

**VINTAGE GRAND  
CONDOMINIUM ASSOCIATION, INC.**

**FINANCIAL STATEMENTS**  
Unaudited  
for the Period Ending February 28, 2017

Accountant: Tina Haefele  
941-927-6464 x120 Tina@ArgusMgmt.com

Property Manager: Maureen Schoening  
941-923-7380 VintageGrandManager@ArgusMgmt.com

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PREPARED BY ARGUS PROPERTY MANAGEMENT, INC.

# Vintage Grand Condominium Association

## Balance Sheet

Feb 28, 17

<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 - Checking	461,869.56
1020 - Reserve Accounts	1,446,830.55
1030 - Petty Cash Account	1,399.06
<b>Total Checking/Savings</b>	<u>1,910,099.17</u>
<b>Accounts Receivable</b>	
1040 - Assessment Receivable	110,504.07
<b>Total Accounts Receivable</b>	<u>110,504.07</u>
<b>Other Current Assets</b>	
1040a - Allowance for Doubtful	(18,390.90)
1042 - AR- Water Reimbursement	16,550.00
1045 - Petty Cash	200.00
1050 - Prepaid Insurance	59,808.89
1060 - Prepaid Master Fees	6,311.47
1210 - Utility Deposits	12,269.46
<b>Total Other Current Assets</b>	<u>76,748.92</u>
<b>Total Current Assets</b>	<u>2,097,352.16</u>
<b>TOTAL ASSETS</b>	<b><u>2,097,352.16</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 - Accounts Payable	68,731.41
<b>Total Accounts Payable</b>	<u>68,731.41</u>
<b>Other Current Liabilities</b>	
3015 - Accrued Expense	853.86
3020 - Insurance Loan Payable	33,988.26
3040 - Prepaid Assessments	76,952.94
3260 - Suspense	4,847.78
<b>Total Other Current Liabilities</b>	<u>116,642.84</u>
<b>Total Current Liabilities</b>	185,374.25
<b>Long Term Liabilities</b>	
3500 - Reserve Fund	1,446,830.55
<b>Total Long Term Liabilities</b>	<u>1,446,830.55</u>
<b>Total Liabilities</b>	1,632,204.80
<b>Equity</b>	
3990 - Operating Fund Balance	203,011.95
Net Income	262,135.41
<b>Total Equity</b>	<u>465,147.36</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>2,097,352.16</u></b>

**Vintage Grand Condominium Association  
Reserve Report**

	<b>Feb 17</b>
<b>3500 - Reserve Fund</b>	
<b>3510 - Roof Replacement</b>	
3511 - Beg Bal - Roof Replacement	864,714.59
3512 - Allocation - Roof Replacement	29,166.66
3513 - Expense - Roof Replacement	0.00
<b>Total 3510 - Roof Replacement</b>	<b>893,881.25</b>
<b>3520 - Exterior Paint</b>	
3521 - Beg Bal - Exterior Paint	265,947.54
3522 - Allocation - Exterior Paint	4,166.66
3524 - Transfer - Exterior Painting	0.00
<b>Total 3520 - Exterior Paint</b>	<b>270,114.20</b>
<b>3530 - Pavement Resurfacing</b>	
3531 - Beg Bal - Pavement Resurfacing	70,544.80
3532 - Allocation - Pavement Resurface	833.34
<b>Total 3530 - Pavement Resurfacing</b>	<b>71,378.14</b>
<b>3540 - HVAC</b>	
3541 - Beg Bal - HVAC	3,587.28
3542 - Allocation - HVAC	0.00
<b>Total 3540 - HVAC</b>	<b>3,587.28</b>
<b>3550 - Pool &amp; Spa</b>	
3551 - Beg Bal - Pool & Spa	18,727.09
3552 - Allocation - Pool & Spa	0.00
3553 - Expense - Pool & Spa	0.00
<b>Total 3550 - Pool &amp; Spa</b>	<b>18,727.09</b>
<b>3555 - Pool Deck</b>	
3556 - Beg Balance - Pool Deck	2,109.00
3557 - Allocations - Pool Deck	0.00
<b>Total 3555 - Pool Deck</b>	<b>2,109.00</b>
<b>3560 - Electrical</b>	
3561 - Beg Bal - Electrical	74,382.53
3562 - Allocation - Electrical	0.00
<b>Total 3560 - Electrical</b>	<b>74,382.53</b>
<b>3570 - Fire &amp; Safety</b>	
3571 - Beg Bal - Fire & Safety	55,778.97
3572 - Allocation - Fire & Safety	3,333.34
<b>Total 3570 - Fire &amp; Safety</b>	<b>59,112.31</b>
<b>3580 - Plumbing</b>	
3581 - Beg Bal - Plumbing	29,515.68
3582 - Allocation - Plumbing	827.00
<b>Total 3580 - Plumbing</b>	<b>30,342.68</b>
<b>3590 - Drainage</b>	
3591 - Beg Bal - Drainage	17,443.13
3592 - Allocation - Drainage	0.00
<b>Total 3590 - Drainage</b>	<b>17,443.13</b>
<b>3890 - Reserve Interest</b>	
3891 - Beg. Bal. - Interest	4,727.83
3892 - Earned YTD - Interest	1,025.11
3893 - Transferred - Interest	0.00
<b>Total 3890 - Reserve Interest</b>	<b>5,752.94</b>
<b>Total 3500 - Reserve Fund</b>	<b>1,446,830.55</b>
<b>TOTAL</b>	<b>1,446,830.55</b>

