VILLA GRANDECONDOMINIUM ASSOCIATION, INC
Approved Budget- January 1, 2026 to December 31, 2026

	2025 YTD 08/31/25 Operating	2025 Approved Annual Budget	2026 Approved Annual Budget	2026 Approved Monthly Budget	2025 vs 2026
Income:					
3010 · Maintenance Assessments	441,060.00	661,590.00	640,000.00	53,333.33	(21,590.00)
3015 · Reserve Transfer	38,412.40	57,618.61	56,630.22	4,719.18	(988.39)
3040 · Late Fees	3,750.00	1,200.00	1,200.00	100.00	-
Total:	**483,222.40**	**720,408.61**	**697,830.22**	**58,152.52**	
Administrative Expenses:					
5105 · Accounting / CPA Expenses	-	4,200.00	4,200.00	350.00	-
5110 · Annual Corporate Filing Fees	61.25	61.25	61.25	5.10	-
5115 · Annual Fees Payable to Div	600.00	375.00	600.00	50.00	225.00
5135 · Legal Expenses	250.00	3,120.00	1,200.00	100.00	(1,920.00)
5140 · License & Permits	7,657.97	2,400.00	1,920.00	160.00	(480.00)
5165 · Office Expense	1,778.48	1,500.00	2,400.00	200.00	
5480 · Website	879.60	1,319.40	1,380.00	115.00	60.60
Sub Total:	**11,227.30**	**12,975.65**	**11,761.25**	**980.10**	
Contracts:					
5405 · Elevator Contract	5,180.00	8,760.00	8,880.00	740.00	120.00
5410 · Elevator Phone Monitoring Contract	2,160.00	3,360.00	2,880.00	240.00	(480.00)
5415 · Lawn Maintenance Contract	10,400.00	15,600.00	16,800.00	1,400.00	1,200.00
5420 · Maintenance/Janitorial Contract	57,000.00	80,000.00	85,500.00	7,125.00	5,500.00
5425 · Management Contract	18,000.00	27,000.00	28,800.00	2,400.00	1,800.00
5430 · Pest Control Contract (Lawn)	1,926.00	2,889.00	2,889.00	240.75	-
5435 · Pool Contract	3,400.00	5,100.00	5,700.00	475.00	600.00
Sub Total:	**98,066.00**	**142,709.00**	**151,449.00**	**12,620.75**	
Insurance:					
5300 · Insurance Package	148,282.10	225,000.00	220,020.00	18,335.00	(4,980.00)
Sub Total:	**148,282.10**	**225,000.00**	**220,020.00**	**18,335.00**	
Property Expenses:					
5510 · Electrical Repairs & Supplies	3,402.99	3,000.00	3,000.00	250.00	-
5515 · Elevator Repairs & Inspections	3,579.19	3,600.00	4,800.00	400.00	1,200.00
5520 · Fire Alarm Repairs & Inspections	1,050.00	2,400.00	2,400.00	200.00	-
5525 · Fire Extinguisher Inspections	1,486.60	1,200.00	1,800.00	150.00	600.00
5530 · Lawn Improvements & Fumigation	-	1,200.00	800.00	66.67	(400.00)
5535 · Maintenance Supplies	1,573.73	4,200.00	3,000.00	250.00	(1,200.00)
5545 · Pest Control	160.50	1,200.00	600.00	50.00	(600.00)
5550 · Plumbing Repairs	3,683.25	12,000.00	9,000.00	750.00	(3,000.00)
5555 · Pool Repairs & Inspections	1,542.47	3,600.00	1,500.00	125.00	(2,100.00)
5560 · Contingencies/General Repairs	25,427.81	32,625.35	18,069.75	1,505.81	(14,555.60)
5570 · Tree Trimming	8,610.00	15,000.00	10,020.00	835.00	(4,980.00)
5575 · Camera Services & Repairs	1,064.95	3,600.00	1,500.00	125.00	(2,100.00)
5580 · Trash Chutes Repairs & Inspections	600.00	1,200.00	1,200.00	100.00	-
5585 · Fire Sprinklers & Inspections	-	-	840.00	70.00	840.00
Sub Total:	**52,181.49**	**84,825.35**	**58,529.75**	**4,877.48**	
Utilities:					
5600 · Electric Service	9,400.18	13,200.00	15,600.00	1,300.00	2,400.00
5615 · Phones & Internet Services	882.75	3,480.00	1,440.00	120.00	(2,040.00)
5620 · Sanitation Removal	17,803.31	23,400.00	26,400.00	2,200.00	3,000.00
5625 · Water/Sewer	95,672.81	156,000.00	156,000.00	13,000.00	-
Sub Total:	**123,759.05**	**196,080.00**	**199,440.00**	**16,620.00**	
Reserve Expense:					
9000 · Bad Debt	-	1,200.00	-	-	(1,200.00)
6000 · Reserve Transfers	38,412.40	57,618.61	56,630.22	4,719.18	(988.39)
Sub Total:	**38,412.40**	**58,818.61**	**56,630.22**	**4,719.18**	
	-				
Total Budget Expenses	**471,928.34**	**720,408.61**	**697,830.22**	**58,152.52**	
		-	-	-	

