VILLA GRANDE CONDOMINIUM ASSOCIATION, INC
c/o Epic Management Solutions LLC
PO Box 126848-Hialeah, FL 33012
P: (305) 403-2213 F: (305) 675-7978

PROPOSED SPECIAL ASSESSMENT BREAKDOWN

Project		Costs	
Roofing	$	872,400.00	
Gutters	$	20,800.00	
Painting	$	298,500.00	
Asphalt	$	20,000.00	
Structure	$	-	
Trash Chutes	$	13,106.00	
Plumbing	$	9,400.00	
Tree Trimming	$	12,200.00	
Fences	$	56,170.00	
Elevators	$	272,400.00	
Extra Porter	$	11,700.00	
Engineer	$	28,400.00	
SA Accounting	$	40,000.00	
Electrical Insp.	$	21,200.00	
Electrical Repairs		TBD	**Not included**
Loan Fees	$	4,600.00	
Contingency	$	270,000.00	
Bad Debt	$	100,000.00	
Subtotal	**$**	**2,050,876.00**	
Interest- 5.31%	$	183,100.00	
Total	**$**	**2,233,976.00**	

			Total	Monthly
Special Assessment Fee Calculations WITH Interests:				
0.60773481%	110	**A & C**	**$ 13,577**	**$ 226**
0.82872928%	40	**B & D**	**$ 18,514**	**$ 309**
Total	150			
Special Assessment Fee Calculations WITHOUT Interests:				
0.60773481%	110	**A & C**	**$ 12,464**	**$ 208**
0.82872928%	40	**B & D**	**$ 16,996**	**$ 283**
Total	150			