

**VINTAGE GRAND
CONDOMINIUM ASSOCIATION, INC.**

FINANCIAL STATEMENTS
Unaudited
for the Period Ending March 31, 2017

Accountant: Julie Long
941-927-6464, ext. 102 JLong@ArgusMgmt.com

Property Manager: Bob Kresnik
941-923-7380 VintageGrandManager@ArgusMgmt.com

PREPARED BY ARGUS PROPERTY MANAGEMENT, INC.

**Vintage Grand Condominium Association
Balance Sheet**

Mar 31, 17

ASSETS

Current Assets

Checking/Savings

1010 - Checking 344,419.09

1020 - Reserve Accounts 1,466,548.30

1030 - Petty Cash Account 2,680.80

Total Checking/Savings 1,813,648.19

Accounts Receivable

1040 - Assessment Receivable 110,877.32

Total Accounts Receivable 110,877.32

Other Current Assets

1040a - Allowance for Doubtful (18,390.90)

1042 - AR- Water Reimbursement 16,550.00

1045 - Petty Cash 200.00

1050 - Prepaid Insurance 40,694.71

1060 - Prepaid Master Fees 1,487.55

1210 - Utility Deposits 12,269.46

Total Other Current Assets 52,810.82

Total Current Assets 1,977,336.33

TOTAL ASSETS 1,977,336.33

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

3010 - Accounts Payable 97,240.39

Total Accounts Payable 97,240.39

Other Current Liabilities

3020 - Insurance Loan Payable 16,994.13

3040 - Prepaid Assessments 95,722.65

3260 - Suspense 4,847.78

Total Other Current Liabilities 117,564.56

Total Current Liabilities 214,804.95

Long Term Liabilities

3500 - Reserve Fund 1,466,548.30

Total Long Term Liabilities 1,466,548.30

Total Liabilities 1,681,353.25

Equity

3990 - Operating Fund Balance 203,011.95

Net Income 92,971.13

Total Equity 295,983.08

TOTAL LIABILITIES & EQUITY 1,977,336.33

**Vintage Grand Condominium Association
Reserve Report**

	<u>Mar 17</u>
3500 · Reserve Fund	
3510 · Roof Replacement	
3511 · Beg Bal - Roof Replacement	864,714.59
3512 · Allocation - Roof Replacement	43,749.99
3513 · Expense - Roof Replacement	0.00
Total 3510 · Roof Replacement	<u>908,464.58</u>
3520 · Exterior Paint	
3521 · Beg Bal - Exterior Paint	265,947.54
3522 · Allocation - Exterior Paint	6,249.99
3524 · Transfer - Exterior Painting	0.00
Total 3520 · Exterior Paint	<u>272,197.53</u>
3530 · Pavement Resurfacing	
3531 · Beg Bal - Pavement Resurfacing	70,544.80
3532 · Allocation - Pavement Resurface	1,250.01
Total 3530 · Pavement Resurfacing	<u>71,794.81</u>
3540 · HVAC	
3541 · Beg Bal - HVAC	3,587.28
3542 · Allocation - HVAC	0.00
Total 3540 · HVAC	<u>3,587.28</u>
3550 · Pool & Spa	
3551 · Beg Bal - Pool & Spa	18,727.09
3552 · Allocation - Pool & Spa	0.00
3553 · Expense - Pool & Spa	0.00
Total 3550 · Pool & Spa	<u>18,727.09</u>
3555 · Pool Deck	
3556 · Beg Balance - Pool Deck	2,109.00
3557 · Allocations - Pool Deck	0.00
Total 3555 · Pool Deck	<u>2,109.00</u>
3560 · Electrical	
3561 · Beg Bal - Electrical	74,382.53
3562 · Allocation - Electrical	0.00
Total 3560 · Electrical	<u>74,382.53</u>
3570 · Fire & Safety	
3571 · Beg Bal - Fire & Safety	55,778.97
3572 · Allocation - Fire & Safety	5,000.01
Total 3570 · Fire & Safety	<u>60,778.98</u>
3580 · Plumbing	
3581 · Beg Bal - Plumbing	29,515.68
3582 · Allocation - Plumbing	1,240.50
Total 3580 · Plumbing	<u>30,756.18</u>
3590 · Drainage	
3591 · Beg Bal - Drainage	17,443.13
3592 · Allocation - Drainage	0.00
Total 3590 · Drainage	<u>17,443.13</u>
3890 · Reserve Interest	
3891 · Beg. Bal. - Interest	4,727.83
3892 · Earned YTD - Interest	1,579.36
3893 · Transfered - Interest	0.00
Total 3890 · Reserve Interest	<u>6,307.19</u>
Total 3500 · Reserve Fund	<u>1,466,548.30</u>
TOTAL	<u><u>1,466,548.30</u></u>

