

# VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.

## 2016 ESTIMATED EXPENSES ESTIMATED BUDGET FOR THE PERIOD January 1, 2017 - December 31, 2017

REVENUES	2016		2017	Partial Funding 2017
	ESTIMATED	APPROVED		
5010 MAINTENANCE ASSESSMENT	\$1,260,934	\$1,260,934	\$1,256,024	\$1,256,024
5025 CARPORT PARKING	2,864	3,000	2,700	2,700
5030 SALES & LEASE FEES	12,000	5,000	6,000	6,000
5040 BACKGROUND FEE	75	0	0	0
5045 LATE FEE INCOME	3,816	9,600	0	0
5065 KEYS/ LEGAL REIMB / PRIOR YEAR	620	0	0	0
<i>TOTAL REVENUE</i>	1,280,309	1,278,534	1,264,724	1,264,724
RESERVES	151,716	151,716	459,324	229,962
<i>TOTAL REVENUES</i>	<b>\$1,432,025</b>	<b>\$1,430,250</b>	<b>\$1,724,048</b>	<b>\$1,494,686</b>

### EXPENSES AND RESERVES

#### GROUNDS

7110 GROUNDS CONTRACT	99,498	98,000	100,200	100,200
7115 LAWN & GROUND SUPPLIES	2,000	10,000	5,000	5,000
7120 ADDITIONAL PLANTINGS	5,000	5,000	5,000	5,000
7150 IRRIGATION REPAIRS & MAINTENANCE	6,100	20,000	15,000	15,000
7155 MISC GROUNDS EXPENSE	59,635	40,000	30,000	30,000
7160 GASOLINE/GOLF CARTS	500	3,000	3,000	3,000
<i>TOTAL GROUNDS</i>	<b>172,733</b>	<b>176,000</b>	<b>158,200</b>	<b>158,200</b>

#### BUILDING MAINTENANCE

7210 REPAIRS & MAINTENANCE	46,000	35,000	46,000	46,000
7215 SECURITY	18,532	18,000	18,500	18,500
7220 PEST CONTROL	12,000	18,500	12,000	12,000
7225 FIRE ALARM MONITORING	1,500	30,000	1,500	1,500
7230 DRYWALL REPAIRS	28,500	30,000	30,000	30,000
7235 LOCKS & KEYS	0	600	600	600
7240 ROOF REPAIRS	50,000	36,000	50,000	50,000
7245 SMALL TOOLS & EQUIPMENT	500	2,600	2,600	2,600
7250 HVAC R&M	2,200	11,000	6,000	6,000
7255 SAFETY	36,000	1,500	36,000	36,000
7260 CLEANING - COMMON AREA	1,560	2,000	2,000	2,000
7265 PAINTING - COMMON AREA	0	750	1,000	1,000
7270 RECEIVERSHIP MAINTENANCE	500	900	900	900
7275 WINDOW REPAIRS	12,000	2,500	5,000	5,000
7280 GUTTER REPAIRS	0	1,200	1,200	1,200
7290 ELECTRICAL R&M	7,300	3,000	3,000	3,000
7295 PLUMBING R&M	3,000	5,000	5,000	5,000
7296 WATERPROOFING	100,000	0	0	0
<i>TOTAL BUILDING MAINT.</i>	<b>319,592</b>	<b>198,550</b>	<b>221,300</b>	<b>221,300</b>

#### REC FACILITIES

7310 TENNIS & BASKETBALL COURTS	46,872	2,000	1,000	1,000
7315 REC FAC MISC EXP	500	2,500	12,000	12,000
7320 POOL CHEMICALS	0	0	0	0
7325 POOL SUPPLIES	0	1,800	0	0
7330 POOL R&M	24,500	14,000	15,000	15,000
7340 EXERCISE ROOM R&M	1,350	1,000	1,500	1,500
7345 TV ROOM FITNESS FURNITURE	0	0	0	0
7350 POOL FENCE R&M	700	0	500	500
<i>TOTAL REC FACILITIES</i>	<b>73,922</b>	<b>21,300</b>	<b>30,000</b>	<b>30,000</b>

MASTER FEES

7410 MASTER ASSOCIATION FEES  
 TOTAL MASTER FEES

57,520	57,520	57,520	57,520
<b>57,520</b>	<b>57,520</b>	<b>57,520</b>	<b>57,520</b>

UTILITIES

7510 WATER/SEWER  
 7515 WATER RECOVERY  
 7520 ELECTRIC  
 7521 ELECTRIC #2012  
 7530 GAS  
 7540 TRASH REMOVAL  
 7545 TRASH REMOVAL - SPECIAL  
 7550 PROPERTY INTERNET  
 7555 OFFICE INTERNET  
 7560 CABLE TV - FITNESS RROM  
 TOTAL UTILITIES

251,150	260,500	260,500	260,500
-200,389	(210,000)	(205,000)	(205,000)
36,350	43,000	39,000	39,000
0	500	0	0
3,890	6,960	4,000	4,000
6,000	9,000	7,200	7,200
0	0	0	0
0	0	0	0
3,000	4,200	3,500	3,500
600	600	680	680
<b>100,601</b>	<b>114,760</b>	<b>109,880</b>	<b>109,880</b>

PAYROLL

7711 PAYROLL  
 7725 OUTSIDE HELP  
 7745 UNIFORMS  
 TOTAL PAYROLL

195,000	230,000	240,000	240,000
12,386	10,000	5,000	5,000
600	900	900	900
<b>207,986</b>	<b>240,900</b>	<b>245,900</b>	<b>245,900</b>