# Vintage Grand Condominium Association

## Profit & Loss Budget vs. Actual

	<u>Feb 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
5010 - Assessments	104,660.58	104,668.67	(8.09)
5025 - Carport Parking	270.00	225.00	45.00
5030 - Application Fees	2,225.00	500.00	1,725.00
5040 - Background Fee	75.00	0.00	75.00
5045 - Late Fee Income	1,539.73	0.00	1,539.73
5050 - Interest	84.46	0.00	84.46
5081 - Legal Fees Reimbursement	58.11	0.00	58.11
5082 - Miscellaneous Income	32.35	0.00	32.35
5084 - Contingent Rebuilding Income	166,656.00	166,666.67	(10.67)
<b>Total Income</b>	<u>275,601.23</u>	<u>272,060.34</u>	<u>3,540.89</u>
<b>Gross Profit</b>	275,601.23	272,060.34	3,540.89
<b>Expense</b>			
<b>7000 - Disbursements</b>			
<b>7100 - Grounds</b>			
7110 - Grounds Contract	8,350.00	8,350.00	0.00
7115 - Lawn & Ground Supplies	0.00	416.67	(416.67)
7120 - Additional Plantings	0.00	416.67	(416.67)
7150 - Irrigation Repairs & Maint	2,311.00	1,250.00	1,061.00
7155 - Misc Grounds Expense	900.00	2,500.00	(1,600.00)
7160 - Gasoline/Golf Carts	431.63	250.00	181.63
<b>Total 7100 - Grounds</b>	<u>11,992.63</u>	<u>13,183.34</u>	<u>(1,190.71)</u>
<b>7200 - Building Maintenance</b>			
7210 - Repairs & Maintenance	1,821.63	3,833.33	(2,011.70)
7215 - Security	1,498.00	1,541.67	(43.67)
7220 - Pest Control	2,430.00	1,000.00	1,430.00
7225 - Fire Alarm Monitoring	0.00	125.00	(125.00)
7230 - Drywall Repairs	0.00	2,500.00	(2,500.00)
7235 - Locks & Keys	0.00	50.00	(50.00)
7240 - Roof Repairs	0.00	4,166.67	(4,166.67)
7245 - Small Tools & Equipment	0.00	216.67	(216.67)
7250 - HVAC R&M	0.00	500.00	(500.00)
7255 - Safety	948.99	3,000.00	(2,051.01)
7260 - Common Area Cleaning	260.00	166.67	93.33
7265 - Common Area Painting	0.00	83.33	(83.33)
7270 - Receivership Maintenance	0.00	75.00	(75.00)
7275 - Window Repairs	0.00	416.67	(416.67)
7280 - Gutter Repairs	0.00	100.00	(100.00)
7290 - Electric R&M	0.00	250.00	(250.00)
7295 - Plumbing R&M	336.37	416.67	(80.30)
7296 - Rebuilding Expense	63,387.86	166,666.67	(103,278.81)
<b>Total 7200 - Building Maintenance</b>	<u>70,682.85</u>	<u>185,108.35</u>	<u>(114,425.50)</u>