Vintage Grand Condominium Association
Profit & Loss Budget vs. Actual

	<u>Mar 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 · Assessments	104,660.58	104,668.67	(8.09)
5025 · Carport Parking	845.00	225.00	620.00
5030 · Application Fees	950.00	500.00	450.00
5045 · Late Fee Income	0.14	0.00	0.14
5050 · Interest	107.79	0.00	107.79
5065 · Keys & Locks	50.00	0.00	50.00
5084 · Contingent Rebuilding Income	166,656.00	166,666.67	(10.67)
Total Income	<u>273,269.51</u>	<u>272,060.34</u>	<u>1,209.17</u>
Gross Profit	273,269.51	272,060.34	1,209.17
Expense			
7000 · Disbursements			
7100 · Grounds			
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	1,437.71	1,250.00	187.71
7155 · Misc Grounds Expense	10,710.00	2,500.00	8,210.00
7160 · Gasoline/Golf Carts	16.03	250.00	(233.97)
Total 7100 · Grounds	<u>20,513.74</u>	<u>13,183.34</u>	<u>7,330.40</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	1,736.88	3,833.33	(2,096.45)
7215 · Security	2,996.00	1,541.67	1,454.33
7220 · Pest Control	1,080.00	1,000.00	80.00
7225 · Fire Alarm Monitoring	0.00	125.00	(125.00)
7230 · Drywall Repairs	0.00	2,500.00	(2,500.00)
7235 · Locks & Keys	150.76	50.00	100.76
7240 · Roof Repairs	417.75	4,166.67	(3,748.92)
7245 · Small Tools & Equipment	0.00	216.67	(216.67)
7250 · HVAC R&M	0.00	500.00	(500.00)
7255 · Safety	537.95	3,000.00	(2,462.05)
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	458.40	416.67	41.73
7296 · Rebuilding Expense	331,251.05	166,666.67	164,584.38
Total 7200 · Building Maintenance	<u>338,888.79</u>	<u>185,108.35</u>	<u>153,780.44</u>

