

SUMMARY

VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.  
 ESTIMATED EXPENSES AND APPROVED BUDGET  
 PROPOSED BUDGET FOR THE PERIOD  
 January 1, 2025 - December 31, 2025

		2024	2025	% of 2024	
		APPROVED BUDGET	PROPOSED BUDGET		
<b>REVENUES</b>					
5010	MAINTENANCE FEES	\$1,710,000	\$1,928,625		
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>	<b>\$1,760,000</b>	<b>\$1,978,625</b>		
	RESTORATION/ HURRICANE CONTINGENCY	\$1,169,000	\$50,000		
	RESERVES FEES	410,519	420,000		
	<b>TOTAL REVENUES</b>	<b>\$3,339,519</b>	<b>\$2,448,625</b>		
<b>EXPENSES AND RESERVES</b>					
	CURRENT EXPENSES - SCHEDULE A	\$1,760,000	\$1,978,625	112.42%	
	CONTINGENCY	\$1,166,667	\$50,000	4.29%	
	RESERVES - SCHEDULE B	410,519	420,000	102.31%	
	<b>TOTAL EXPENSES AND RESERVES</b>	<b>\$3,337,186</b>	<b>\$2,448,625</b>	<b>73.37%</b>	
<b>UNIT ASSESSMENTS - MONTHLY</b>					
%	UNITS	Description			
0.001309	88	Antiquea			
	A1	MAINTENANCE	\$186.55	\$210.40	112.79%
		CONTINGENCY	\$218.18	\$5.45	2.50%
		RESERVES	47.14	\$45.82	97.20%
		<b>TOTAL</b>	<b>\$451.87</b>	<b>\$261.67</b>	<b>57.91%</b>
0.001686	64	Byzantine			
	A2	MAINTENANCE	\$240.27	\$270.99	112.79%
		CONTINGENCY	\$281.02	\$7.03	2.50%
		RESERVES	60.72	59.01	97.19%
		<b>TOTAL</b>	<b>\$582.01</b>	<b>\$337.03</b>	<b>57.91%</b>
0.002343	72	Classica			
	B1	MAINTENANCE	\$333.89	\$376.58	112.79%
		CONTINGENCY	\$390.52	\$9.76	2.50%
		RESERVES	84.38	82.01	97.19%
		<b>TOTAL</b>	<b>\$808.79</b>	<b>\$468.36</b>	<b>57.91%</b>
0.002583	80	Danti			
	B2	MAINTENANCE	\$368.10	\$415.17	112.79%
		CONTINGENCY	\$430.53	\$10.76	2.50%
		RESERVES	93.02	90.41	97.20%
		<b>TOTAL</b>	<b>\$891.65</b>	<b>\$516.34</b>	<b>57.91%</b>
0.002995	72	Ethos			
	C1	MAINTENANCE	\$426.81	\$481.38	112.79%
		CONTINGENCY	\$499.20	\$12.48	2.50%
		RESERVES	107.86	104.83	97.19%
		<b>TOTAL</b>	<b>\$1,033.87</b>	<b>\$598.69</b>	<b>57.91%</b>
0.003319	56	Floreta			
	C2	MAINTENANCE	\$472.99	\$533.46	112.79%
		CONTINGENCY	\$553.20	\$13.83	2.50%
		RESERVES	119.53	116.17	97.19%
		<b>TOTAL</b>	<b>\$1,145.72</b>	<b>\$663.46</b>	<b>57.91%</b>
TOTAL NUMBER OF UNITS		432			
MAINTENANCE AND RESERVES PAID		12 TIMES PER YEAR		43.42% Net reduction FRC	

SCHEDULE A

VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC.  
ESTIMATED EXPENSES AND APPROVED BUDGET  
PROPOSED BUDGET FOR THE PERIOD  
January 1, 2025 - December 31, 2025