ADMINISTRATION

7810 INSURANCE - PROPERTY  
 7815 BACKGROUND CHECK  
 7820 LEGAL  
 7821 LEGAL - SPECIAL  
 7825 ACCOUNTING SVC  
 7827 PROFESSIONAL SVC  
 7830 LICENSE/FILING FEES  
 7835 MEMBERSHIP DUES  
 7840 INCOME TAX  
 7870 MANAGEMENT FEE  
 7875 TELEPHONE  
 7877 ANSWERING SVC  
 7880 OFFICE SUPPLIES  
 7881 POSTAGE  
 7882 PRINTING & REPRODUCTION  
 7883 OFFICE EQUIP RENTAL  
 7884 PC/SOFTWARE EXP  
 7885 BANK SVC CHARGE/COUPON BOOK  
 7895 MISC FINANCE CHARGES  
 7896 MISC ADMIN EXPENSES  
 7910 BAD DEBT (UNCOLLECTABLE)  
 TOTAL ADMINISTRATION

184,527	230,000	235,000	235,000
3,600	5,000	4,500	4,500
90,000	120,000	90,000	90,000
0	0	0	0
4,885	5,000	5,000	5,000
1,500	3,000	2,500	2,500
1,137	1,800	1,500	1,500
840	500	900	900
0	750	0	0
50,544	50,544	50,544	50,544
5,280	5,280	5,280	5,280
780	780	780	780
6,800	6,000	7,000	7,000
3,700	4,000	4,000	4,000
500	180	500	500
3,000	3,500	3,500	3,500
2,300	4,500	3,600	3,600
500	900	900	900
0	150	0	0
100	1,700	500	500
25,920	25,920	25,920	25,920
<b>385,913</b>	<b>469,504</b>	<b>441,924</b>	<b>441,924</b>

REGULAR OPERATING EXPENSE

<b>1,318,267</b>	<b>1,278,534</b>	<b>1,264,724</b>	<b>1,264,724</b>
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**CONTINGENT REBUILDING EXPENSE**

<b>0</b>	<b>0</b>	<b>2,000,000</b>	<b>2,000,000</b>
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TOTAL OPERATING EXPENSE

<b>1,318,267</b>	<b>1,278,534</b>	<b>3,264,724</b>	<b>3,264,724</b>
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RESERVES

RESERVES  
 TOTAL EXPENSES AND RESERVES

151,716	151,716	459,324	229,962
<b>\$1,469,983</b>	<b>\$1,430,250</b>	<b>\$3,724,048</b>	<b>\$3,494,686</b>

## 2016 ASSESSMENTS

<i>UNIT ASSESSMENT - MONTHLY</i>						
<b>TYPE</b>	<b>Number of Units</b>	<b>%</b>	<b>Maintenance</b>	<b>Contingency</b>	<b>Reserve</b>	<b>Total</b>
A1 - Antiquea	88	0.1309%	137.55	0.00	24.84	<b>162.37</b>
A2 - Byzantine	64	0.1686%	177.16	0.00	31.94	<b>209.14</b>
B1 - Classica	72	0.2343%	246.20	0.00	44.41	<b>290.63</b>
B2 - Danti	80	0.2583%	271.42	0.00	48.94	<b>320.40</b>
C1 - Ethos	72	0.2995%	314.71	0.00	56.78	<b>371.51</b>
C2 - Floreta	56	0.3319%	348.75	0.00	62.96	<b>411.70</b>

TOTAL UNITS 432  
 MAINTENANCE AND RESERVES PAID 12 TIMES PER YEAR

## 2017 ASSESSMENTS - Fully Funded Budget

<i>UNIT ASSESSMENT - MONTHLY</i>						
<b>TYPE</b>	<b>Number of Units</b>	<b>%</b>	<b>Normal Maintenance</b>	<b>Contingency</b>	<b>Reserve</b>	<b>Total</b>
A1 - Antiquea	88	0.1309%	137.01	218.17	50.10	<b>405.28</b>
A2 - Byzantine	64	0.1686%	176.47	281.00	64.53	<b>522.01</b>
B1 - Classica	72	0.2343%	245.24	390.50	89.68	<b>725.42</b>
B2 - Danti	80	0.2583%	270.36	430.50	98.87	<b>799.73</b>
C1 - Ethos	72	0.2995%	313.48	499.17	114.64	<b>927.29</b>
C2 - Floreta	56	0.3319%	347.40	553.17	127.04	<b>1027.60</b>

TOTAL UNITS 432  
 MAINTENANCE AND RESERVES PAID 12 TIMES PER YEAR

## 2017 ASSESSMENTS - Reserves Partial Funding

<i>UNIT ASSESSMENT - MONTHLY</i>						
<b>TYPE</b>	<b>Number of Units</b>	<b>%</b>	<b>Normal Maintenance</b>	<b>Contingency</b>	<b>Reserve</b>	<b>Total</b>
A1 - Antiquea	88	0.1309%	137.01	218.17	25.09	<b>380.26</b>
A2 - Byzantine	64	0.1686%	176.47	281.00	32.31	<b>489.78</b>
B1 - Classica	72	0.2343%	245.24	390.50	44.90	<b>680.64</b>
B2 - Danti	80	0.2583%	270.36	430.50	49.50	<b>750.36</b>
C1 - Ethos	72	0.2995%	313.48	499.17	57.39	<b>870.04</b>
C2 - Floreta	56	0.3319%	347.40	553.17	63.60	<b>964.17</b>

TOTAL UNITS 432  
 MAINTENANCE AND RESERVES PAID 12 TIMES PER YEAR