Vintage Grand Condominium Association Profit & Loss Budget vs. Actual

	<u>Mar 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7300 · Rec Facilities Rep & Maint			
7310 · Tennis & Basketball Courts	0.00	83.33	(83.33)
7315 · Rec Facilities Misc Exp	0.00	1,000.00	(1,000.00)
7330 · Pool R&M	1,190.00	1,250.00	(60.00)
7340 · Exercise Room R&M	209.51	125.00	84.51
7350 · Pool Fence Repairs	629.50	41.67	587.83
Total 7300 · Rec Facilities Rep & Maint	<u>2,029.01</u>	<u>2,500.00</u>	<u>(470.99)</u>
7400 · Master Association Fees			
7410 · Master Assoc Fees	4,823.92	4,793.33	30.59
Total 7400 · Master Association Fees	<u>4,823.92</u>	<u>4,793.33</u>	<u>30.59</u>
7500 · Utilities			
7510 · Water/Sewer	24,888.01	21,708.33	3,179.68
7515 · Water Reimbursement	(18,080.75)	(17,083.33)	(997.42)
7520 · Electric	2,426.33	3,250.00	(823.67)
7530 · Gas	403.28	333.33	69.95
7540 · Trash Removal	467.04	600.00	(132.96)
7555 · Office Internet	211.26	291.67	(80.41)
7560 · Cable TV - Fitness Room	39.90	56.67	(16.77)
Total 7500 · Utilities	<u>10,355.07</u>	<u>9,156.67</u>	<u>1,198.40</u>
7700 · Payroll			
7711 · Payroll	20,942.47	20,000.00	942.47
7725 · Outside Help	6,704.80	416.67	6,288.13
7745 · Uniforms	0.00	75.00	(75.00)
Total 7700 · Payroll	<u>27,647.27</u>	<u>20,491.67</u>	<u>7,155.60</u>
7800 · Administration			
7810 · Insurance - Property	19,114.18	19,583.33	(469.15)
7815 · Background Check	168.00	375.00	(207.00)
7820 · Legal	9,110.50	7,500.00	1,610.50
7825 · Accounting Services	0.00	416.67	(416.67)
7827 · Professional Services	2,585.00	208.33	2,376.67
7830 · License/Filing Fees	0.00	125.00	(125.00)
7835 · Membership Dues	69.95	75.00	(5.05)
7836 · Training/Seminars	255.00	0.00	255.00
7870 · Management Fee	4,212.00	4,212.00	0.00
7875 · Telephone	416.08	440.00	(23.92)
7877 · Answering Service	65.00	65.00	0.00
7880 · Office Supplies	590.58	583.33	7.25
7881 · Postage, etc.	914.05	333.33	580.72
7882 · Printing & Reproduction	906.62	41.67	864.95
7883 · Office Equipment Rental	159.97	291.67	(131.70)
7884 · PC/Software Exp	0.00	300.00	(300.00)
7885 · Bank Service Charge	0.00	75.00	(75.00)
7896 · Misc Admin Expenses	0.00	41.67	(41.67)
7897 · Bad Debt	0.00	2,160.00	(2,160.00)
Total 7800 · Administration	<u>38,566.93</u>	<u>36,827.00</u>	<u>1,739.93</u>
Total 7000 · Disbursements	<u>442,824.73</u>	<u>272,060.36</u>	<u>170,764.37</u>
Total Expense	<u>442,824.73</u>	<u>272,060.36</u>	<u>170,764.37</u>
Net Income	<u>(169,555.22)</u>	<u>(0.02)</u>	<u>(169,555.20)</u>