VILLA GRANDECONDOMINIUM ASSOCIATION, INC

Approved Budget- January 01,2026 to December 31,2026

Reserve Schedule-2023	Replacement YEAR	Replacement Cost	Fund Balance	Fully Funded Reserve/Yearly	Remaining Balance	Useful Life (years)	Remaining Life (years)	Funding Life (years)	Reserve Annual	Reserve Monthly
Building Roofs ($12.0/ Sifts (Completed 2023)		788,000.00	6,736.66	78,800.00	72,063.34	20	18	2	7,206.33	600.53
Concrete Restoration		100,000.00	11,111.16	36,666.67	25,555.51	30	19	11	9,370.35	780.86
Balcony Restoration (Completed 2023)		40,000.00	-	1,333.33	1,333.33	30	29	1	44.44	3.70
Fire Protection/Alarm System Upgrade		70,000.00	17,499.96	38,500.00	21,000.04	20	9	11	11,550.02	962.50
Plumbing (Stack Line Replacement)		80,000.00	-	-	-	15	4	-	-	-
Electrical System Maintenance		50,000.00	5,555.52	18,333.33	12,777.81	30	19	11	4,685.20	390.43
Painting And Water Proofing		90,000.00	2,700.00	36,000.00	33,300.00	10	6	4	13,320.00	1,110.00
Elevators (Completed 2024)		150,000.00	13.89	5,000.00	4,986.11	30	29	1	-	-
Parking Lot Pavement ($4.0/ SqFt) Completed 2025		188,000.00	-	-	-	30	30	-	-	-
Fencing Maintenance		25,000.00	2,777.76	9,166.67	6,388.91	30	19	11	2,342.60	195.22
Common Areas A/C Equipment		10,500.00	2,625.00	6,300.00	3,675.00	10	4	6	2,205.00	183.75
Common Areas Windows And Doors		25,000.00	6,249.96	13,750.00	7,500.04	20	9	11	4,125.02	343.75
Parking Lot Lighting		25,000.00	1,562.52	7,500.00	5,937.48	20	14	6	1,781.24	148.44
_Interest Reserve			1,709.47							
		1,641,500.00	58,541.90	251,350.00	194,517.57				56,630.22	4,719.18

Unit Type	% of Ownership	Unit Numbers	Yearly Income	Total per Unit	Monthly Fees
A & C	0.607734800%	109	462,264.32	4,240.96	354.00
B & D	0.828729280%	41	237,108.06	5,783.12	482.00
	Total of Units	150			

2025 Fees
365.00
498.00

2025 VS 2026
(11.00)
(16.00)

	Annual	Monthly
Operating:	641,200.00	53,433.33
Reserve:	56,630.22	4,719.18
Reserve/Full Reserve	697,830.22	58,152.52