**Vintage Grand Condominium Association**  
**Profit & Loss Budget vs. Actual**

	<u>Feb 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>7300 - Rec Facilities Rep &amp; Maint</b>			
<b>7310 - Tennis &amp; Basketball Courts</b>	590.29	83.33	506.96
<b>7315 - Rec Facilities Misc Exp</b>	0.00	1,000.00	(1,000.00)
<b>7330 - Pool R&amp;M</b>	1,725.00	1,250.00	475.00
<b>7340 - Exercise Room R&amp;M</b>	135.00	125.00	10.00
<b>7350 - Pool Fence Repairs</b>	0.00	41.67	(41.67)
<b>Total 7300 - Rec Facilities Rep &amp; Maint</b>	<u>2,450.29</u>	<u>2,500.00</u>	<u>(49.71)</u>
<b>7400 - Master Association Fees</b>			
<b>7410 - Master Assoc Fees</b>	4,823.92	4,793.33	30.59
<b>Total 7400 - Master Association Fees</b>	<u>4,823.92</u>	<u>4,793.33</u>	<u>30.59</u>
<b>7500 - Utilities</b>			
<b>7510 - Water/Sewer</b>	22,242.13	21,708.33	533.80
<b>7515 - Water Reimbursement</b>	(16,582.01)	(17,083.33)	501.32
<b>7520 - Electric</b>	2,158.23	3,250.00	(1,091.77)
<b>7530 - Gas</b>	371.14	333.33	37.81
<b>7540 - Trash Removal</b>	853.86	600.00	253.86
<b>7555 - Office Internet</b>	211.26	291.67	(80.41)
<b>7560 - Cable TV - Fitness Room</b>	39.90	56.67	(16.77)
<b>Total 7500 - Utilities</b>	<u>9,294.51</u>	<u>9,156.67</u>	<u>137.84</u>
<b>7700 - Payroll</b>			
<b>7711 - Payroll</b>	15,354.49	20,000.00	(4,645.51)
<b>7725 - Outside Help</b>	1,156.00	416.67	739.33
<b>7745 - Uniforms</b>	0.00	75.00	(75.00)
<b>Total 7700 - Payroll</b>	<u>16,510.49</u>	<u>20,491.67</u>	<u>(3,981.18)</u>

**Vintage Grand Condominium Association**  
**Profit & Loss Budget vs. Actual**

	<u>Feb 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>7800 · Administration</b>			
<b>7810 · Insurance - Property</b>	17,264.42	19,583.33	(2,318.91)
<b>7815 · Background Check</b>	184.00	375.00	(191.00)
<b>7820 · Legal</b>	5,253.94	7,500.00	(2,246.06)
<b>7825 · Accounting Services</b>	0.00	416.67	(416.67)
<b>7827 · Professional Services</b>	25.00	208.33	(183.33)
<b>7830 · License/Filing Fees</b>	70.00	125.00	(55.00)
<b>7835 · Membership Dues</b>	69.95	75.00	(5.05)
<b>7870 · Management Fee</b>	4,212.00	4,212.00	0.00
<b>7875 · Telephone</b>	341.99	440.00	(98.01)
<b>7877 · Answering Service</b>	65.00	65.00	0.00
<b>7880 · Office Supplies</b>	166.88	583.33	(416.45)
<b>7881 · Postage</b>	29.99	333.33	(303.34)
<b>7882 · Printing &amp; Reproduction</b>	97.37	41.67	55.70
<b>7883 · Office Equipment Rental</b>	130.97	291.67	(160.70)
<b>7884 · PC/Software Exp</b>	0.00	300.00	(300.00)
<b>7885 · Bank Service Charge</b>	2.10	75.00	(72.90)
<b>7896 · Misc Admin Expenses</b>	0.00	41.67	(41.67)
<b>7897 · Bad Debt</b>	0.00	2,160.00	(2,160.00)
<b>Total 7800 · Administration</b>	<u>27,913.61</u>	<u>36,827.00</u>	<u>(8,913.39)</u>
<b>Total 7000 · Disbursements</b>	<u>143,668.30</u>	<u>272,060.36</u>	<u>(128,392.06)</u>
<b>Total Expense</b>	<u>143,668.30</u>	<u>272,060.36</u>	<u>(128,392.06)</u>
<b>Net Income</b>	<u><u>131,932.93</u></u>	<u><u>(0.02)</u></u>	<u><u>131,932.95</u></u>

