

**THE VINEYARD OF TAMPA CONDOMINIUM ASSOCIATION**  
**46 UNITS**  
**JANUARY 1, 2026 - DECEMBER 31, 2026 APPROVED BUDGET**

REVENUE	2025 APPROVED ANNUAL	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
Unit Maintenance Fees	\$310,400	\$310,400	\$25,867
<b>TOTAL REVENUE</b>	<b>\$310,400</b>	<b>\$310,400</b>	<b>\$25,867</b>
<b>OPERATING EXPENSES</b>			
Administrative/Postage & Mailings	\$3,200	\$4,200	\$350
Storage Fees - Stevens and Stevens	\$270	\$315	\$26
Website	\$750	\$1,410	\$118
Bank Fees/Charges	\$391	\$0	\$0
Pest Control	\$1,056	\$1,056	\$88
Insurance - Property/Flood	\$149,500	\$134,182	\$11,182
Reserve Study	\$0	\$0	\$0
Landscape Contract	\$9,792	\$9,792	\$816
Tree Trimming	\$1,300	\$3,000	\$250
Licenses & Permits	\$200	\$350	\$29
Division Fees	\$184	\$184	\$15
Management Fee	\$15,750	\$16,538	\$1,378
Legal Fees - General	\$1,000	\$1,000	\$83
Other Taxes & Fees	\$290	\$290	\$24
Accounting Audit & Tax Prep	\$375	\$375	\$31
Building Maint - Gutter Cleaning	\$5,000	\$25,000	\$2,083
Building Roof Repairs	\$0	\$0	\$0
General Maint & Repair	\$1,500	\$2,072	\$173
Pool Operation & Mgmt	\$9,110	\$9,110	\$759
Pool Repairs	\$500	\$2,500	\$208
Janitorial	\$4,500	\$6,000	\$500
Electric	\$8,300	\$8,300	\$692
Water & Sewer	\$46,706	\$34,000	\$2,833
	<b>\$259,674</b>	<b>\$259,674</b>	<b>\$21,640</b>
<b>RESERVES</b>			
Reserves - Pooled	\$50,726	\$50,726	\$4,227
<b>TOTAL RESERVES</b>	<b>\$50,726</b>	<b>\$50,726</b>	<b>\$4,227</b>
<b>TOTAL EXPENSES</b>	<b>\$310,400</b>	<b>\$310,400</b>	<b>\$25,867</b>
1.59%	\$0.00	\$411.28	\$118,448.64
2.44%	\$0.00	\$631.15	\$75,737.60
2.50%	\$0.00	\$646.67	\$38,800.00
2.63%	\$0.00	\$680.29	\$16,327.04
3.12%	\$0.00	\$807.04	\$19,368.96
3.87%	\$0.00	\$1,001.04	\$24,024.96
5.70%	\$0.00	\$1,474.40	\$17,692.80
			<b>\$310,400.00</b>