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

	<u>Mar 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Income							
5010 · Assessments	104,660.58	104,668.67	(8.09)	313,981.74	314,006.00	(24.26)	1,256,024.00
5025 · Carport Parking	845.00	225.00	620.00	1,385.00	675.00	710.00	2,700.00
5030 · Application Fees	950.00	500.00	450.00	3,875.00	1,500.00	2,375.00	6,000.00
5040 · Background Fee	0.00	0.00	0.00	75.00	0.00	75.00	0.00
5045 · Late Fee Income	0.14	0.00	0.14	3,075.81	0.00	3,075.81	0.00
5050 · Interest	107.79	0.00	107.79	262.58	0.00	262.58	0.00
5065 · Keys & Locks	50.00	0.00	50.00	105.00	0.00	105.00	0.00
5081 · Legal Fees Reimbursement	0.00	0.00	0.00	87.17	0.00	87.17	0.00
5082 · Miscellaneous Income	0.00	0.00	0.00	105.35	0.00	105.35	0.00
5084 · Contingent Rebuilding Income	166,656.00	166,666.67	(10.67)	499,968.00	500,000.00	(32.00)	2,000,000.00
Total Income	<u>273,269.51</u>	<u>272,060.34</u>	<u>1,209.17</u>	<u>822,920.65</u>	<u>816,181.00</u>	<u>6,739.65</u>	<u>3,264,724.00</u>
Gross Profit	273,269.51	272,060.34	1,209.17	822,920.65	816,181.00	6,739.65	3,264,724.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract	8,350.00	8,350.00	0.00	25,050.00	25,050.00	0.00	100,200.00
7115 · Lawn & Ground Supplies	0.00	416.67	(416.67)	0.00	1,250.00	(1,250.00)	5,000.00
7120 · Additional Plantings	0.00	416.67	(416.67)	0.00	1,250.00	(1,250.00)	5,000.00
7150 · Irrigation Repairs & Maint	1,437.71	1,250.00	187.71	4,053.21	3,750.00	303.21	15,000.00
7155 · Misc Grounds Expense	10,710.00	2,500.00	8,210.00	14,099.95	7,500.00	6,599.95	30,000.00
7160 · Gasoline/Golf Carts	16.03	250.00	(233.97)	447.66	750.00	(302.34)	3,000.00
Total 7100 · Grounds	<u>20,513.74</u>	<u>13,183.34</u>	<u>7,330.40</u>	<u>43,650.82</u>	<u>39,550.00</u>	<u>4,100.82</u>	<u>158,200.00</u>
7200 · Building Maintenance							
7210 · Repairs & Maintenance	1,736.88	3,833.33	(2,096.45)	6,526.93	11,500.00	(4,973.07)	46,000.00
7215 · Security	2,996.00	1,541.67	1,454.33	6,248.80	4,625.00	1,623.80	18,500.00
7220 · Pest Control	1,080.00	1,000.00	80.00	4,440.00	3,000.00	1,440.00	12,000.00
7225 · Fire Alarm Monitoring	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,500.00
7230 · Drywall Repairs	0.00	2,500.00	(2,500.00)	1,230.54	7,500.00	(6,269.46)	30,000.00
7235 · Locks & Keys	150.76	50.00	100.76	150.76	150.00	0.76	600.00
7240 · Roof Repairs	417.75	4,166.67	(3,748.92)	417.75	12,500.00	(12,082.25)	50,000.00
7245 · Small Tools & Equipment	0.00	216.67	(216.67)	0.00	650.00	(650.00)	2,600.00
7250 · HVAC R&M	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
7255 · Safety	537.95	3,000.00	(2,462.05)	2,604.67	9,000.00	(6,395.33)	36,000.00
7260 · Common Area Cleaning	260.00	166.67	93.33	650.00	500.00	150.00	2,000.00
7265 · Common Area Painting	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
7270 · Receivership Maintenance	0.00	75.00	(75.00)	(985.00)	225.00	(1,210.00)	900.00
7275 · Window Repairs	0.00	416.67	(416.67)	0.00	1,250.00	(1,250.00)	5,000.00
7280 · Gutter Repairs	0.00	100.00	(100.00)	0.00	300.00	(300.00)	1,200.00
7290 · Electric R&M	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7295 · Plumbing R&M	458.40	416.67	41.73	964.10	1,250.00	(285.90)	5,000.00
7296 · Rebuilding Expense	331,251.05	166,666.67	164,584.38	448,894.29	500,000.00	(51,105.71)	2,000,000.00
Total 7200 · Building Maintenance	<u>338,888.79</u>	<u>185,108.35</u>	<u>153,780.44</u>	<u>471,142.84</u>	<u>555,325.00</u>	<u>(84,182.16)</u>	<u>2,221,300.00</u>