**Vintage Grand Condominium Association  
Profit & Loss Budget Performance**

	<u>Dec 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>	<u>\$ Over/(Under) Annual Budget</u>
<b>Income</b>								
5010 · Assessments	105,070.22	105,077.83	(7.61)	1,260,842.64	1,260,934.00	(91.36)	1,260,934.00	(91.36)
5025 · Carport Parking	300.00	250.00	50.00	2,761.52	3,000.00	(238.48)	3,000.00	(238.48)
5030 · Application Fees	1,325.00	416.67	908.33	13,350.00	5,000.00	8,350.00	5,000.00	8,350.00
5040 · Background Fee	0.00	0.00	0.00	150.00	0.00	150.00	0.00	150.00
5045 · Late Fee Income	433.37	800.00	(366.63)	5,425.94	9,600.00	(4,174.06)	9,600.00	(4,174.06)
5050 · Interest	58.69	0.00	58.69	629.00	0.00	629.00	0.00	629.00
5065 · Keys & Locks	150.00	0.00	150.00	505.00	0.00	505.00	0.00	505.00
5081 · Legal Fees Reimbursement	29.05	0.00	29.05	491.56	0.00	491.56	0.00	491.56
5082 · Miscellaneous Income	40.00	0.00	40.00	130.00	0.00	130.00	0.00	130.00
<b>Total Income</b>	<u>107,406.33</u>	<u>106,544.50</u>	<u>861.83</u>	<u>1,284,285.66</u>	<u>1,278,534.00</u>	<u>5,751.66</u>	<u>1,278,534.00</u>	<u>5,751.66</u>
<b>Gross Profit</b>	107,406.33	106,544.50	861.83	1,284,285.66	1,278,534.00	5,751.66	1,278,534.00	5,751.66
<b>Expense</b>								
7000 · Disbursements								
7100 · Grounds								
7110 · Grounds Contract	8,350.00	8,166.67	183.33	99,829.19	98,000.00	1,829.19	98,000.00	1,829.19
7115 · Lawn & Ground Supplies	0.00	833.33	(833.33)	1,424.68	10,000.00	(8,575.32)	10,000.00	(8,575.32)
7120 · Additional Plantings	5,500.00	416.67	5,083.33	6,713.81	5,000.00	1,713.81	5,000.00	1,713.81
7150 · Irrigation Repairs & Maint	2,267.90	1,666.67	601.23	6,853.61	20,000.00	(13,146.39)	20,000.00	(13,146.39)
7155 · Misc Grounds Expense	0.00	3,333.33	(3,333.33)	58,998.93	40,000.00	18,998.93	40,000.00	18,998.93
7160 · Gasoline/Golf Carts	117.68	250.00	(132.32)	633.29	3,000.00	(2,366.71)	3,000.00	(2,366.71)
<b>Total 7100 · Grounds</b>	<u>16,235.58</u>	<u>14,666.67</u>	<u>1,568.91</u>	<u>174,453.51</u>	<u>176,000.00</u>	<u>(1,546.49)</u>	<u>176,000.00</u>	<u>(1,546.49)</u>
7200 · Building Maintenance								
7210 · Repairs & Maintenance	5,861.24	2,916.67	2,944.57	53,083.69	35,000.00	18,083.69	35,000.00	18,083.69
7215 · Security	3,455.19	1,500.00	1,955.19	17,649.86	18,000.00	(350.14)	18,000.00	(350.14)
7220 · Pest Control	980.00	1,541.67	(561.67)	12,100.00	18,500.00	(6,400.00)	18,500.00	(6,400.00)
7225 · Fire Alarm Monitoring	0.00	2,500.00	(2,500.00)	683.68	30,000.00	(29,316.32)	30,000.00	(29,316.32)
7230 · Drywall Repairs	2,458.08	2,500.00	(41.92)	28,344.11	30,000.00	(1,655.89)	30,000.00	(1,655.89)
7235 · Locks & Keys	0.00	50.00	(50.00)	242.89	600.00	(357.11)	600.00	(357.11)
7240 · Roof Repairs	0.00	3,000.00	(3,000.00)	2,500.00	36,000.00	(33,500.00)	36,000.00	(33,500.00)
7245 · Small Tools & Equipment	0.00	216.67	(216.67)	32.07	2,600.00	(2,567.93)	2,600.00	(2,567.93)
7250 · HVAC R&M	0.00	916.67	(916.67)	1,152.66	11,000.00	(9,847.34)	11,000.00	(9,847.34)
7255 · Safety	0.00	125.00	(125.00)	35,242.55	1,500.00	33,742.55	1,500.00	33,742.55
7260 · Common Area Cleaning	130.00	166.67	(36.67)	1,560.00	2,000.00	(440.00)	2,000.00	(440.00)
7265 · Common Area Painting	0.00	62.50	(62.50)	0.00	750.00	(750.00)	750.00	(750.00)
7270 · Receivership Maintenance	(995.00)	75.00	(1,070.00)	(995.00)	900.00	(1,895.00)	900.00	(1,895.00)
7275 · Window Repairs	0.00	208.33	(208.33)	0.00	2,500.00	(2,500.00)	2,500.00	(2,500.00)
7280 · Gutter Repairs	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)	1,200.00	(1,200.00)
7290 · Electric R&M	0.00	250.00	(250.00)	6,500.57	3,000.00	3,500.57	3,000.00	3,500.57
7295 · Plumbing R&M	245.68	416.67	(170.99)	1,753.21	5,000.00	(3,246.79)	5,000.00	(3,246.79)
7296 · Waterproofing	47,722.10	0.00	47,722.10	185,591.44	0.00	185,591.44	0.00	185,591.44
<b>Total 7200 · Building Maintenance</b>	<u>59,857.29</u>	<u>16,545.85</u>	<u>43,311.44</u>	<u>345,441.73</u>	<u>198,550.00</u>	<u>146,891.73</u>	<u>198,550.00</u>	<u>146,891.73</u>

