

# Vintage Oaks Condominiums

## Approved 2019

### Budget

Draft  
Units

74

Monthly dues

295

Item Description	Acct #	Monthly Average	Monthly Unit Cost	2019 Budget
<b>Income:</b>				
HOA Dues		\$21,830	\$295.00	\$261,960
Key Card/Gate Access		\$17	\$0.23	\$200
Late Fees		\$25	\$0.34	\$300
Notice Fees		\$0	\$0.00	\$0
Move-In/Transfer Fees		\$0	\$0.00	\$0
Interest Income		\$5	\$0.07	\$60
Violations/Penalties		\$125	\$1.69	\$1,500
<b>Total Income</b>		<b>\$22,002</b>	<b>\$297.32</b>	<b>\$264,020</b>
Allocation to Reserves		(\$7,000)	(\$94.59)	(\$84,000)
<b>Net Revenue</b>		<b>\$15,002</b>	<b>\$202.73</b>	<b>\$180,020</b>
<b>Expenses:</b>				
Admin				
Employee Benefits		\$42	\$0.56	\$500
Payroll Taxes		\$300	\$4.05	\$3,600
Employee Insurance		\$625	\$8.45	\$7,500
Training/Education		\$21	\$0.28	\$250
Admin Services		\$175	\$2.36	\$2,100
Bank Charges		\$32	\$0.43	\$385
		\$0	\$0.00	
Telephone- Gate, clubhouse, cell		\$175	\$2.36	\$2,100
Audit/Tax Return		\$146	\$1.97	\$1,750
License, Permits, Fees		\$102	\$1.38	\$1,225
Legal		\$83	\$1.13	\$1,000
Clubhouse Computers Expense		\$100	\$1.35	\$1,200
Management Fees		\$750	\$10.14	\$9,000
Insurance		\$1,917	\$25.90	\$23,000
Professional Services		\$208	\$2.82	\$2,500
Utilities				
Sewer		\$2,333	\$31.53	\$28,000
Water		\$792	\$10.70	\$9,500
Electricity		\$375	\$5.07	\$4,500
Cable/Internet		\$146	\$1.97	\$1,750
Trash Removal		\$1,192	\$16.10	\$14,300
Gas		\$133	\$1.80	\$1,600
Maintenance				
Maint Labor Salaries/Benefits		\$2,579	\$34.85	\$30,950
Pest Control		\$146	\$1.97	\$1,750
HVAC Maintenance		\$0	\$0.00	\$0
Landscape (Contract)		\$1,458	\$19.71	\$17,500

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		<b>Budget</b>	
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Security Gate		\$188	\$2.53	\$2,250
Clubhouse Repairs		\$42	\$0.56	\$500
Pool Repairs		\$146	\$1.97	\$1,750
Supplies		\$229	\$3.10	\$2,750
Common Area Maintenance		\$100	\$1.35	\$1,200
Contract Services		\$247	\$3.33	\$2,960
Building Repairs		\$83	\$1.13	\$1,000
Gutter Cleaning		\$125	\$1.69	\$1,500
Landscape (Improvements)		\$333	\$4.50	\$4,000
<b>Total Controlable Expenses</b>		\$14,981	\$202.44	<b>\$179,770</b>
<b>Operating Net Income</b>		\$21		<b>\$250</b>
<b>Reserves Income</b>				
Beginning Balance				\$165,000
Reserve Contribution				\$84,000
<b>Reserve Expenses</b>				
Barkdust				\$6,000
Pool Equipment				\$5,000
Gate Sensors				\$2,500
Tree Work				\$3,500
<b>TOTAL</b>				<b>\$17,000</b>