

SUMMARY

VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.  
 2024 ESTIMATED EXPENSES AND APPROVED BUDGET  
 PROPOSED BUDGET FOR THE PERIOD  
 January 1, 2024 - December 31, 2024

			2023	2024
			APPROVED BUDGET	PROPOSED BUDGET
<b>REVENUES</b>				
5010	MAINTENANCE FEES		\$1,563,300	\$1,710,000
5030	APPLICATION FEES		20,000	20,000
5040	OTHER MISCELLANEOUS		17,500	17,500
5050	INTEREST INCOME		6,500	6,500
5100	CARPORT PARKING		6,000	6,000
	<b>SUBTOTAL REVENUES</b>		\$1,613,300	\$1,760,000
	CONTINGENCY		\$2,000,000	\$1,169,000
	RESERVES FEES		432,125	410,519
	<b>TOTAL REVENUES</b>		\$4,045,425	\$3,339,519
<b>EXPENSES AND RESERVES</b>				
	CURRENT EXPENSES - SCHEDULE A		\$1,613,300	\$1,760,000
	CONTINGENCY		\$2,000,000	\$1,166,667
	RESERVES - SCHEDULE B		432,125	410,519
	<b>TOTAL EXPENSES AND RESERVES</b>		\$4,045,425	\$3,337,186
<b>UNIT ASSESSMENTS - MONTHLY</b>				
%	UNITS	Description		
0.001309	88	<b>Antiquea</b>		
	A1	MAINTENANCE	\$170.54	\$186.55
		CONTINGENCY	\$218.18	\$127.27
		RESERVES	47.14	\$44.78
		<b>TOTAL</b>	\$435.86	\$358.60
0.001686	64	<b>Byzantine</b>		
	A2	MAINTENANCE	\$219.66	\$240.27
		CONTINGENCY	\$281.02	\$163.93
		RESERVES	60.72	57.68
		<b>TOTAL</b>	\$561.39	\$461.88
0.002343	72	<b>Classica</b>		
	B1	MAINTENANCE	\$305.25	\$333.89
		CONTINGENCY	\$390.52	\$227.80
		RESERVES	84.38	80.16
		<b>TOTAL</b>	\$780.15	\$641.86
0.002583	80	<b>Danti</b>		
	B2	MAINTENANCE	\$336.53	\$368.10
		CONTINGENCY	\$430.53	\$251.14
		RESERVES	93.02	88.37
		<b>TOTAL</b>	\$860.08	\$707.62
0.002995	72	<b>Ethos</b>		
	C1	MAINTENANCE	\$390.20	\$426.81
		CONTINGENCY	\$499.20	\$291.20
		RESERVES	107.86	102.47
		<b>TOTAL</b>	\$997.25	\$820.48
0.003319	56	<b>Floreta</b>		
	C2	MAINTENANCE	\$432.41	\$472.99
		CONTINGENCY	\$553.20	\$322.70
		RESERVES	119.53	113.55
		<b>TOTAL</b>	\$1,105.14	\$909.24
		TOTAL NUMBER OF UNITS	432	
		MAINTENANCE AND RESERVES PAID	12 TIMES PER YEAR	

**Monthly Fees ( same till July ( end of restoration ) )**

%	UNITS	Description	2023
0.001309	88	<b>Antiquea</b>	
	A1	MAINTENANCE	\$170.54
		CONTINGENCY	\$218.18
		RESERVES	47.14
		<b>TOTAL</b>	<b>\$435.86</b>
0.001686	64	<b>Byzantine</b>	
	A2	MAINTENANCE	\$219.66
		CONTINGENCY	\$281.02
		RESERVES	60.72
		<b>TOTAL</b>	<b>\$561.39</b>
0.002343	72	<b>Classica</b>	
	B1	MAINTENANCE	\$305.25
		CONTINGENCY	\$390.52
		RESERVES	84.38
		<b>TOTAL</b>	<b>\$780.15</b>
0.000000	80	<b>Danti</b>	
	B2	MAINTENANCE	\$336.53
		CONTINGENCY	\$430.53
		RESERVES	93.02
		<b>TOTAL</b>	<b>\$860.08</b>
0.000000	72	<b>Ethos</b>	
	C1	MAINTENANCE	\$390.20
		CONTINGENCY	\$499.20
		RESERVES	107.86
		<b>TOTAL</b>	<b>\$997.25</b>
0.000000	56	<b>Floreta</b>	
	C2	MAINTENANCE	\$432.41
		CONTINGENCY	\$553.20
		RESERVES	119.53
		<b>TOTAL</b>	<b>\$1,105.14</b>