**Vintage Grand Condominium Association  
Profit & Loss Budget Performance**

	<u>Dec 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>	<u>\$ Over/(Under) Annual Budget</u>
<b>7300 - Rec Facilities Rep &amp; Maint</b>								
7310 - Tennis & Basketball Courts	0.00	166.67	(166.67)	46,871.44	2,000.00	44,871.44	2,000.00	44,871.44
7315 - Rec Facilities Misc Exp	0.00	208.33	(208.33)	0.00	2,500.00	(2,500.00)	2,500.00	(2,500.00)
7325 - Pool Supplies	0.00	150.00	(150.00)	0.00	1,800.00	(1,800.00)	1,800.00	(1,800.00)
7330 - Pool R&M	1,115.00	1,166.67	(51.67)	24,787.30	14,000.00	10,787.30	14,000.00	10,787.30
7340 - Exercise Room R&M	135.00	83.33	51.67	1,451.89	1,000.00	451.89	1,000.00	451.89
7350 - Pool Fence Repairs	0.00			363.80				363.80
<b>Total 7300 - Rec Facilities Rep &amp; Maint</b>	<u>1,250.00</u>	<u>1,775.00</u>	<u>(525.00)</u>	<u>73,474.43</u>	<u>21,300.00</u>	<u>52,174.43</u>	<u>21,300.00</u>	<u>52,174.43</u>
<b>7400 - Master Association Fees</b>								
7410 - Master Assoc Fees	4,746.18	4,793.33	(47.15)	56,954.06	57,520.00	(565.94)	57,520.00	(565.94)
<b>Total 7400 - Master Association Fees</b>	<u>4,746.18</u>	<u>4,793.33</u>	<u>(47.15)</u>	<u>56,954.06</u>	<u>57,520.00</u>	<u>(565.94)</u>	<u>57,520.00</u>	<u>(565.94)</u>
<b>7500 - Utilities</b>								
7510 - Water/Sewer	20,361.60	21,708.33	(1,346.73)	250,857.87	260,500.00	(9,642.13)	260,500.00	(9,642.13)
7515 - Water Reimbursement	(17,119.00)	(17,500.00)	381.00	(201,569.38)	(210,000.00)	8,430.62	(210,000.00)	8,430.62
7520 - Electric	2,725.87	3,583.33	(857.46)	34,469.89	43,000.00	(8,530.11)	43,000.00	(8,530.11)
7521 - Electric #2012	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00	(500.00)
7530 - Gas	368.79	580.00	(211.21)	3,988.71	6,960.00	(2,971.29)	6,960.00	(2,971.29)
7540 - Trash Removal	426.93	750.00	(323.07)	5,677.55	9,000.00	(3,322.45)	9,000.00	(3,322.45)
7550 - Property Internet	0.00			39.90				39.90
7555 - Office Internet	211.26	350.00	(138.74)	2,559.85	4,200.00	(1,640.15)	4,200.00	(1,640.15)
7560 - Cable TV - Fitness Room	39.90	50.00	(10.10)	561.79	600.00	(38.21)	600.00	(38.21)
7565 - Cable Income/Refund	0.00			(77,760.00)				(77,760.00)
<b>Total 7500 - Utilities</b>	<u>7,015.35</u>	<u>9,563.33</u>	<u>(2,547.98)</u>	<u>18,826.18</u>	<u>114,760.00</u>	<u>(95,933.82)</u>	<u>114,760.00</u>	<u>(192,520.00)</u>
<b>7700 - Payroll</b>								
7711 - Payroll	14,537.80	19,166.67	(4,628.87)	208,800.84	230,000.00	(21,199.16)	230,000.00	(230,000.00)
7725 - Outside Help	1,337.05	833.33	503.72	17,146.35	10,000.00	7,146.35	10,000.00	198,800.84
7745 - Uniforms	0.00	75.00	(75.00)	0.00	900.00	(900.00)	900.00	16,246.35

