0
7395	ROOF REPAIRS	45,000	50,000
7396	WINDOW REPAIRS	1,000	1,000
7397	GUTTER REPAIRS	0	0
7425	SAFETY	40,000	32,000
7430	SECURITY	25,000	28,000
	Sub-Total	245,500	235,000
Grounds Maintenance			
7230	LAWN & GROUND SUPPLIES	1,800	1,800
7235	ADDITIONAL PLANTINGS	7,000	5,000
7240	CONTRACTED LAWN MAINTENANCE	110,700	110,700
7245	EXT BONEYARD 1	0	0
7250	GROUNDS EXPENSE - OTHER	30,000	20,000
7275	GASOLINE/GOLF CARTS	2,000	2,000
7290	IRRIGATION REPAIRS & MAINTENANCE	30,000	25,000
	Sub-Total	181,500	164,500
Common Areas Expenses:			
7320	POOL REPAIRS & MAINTENANCE	20,000	25,000
7330	POOL SUPPLIES	0	0
7325	POOL FENCE REPAIRS & MAINTENANCE	0	0
7340	POOL FUEL/GAS	3,600	5,500
7560	COMMON AREA - CLEANING	3,000	1,500
7565	COMMON AREA - PAINTING	500	1,000
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	28,100	34,000
Utilities			
7010	WATER AND SEWER	300,000	300,000
7015	WATER RECOVERY	-267,000	-267,000
7030	WATER METER REPLACEMENT	10,000	10,000
7040	TRASH REMOVAL	5,200	7,000
7050	ELECTRIC COMMON ELEMENTS	30,000	32,000
7070	CABLE TV SERVICE	0	0
	Sub-Total	78,200	82,000
Administration Management Expenses			
7150	ALL INSURANCE EXPENSES	475,000	570,500
7420	STAFFING/PERSONNEL	285,000	330,000
7440	CONTRACT LABOR - OUTSIDE HELP	0	0
7450	PAYROLL, TAXES, & INSURANCE	0	0
7455	UNIFORMS	500	500
7460	LEGAL EXPENSE	10,000	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	2,800
7480	MANAGEMENT FEES	52,000	54,600
7490	COPIES/PRINTING/FAXES	11,000	14,000
7495	BANK FEES/COUPON BOOKS	1,800	1,800
7496	MISC ADMIN EXPENSES	15,000	15,000
7497	BACKGROUND CHECK	1,000	1,000
7498	MEMBERSHIP DUES	6,000	6,500
7499	ANSWERING SERVICE	900	900
7510	BUREAU OF CONDOMINIUM FEES	0	0
7530	TELEPHONE	5,000	6,200
7590	BAD DEBT	40,000	6,000
7600	OFFICE EQUIPMENT/INTERNET	4,000	4,000
7601	OFFICE EQUIPMENT RENTAL	3,800	4,000
7990	MASTER ASSOCIATION FEES	52,000	52,000
	Sub-Total	983,500	1,097,800
TOTAL EXPENSES		\$1,516,800	\$1,613,300