CURRENT EXPENSES	2024		2025
	ESTIMATED EXPENSE	APPROVED BUDGET	PROPOSED BUDGET
<b>Building Maintenance</b>			
7210 PEST CONTROL	30,749	23,000	35,000
7305 DRYWALL REPAIRS	48,475	50,000	50,000
7350 REPAIRS & MAINTENANCE	56,599	50,000	50,000
7355 MISC EQUIPMENT/REPAIRS/SMALL TOOLS	667	1,000	1,000
7360 ELECTRICAL REPAIRS	8,384	7,000	10,000
7370 HVAC REPAIRS & MAINTENANCE	1,880	5,000	5,000
7385 PLUMBING REPAIRS	10,253	5,000	6,000
7395 ROOF REPAIRS	65,000	20,000	10,000
7396 WINDOW REPAIRS	0	1,000	1,000
7425 SAFETY	34,345	30,000	32,000
7430 SECURITY	26,893	28,000	30,000
Sub-Total	283,245	220,000	230,000
<b>Grounds Maintenance</b>			
7230 LAWN & GROUND SUPPLIES	0	1,800	1,800
7235 ADDITIONAL PLANTINGS	4,000	5,000	7,000
7240 CONTRACTED LAWN MAINTENANCE	99,948	113,000	120,000
7250 GROUNDS EXPENSE - OTHER	20,000	23,000	25,000
7275 GASOLINE/GOLF CARTS	0	2,000	2,000
7290 IRRIGATION REPAIRS & MAINTENANCE	27,957	30,000	30,000
Sub-Total	151,905	174,800	185,800
<b>Common Areas Expenses:</b>			
7320 POOL REPAIRS & MAINTENANCE	40,685	35,000	40,000
7340 POOL FUEL/GAS	1,821	5,000	2,500
7560 COMMON AREA - CLEANING	0	1,000	1,000
7565 COMMON AREA - PAINTING	827	1,000	1,000
7585 TENNIS & BASKETBALL COURT MAINTENANCE	0	0	0
7586 EXERCISE ROOM REPAIRS & MAINTENANCE	493	1,000	1,000
7597 TV ROOM FITNESS FURNITURE	0	0	0
7590 REC FAC MISC EXP ( Zoom)	0	0	3,500
Sub-Total	43,827	43,000	49,000
<b>Utilities</b>			
7010 WATER AND SEWER*	341,263	310,000	330,000
7015 WATER RECOVERY	285,620	-275,900	-293,700
7030 WATER METER REPLACEMENT	188	2,000	1,000
7040 TRASH REMOVAL	6,685	6,000	6,500
7050 ELECTRIC COMMON ELEMENTS	3,221	32,000	32,000
7070 CABLE TV SERVICE	0	0	0
Sub-Total	636,977	74,100	75,800
<b>Administration Management Expenses</b>			
7150 ALL INSURANCE EXPENSES	846,000	700,000	635,000
7420 STAFFING/PERSONNEL	327,347	350,000	375,000
7440 CONTRACT LABOR - OUTSIDE HELP	0	0	0
7450 PAYROLL, TAXES, & INSURANCE	0	0	0
7455 UNIFORMS	0	500	500
7460 LEGAL EXPENSE	0	10,000	17,500
7465 LEGAL, COLLECTION, & FORECLOSURE	33,529	10,000	15,000
7466 LEGAL RENTAL SUIT	0	0	0
7467 LEGAL LAW SUIT	0	0	0
7470 CPA SERVICES	8,000	8,000	10,000
7475 PROFESSIONAL SERVICES	0	3,000	3,000
7480 MANAGEMENT FEES	58,340	58,300	56,300
7490 COPIES/PRINTING/FAXES	18,780	12,000	15,000
7495 BANK FEES/COUPON BOOKS	2,848	1,000	1,800
7496 MISC ADMIN EXPENSES	9,728	15,000	15,000
7497 BACKGROUND CHECK	0	1,000	1,000
7498 MEMBERSHIP DUES	12,000	6,500	12,000
7499 ANSWERING SERVICE	953	1,000	1,000
7510 BUREAU OF CONDOMINIUM FEES	0	0	0
7530 TELEPHONE	2,581	4,000	3,500
7590 BAD DEBT	6,000	6,000	10,000
7600 OFFICE EQUIPMENT/INTERNET	7,332	6,500	7,000
7601 OFFICE EQUIPMENT RENTAL	4,373	4,500	5,000
7990 MASTER ASSOCIATION FEES	54,425	52,000	54,425
Sub-Total	1,390,237	1,248,100	1,238,025
<b>EXPENSES BEFORE RECOVERY</b>			
	2,505,192	1,760,000	1,778,625
<b>RECOVERY HURRICANE DAMAGE 2024 (INC GENERATOR)</b>			
			80,000
<b>RECOVERY EXCESS INSURANCE (PARTIAL)</b>			
			120,000
<b>COST RECOVERY</b>			
	0	0	200,000
<b>TOTAL EXPENSES</b>			
	\$2,605,192	\$1,760,000	\$1,978,625

101.06%

112.42%