**Vintage Grand Condominium Association  
Profit & Loss Budget Performance**

	<u>Dec 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>	<u>\$ Over/(Under) Annual Budget</u>
<b>Total 7700 · Payroll</b>	15,874.85	20,075.00	(4,200.15)	225,947.19	240,900.00	(14,952.81)	240,900.00	(240,900.00)
<b>7800 · Administration</b>								
<b>7810 · Insurance - Property</b>	19,114.18	19,166.67	(52.49)	184,526.73	230,000.00	(45,473.27)	230,000.00	(230,000.00)
<b>7815 · Background Check</b>	144.00	416.67	(272.67)	3,831.82	5,000.00	(1,168.18)	5,000.00	179,526.73
<b>7820 · Legal</b>	1,798.09	10,000.00	(8,201.91)	69,110.66	120,000.00	(50,889.34)	120,000.00	(116,168.18)
<b>7825 · Accounting Services</b>	0.00	416.67	(416.67)	4,885.00	5,000.00	(115.00)	5,000.00	64,110.66
<b>7827 · Professional Services</b>	0.00	250.00	(250.00)	1,235.00	3,000.00	(1,765.00)	3,000.00	1,885.00
<b>7830 · License/Filing Fees</b>	0.00	150.00	(150.00)	2,864.25	1,800.00	1,064.25	1,800.00	(565.00)
<b>7835 · Membership Dues</b>	69.95	41.67	28.28	839.40	500.00	339.40	500.00	2,364.25
<b>7840 · Income Tax</b>	0.00	62.50	(62.50)	0.00	750.00	(750.00)	750.00	89.40
<b>7870 · Management Fee</b>	4,212.00	4,212.00	0.00	50,544.00	50,544.00	0.00	50,544.00	(50,544.00)
<b>7875 · Telephone</b>	386.44	440.00	(53.56)	5,494.63	5,280.00	214.63	5,280.00	45,264.00
<b>7877 · Answering Service</b>	65.00	65.00	0.00	780.00	780.00	0.00	780.00	4,714.63
<b>7880 · Office Supplies</b>	470.89	500.00	(29.11)	6,513.84	6,000.00	513.84	6,000.00	(5,220.00)
<b>7881 · Postage</b>	0.00	333.33	(333.33)	2,889.64	4,000.00	(1,110.36)	4,000.00	2,513.84
<b>7882 · Printing &amp; Reproduction</b>	1,687.55	15.00	1,672.55	1,962.85	180.00	1,782.85	180.00	2,709.64
<b>7883 · Office Equipment Rental</b>	342.45	291.67	50.78	1,987.64	3,500.00	(1,512.36)	3,500.00	(1,537.15)
<b>7884 · PC/Software Exp</b>	0.00	375.00	(375.00)	24.95	4,500.00	(4,475.05)	4,500.00	(2,512.36)
<b>7885 · Bank Service Charge</b>	0.00	75.00	(75.00)	0.00	900.00	(900.00)	900.00	(875.05)
<b>7895 · Misc Finance Charges</b>	0.00	12.50	(12.50)	0.00	150.00	(150.00)	150.00	(150.00)
<b>7896 · Misc Admin Expenses</b>	0.00	141.67	(141.67)	148.32	1,700.00	(1,551.68)	1,700.00	(1,700.00)
<b>7897 · Bad Debt</b>	0.00	2,160.00	(2,160.00)	(8,989.05)	25,920.00	(34,909.05)	25,920.00	(25,771.68)
<b>Total 7800 · Administration</b>	<u>28,290.55</u>	<u>39,125.35</u>	<u>(10,834.80)</u>	<u>328,649.68</u>	<u>469,504.00</u>	<u>(140,854.32)</u>	<u>469,504.00</u>	<u>(478,493.05)</u>
<b>Total 7000 · Disbursements</b>	<u>133,269.80</u>	<u>106,544.53</u>	<u>26,725.27</u>	<u>1,223,746.78</u>	<u>1,278,534.00</u>	<u>(54,787.22)</u>	<u>1,278,534.00</u>	<u>(949,884.32)</u>
<b>Total Expense</b>	<u>133,269.80</u>	<u>106,544.53</u>	<u>26,725.27</u>	<u>1,223,746.78</u>	<u>1,278,534.00</u>	<u>(54,787.22)</u>	<u>1,278,534.00</u>	<u>(54,787.22)</u>
<b>Net Income</b>	<u><b>(25,863.47)</b></u>	<u><b>(0.03)</b></u>	<u><b>(25,863.44)</b></u>	<u><b>60,538.88</b></u>	<u><b>0.00</b></u>	<u><b>60,538.88</b></u>	<u><b>0.00</b></u>	<u><b>1,223,746.78</b></u>