January to July	August to December
2024	2024
\$186.55	\$186.55
\$218.18	0
31.13	63.90
<b>\$435.86</b>	<b>\$250.44</b>
\$240.27	\$240.27
\$281.02	0
40.11	82.28
<b>\$561.39</b>	<b>\$322.55</b>
\$333.89	\$333.89
\$390.52	0
55.73	114.35
<b>\$780.15</b>	<b>\$448.25</b>
\$368.10	\$368.10
\$430.53	0
61.44	126.07
<b>\$860.08</b>	<b>\$494.17</b>
\$426.81	\$426.81
\$499.20	0
71.24	146.18
<b>\$997.25</b>	<b>\$572.99</b>
\$472.99	\$472.99
\$553.20	0
78.95	161.99
<b>\$1,105.14</b>	<b>\$634.98</b>

\$185.42

\$470.16

**Reduction in HOA effective August 1 2024**

**42.54%**

**Notes**

Reserve amount is less than calculated monthly amount first 7 months to compensate for higher operating costs  
 Reserve amount is higher than calculated amount for last 5 months to make up difference from first 7 months.

SCHEDULE A  
**VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.**  
**2024 ESTIMATED EXPENSES AND APPROVED BUDGET**  
**PROPOSED BUDGET FOR THE PERIOD**  
**January 1, 2024 - December 31, 2024**

		2023	2024
		APPROVED BUDGET	PROPOSED BUDGET
<b>CURRENT EXPENSES</b>			
<b>Building Maintenance</b>			
7210	PEST CONTROL	21,500	23,000
7305	DRYWALL REPAIRS	40,000	50,000
7350	REPAIRS & MAINTENANCE	45,000	50,000
7355	MISC EQUIPMENT/REPAIRS/SMALL TOOLS	1,000	1,000
7380	ELECTRICAL REPAIRS	6,500	7,000
7370	HVAC REPAIRS & MAINTENANCE	5,000	5,000
7385	PLUMBING REPAIRS	5,000	5,000
7395	ROOF REPAIRS	50,000	20,000
7396	WINDOW REPAIRS	1,000	1,000
7425	SAFETY	32,000	30,000
7430	SECURITY	28,000	28,000
	Sub-Total	235,000	220,000
<b>Grounds Maintenance</b>			
7230	LAWN & GROUND SUPPLIES	1,800	1,800
7235	ADDITIONAL PLANTINGS	5,000	5,000
7240	CONTRACTED LAWN MAINTENANCE	110,700	113,000
7250	GROUNDS EXPENSE - OTHER	20,000	23,000
7275	GASOLINE/GOLF CARTS	2,000	2,000
7290	IRRIGATION REPAIRS & MAINTENANCE	25,000	30,000
	Sub-Total	164,500	174,800
<b>Common Areas Expenses:</b>			
7320	POOL REPAIRS & MAINTENANCE	25,000	35,000
7340	POOL FUEL/GAS	5,500	5,000
7560	COMMON AREA - CLEANING	1,500	1,000
7565	COMMON AREA - PAINTING	1,000	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	34,000	43,000
<b>Utilities</b>			
7010	WATER AND SEWER	300,000	310,000
7015	WATER RECOVERY	-267,000	-275,900
7030	WATER METER REPLACEMENT	10,000	2,000
7040	TRASH REMOVAL	7,000	6,000
7050	ELECTRIC COMMON ELEMENTS	32,000	32,000
7070	CABLE TV SERVICE	0	0
	Sub-Total	82,000	74,100
<b>Administration Management Expenses</b>			
7150	ALL INSURANCE EXPENSES	570,500	700,000
7420	STAFFING/PERSONNEL	330,000	350,000
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	2,800	3,000
7480	MANAGEMENT FEES	54,600	56,300
7490	COPIES/PRINTING/FAXES	14,000	12,000
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	6,500	6,500
7499	ANSWERING SERVICE	900	1,000
7510	BUREAU OF CONDOMINIUM FEES	0	0
7530	TELEPHONE	6,200	4,000
7590	BAD DEBT	6,000	6,000
7600	OFFICE EQUIPMENT/INTERNET	4,000	6,500
7601	OFFICE EQUIPMENT RENTAL	4,000	4,500
7990	MASTER ASSOCIATION FEES	52,000	52,000
	Sub-Total	1,097,800	1,248,100
<b>TOTAL EXPENSES</b>		<b>\$1,613,300</b>	<b>\$1,760,000</b>