VINTAGE PLACE CONDOS

Budget- 2026

ITEM	Budgeted for 2025	Actual Year End 2025	2026 Budget
INCOME			
Condo Fees	$ 124,800.00	$125,000.00	$ 134,400.00
GFL Fees	$ 1,500.00	$600.00	$ 312.00
Tr from Reserve	$ 25,370.00	$153,000.00	
Other Fees		$79.00	
Interest		$ -	
Miscellaneous		$250.00	
Deposit from matured CD		$25,700.00	
		$ -	
TOTAL INCOME	$ 151,670.00	$304,629.00	$ 134,712.00
OPERATING EXPENSES			
Bank Fees	$ 60.00	$81.00	$ 50.00
Fire Inspection - Centec Security Sys			$ 500.00
GFL Environmental	$ 1,800.00	$641.00	$ 316.00
Insurance Premiums	$ 23,466.00	$23,466.00	$ 25,000.00
IRS/State DOR	$ 1,800.00	$1,766.00	$ 1,800.00
Lawn/Garden Care	$ 6,543.00	$14,038.00	$ 14,500.00
Miscellaneous		$121.00	$ 100.00
Maintenance/Repairs	$ 3,654.00	$2,246.00	$ 2,250.00
Office Supplies/Postage	$ 150.00	$102.00	$ 110.00
Other (Tree Service)	$ 2,500.00	$3,040.00	$ 3,131.00
Pest Control	$ 560.00	$489.00	$ 500.00
Plowing	$ 15,500.00	$10,642.00	$ 11,000.00
Professional Service	$ 1,000.00	$ -	
Tr to Reserve	$ 36,000.00	$49,000.00	$ 42,000.00
Utilities	$ 1,350.00	$1,642.00	$ 1,700.00

Water	$	315.00		$310.00	$	325.00
TOTAL EXPENSES	$	94,698.00		$107,584.00	$	103,282.00
TOTAL NET INCOME	$	56,972.00		$197,045.00	$	31,430.00
CAPITAL EXPENSES (>$5,000)						
Water Repair Payouts			$	-		
Concrete Replacement			$	-		
Drainage Replacement			$	-		
Painting			$	-		
Siding Repairs/Replacement	$	44,622.00		$110,266.00		
Plumbing			$	-		
Asphalt Drive				$86,700.00		
Gutter Replacement			$	-		
Insulation			$	-		
Roof Replacement			$	-		
Other (Tree Service)			$	-		
TOTAL CAPITAL EXPENSES	$	44,622.00		$196,966.00		
TOTAL INCOME/(LOSS)	$	12,350.00		$79.00	$	31,430.00

End of 2025 on hand:	$67,000
Plus 2026 transfers to reserve:	$42,000
Plus end of 2026 income estimate:	$31,430
Estimated on-hand amount for end of 2026:	$140,430