**Vintage Grand Condominium Association  
Profit & Loss Budget vs. Actual YTD**

	<u>Jan - Feb 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
5010 · Assessments	209,321.16	209,337.33	(16.17)
5025 · Carport Parking	540.00	450.00	90.00
5030 · Application Fees	2,925.00	1,000.00	1,925.00
5040 · Background Fee	75.00	0.00	75.00
5045 · Late Fee Income	3,075.67	0.00	3,075.67
5050 · Interest	154.79	0.00	154.79
5065 · Keys & Locks	55.00	0.00	55.00
5081 · Legal Fees Reimbursement	87.17	0.00	87.17
5082 · Miscellaneous Income	105.35	0.00	105.35
5084 · Contingent Rebuilding Income	333,312.00	333,333.33	(21.33)
<b>Total Income</b>	<u>549,651.14</u>	<u>544,120.66</u>	<u>5,530.48</u>
<b>Gross Profit</b>	549,651.14	544,120.66	5,530.48
<b>Expense</b>			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	16,700.00	16,700.00	0.00
7115 · Lawn & Ground Supplies	0.00	833.33	(833.33)
7120 · Additional Plantings	0.00	833.33	(833.33)
7150 · Irrigation Repairs & Maint	2,615.50	2,500.00	115.50
7155 · Misc Grounds Expense	3,389.95	5,000.00	(1,610.05)
7160 · Gasoline/Golf Carts	431.63	500.00	(68.37)
<b>Total 7100 · Grounds</b>	<u>23,137.08</u>	<u>26,366.66</u>	<u>(3,229.58)</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	4,790.05	7,666.67	(2,876.62)
7215 · Security	3,252.80	3,083.33	169.47
7220 · Pest Control	3,360.00	2,000.00	1,360.00
7225 · Fire Alarm Monitoring	0.00	250.00	(250.00)
7230 · Drywall Repairs	1,230.54	5,000.00	(3,769.46)
7235 · Locks & Keys	0.00	100.00	(100.00)
7240 · Roof Repairs	0.00	8,333.33	(8,333.33)
7245 · Small Tools & Equipment	0.00	433.33	(433.33)
7250 · HVAC R&M	0.00	1,000.00	(1,000.00)
7255 · Safety	1,604.20	6,000.00	(4,395.80)
7260 · Common Area Cleaning	390.00	333.33	56.67
7265 · Common Area Painting	0.00	166.67	(166.67)
7270 · Receivership Maintenance	(985.00)	150.00	(1,135.00)
7275 · Window Repairs	0.00	833.33	(833.33)
7280 · Gutter Repairs	0.00	200.00	(200.00)
7290 · Electric R&M	0.00	500.00	(500.00)
7295 · Plumbing R&M	505.70	833.33	(327.63)
7296 · Rebuilding Expense	117,643.24	333,333.33	(215,690.09)
<b>Total 7200 · Building Maintenance</b>	<u>131,791.53</u>	<u>370,216.65</u>	<u>(238,425.12)</u>
7300 · Rec Facilities Rep & Maint			

**Vintage Grand Condominium Association**  
**Profit & Loss Budget vs. Actual YTD**

	<u>Jan - Feb 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7310 · Tennis & Basketball Courts	590.29	166.67	423.62
7315 · Rec Facilities Misc Exp	0.00	2,000.00	(2,000.00)
7330 · Pool R&M	2,720.00	2,500.00	220.00
7340 · Exercise Room R&M	135.00	250.00	(115.00)
7350 · Pool Fence Repairs	0.00	83.33	(83.33)
<b>Total 7300 · Rec Facilities Rep &amp; Maint</b>	<u>3,445.29</u>	<u>5,000.00</u>	<u>(1,554.71)</u>
<b>7400 · Master Association Fees</b>			
7410 · Master Assoc Fees	9,647.84	9,586.67	61.17
<b>Total 7400 · Master Association Fees</b>	<u>9,647.84</u>	<u>9,586.67</u>	<u>61.17</u>
<b>7500 · Utilities</b>			
7510 · Water/Sewer	43,186.13	43,416.67	(230.54)
7515 · Water Reimbursement	(34,478.45)	(34,166.67)	(311.78)
7520 · Electric	5,381.45	6,500.00	(1,118.55)
7530 · Gas	811.23	666.67	144.56
7540 · Trash Removal	1,707.72	1,200.00	507.72
7555 · Office Internet	422.52	583.33	(160.81)
7560 · Cable TV - Fitness Room	79.80	113.33	(33.53)
<b>Total 7500 · Utilities</b>	<u>17,110.40</u>	<u>18,313.33</u>	<u>(1,202.93)</u>
<b>7700 · Payroll</b>			
7711 · Payroll	29,357.94	40,000.00	(10,642.06)
7725 · Outside Help	1,156.00	833.33	322.67
7745 · Uniforms	0.00	150.00	(150.00)
<b>Total 7700 · Payroll</b>	<u>30,513.94</u>	<u>40,983.33</u>	<u>(10,469.39)</u>
<b>7800 · Administration</b>			
7810 · Insurance - Property	36,378.61	39,166.67	(2,788.06)
7815 · Background Check	280.00	750.00	(470.00)
7820 · Legal	19,845.19	15,000.00	4,845.19
7825 · Accounting Services	0.00	833.33	(833.33)
7827 · Professional Services	3,624.82	416.67	3,208.15
7830 · License/Filing Fees	70.00	250.00	(180.00)
7835 · Membership Dues	139.90	150.00	(10.10)
7836 · Training/Seminars	209.00	0.00	209.00
7870 · Management Fee	8,424.00	8,424.00	0.00
7875 · Telephone	712.51	880.00	(167.49)
7877 · Answering Service	130.00	130.00	0.00
7880 · Office Supplies	704.03	1,166.67	(462.64)
7881 · Postage	338.58	666.67	(328.09)
7882 · Printing & Reproduction	97.37	83.33	14.04
7883 · Office Equipment Rental	261.94	583.33	(321.39)
7884 · PC/Software Exp	0.00	600.00	(600.00)
7885 · Bank Service Charge	403.70	150.00	253.70
7896 · Misc Admin Expenses	250.00	83.33	166.67
7897 · Bad Debt	0.00	4,320.00	(4,320.00)
<b>Total 7800 · Administration</b>	<u>71,869.65</u>	<u>73,654.00</u>	<u>(1,784.35)</u>
<b>Total 7000 · Disbursements</b>	<u>287,515.73</u>	<u>544,120.64</u>	<u>(256,604.91)</u>
<b>Total Expense</b>	<u>287,515.73</u>	<u>544,120.64</u>	<u>(256,604.91)</u>
<b>Net Income</b>	<u><u>262,135.41</u></u>	<u><u>0.02</u></u>	<u><u>262,135.39</u></u>