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

	<u>Mar 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
7300 · Rec Facilities Rep & Maint							
7310 · Tennis & Basketball Courts	0.00	83.33	(83.33)	590.29	250.00	340.29	1,000.00
7315 · Rec Facilities Misc Exp	0.00	1,000.00	(1,000.00)	0.00	3,000.00	(3,000.00)	12,000.00
7330 · Pool R&M	1,190.00	1,250.00	(60.00)	3,910.00	3,750.00	160.00	15,000.00
7340 · Exercise Room R&M	209.51	125.00	84.51	344.51	375.00	(30.49)	1,500.00
7350 · Pool Fence Repairs	629.50	41.67	587.83	629.50	125.00	504.50	500.00
Total 7300 · Rec Facilities Rep & Maint	2,029.01	2,500.00	(470.99)	5,474.30	7,500.00	(2,025.70)	30,000.00
7400 · Master Association Fees							
7410 · Master Assoc Fees	4,823.92	4,793.33	30.59	14,471.76	14,380.00	91.76	57,520.00
Total 7400 · Master Association Fees	4,823.92	4,793.33	30.59	14,471.76	14,380.00	91.76	57,520.00
7500 · Utilities							
7510 · Water/Sewer	24,888.01	21,708.33	3,179.68	68,074.54	65,125.00	2,949.54	260,500.00
7515 · Water Reimbursement	(18,080.75)	(17,083.33)	(997.42)	(52,559.20)	(51,250.00)	(1,309.20)	(205,000.00)
7520 · Electric	2,426.33	3,250.00	(823.67)	7,807.78	9,750.00	(1,942.22)	39,000.00
7530 · Gas	403.28	333.33	69.95	1,214.51	1,000.00	214.51	4,000.00
7540 · Trash Removal	467.04	600.00	(132.96)	1,320.90	1,800.00	(479.10)	7,200.00
7555 · Office Internet	211.26	291.67	(80.41)	633.78	875.00	(241.22)	3,500.00
7560 · Cable TV - Fitness Room	39.90	56.67	(16.77)	119.70	170.00	(50.30)	680.00
7500 · Utilities - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 7500 · Utilities	10,355.07	9,156.67	1,198.40	26,612.01	27,470.00	(857.99)	109,880.00
7700 · Payroll							
7711 · Payroll	20,942.47	20,000.00	942.47	50,300.41	60,000.00	(9,699.59)	240,000.00
7725 · Outside Help	6,704.80	416.67	6,288.13	7,860.80	1,250.00	6,610.80	5,000.00
7745 · Uniforms	0.00	75.00	(75.00)	0.00	225.00	(225.00)	900.00
Total 7700 · Payroll	27,647.27	20,491.67	7,155.60	58,161.21	61,475.00	(3,313.79)	245,900.00
7800 · Administration							
7810 · Insurance - Property	19,114.18	19,583.33	(469.15)	55,492.79	58,750.00	(3,257.21)	235,000.00
7815 · Background Check	168.00	375.00	(207.00)	448.00	1,125.00	(677.00)	4,500.00
7820 · Legal	9,110.50	7,500.00	1,610.50	28,955.69	22,500.00	6,455.69	90,000.00
7825 · Accounting Services	0.00	416.67	(416.67)	0.00	1,250.00	(1,250.00)	5,000.00
7827 · Professional Services	2,585.00	208.33	2,376.67	6,209.82	625.00	5,584.82	2,500.00
7830 · License/Filing Fees	0.00	125.00	(125.00)	70.00	375.00	(305.00)	1,500.00
7835 · Membership Dues	69.95	75.00	(5.05)	209.85	225.00	(15.15)	900.00
7836 · Training/Seminars	255.00	0.00	255.00	464.00	0.00	464.00	0.00
7870 · Management Fee	4,212.00	4,212.00	0.00	12,636.00	12,636.00	0.00	50,544.00
7875 · Telephone	416.08	440.00	(23.92)	1,128.59	1,320.00	(191.41)	5,280.00
7877 · Answering Service	65.00	65.00	0.00	195.00	195.00	0.00	780.00
7880 · Office Supplies	590.58	583.33	7.25	1,294.61	1,750.00	(455.39)	7,000.00
7881 · Postage, etc.	914.05	333.33	580.72	1,252.63	1,000.00	252.63	4,000.00
7882 · Printing & Reproduction	906.62	41.67	864.95	1,003.99	125.00	878.99	500.00
7883 · Office Equipment Rental	159.97	291.67	(131.70)	421.91	875.00	(453.09)	3,500.00
7884 · PC/Software Exp	0.00	300.00	(300.00)	0.00	900.00	(900.00)	3,600.00
7885 · Bank Service Charge	0.00	75.00	(75.00)	403.70	225.00	178.70	900.00
7896 · Misc Admin Expenses	0.00	41.67	(41.67)	250.00	125.00	125.00	500.00
7897 · Bad Debt	0.00	2,160.00	(2,160.00)	0.00	6,480.00	(6,480.00)	25,920.00
Total 7800 · Administration	38,566.93	36,827.00	1,739.93	110,436.58	110,481.00	(44.42)	441,924.00
Total 7000 · Disbursements	442,824.73	272,060.36	170,764.37	729,949.52	816,181.00	(86,231.48)	3,264,724.00
Total Expense	442,824.73	272,060.36	170,764.37	729,949.52	816,181.00	(86,231.48)	3,264,724.00
Net Income	(169,555.22)	(0.02)	(169,555.20)	92,971.13	0.00	92,971.13	0.00

Prepared By: Argus Property Management, Inc.

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

	<u>Jan - Mar 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 · Assessments	313,981.74	314,006.00	(24.26)
5025 · Carport Parking	1,385.00	675.00	710.00
5030 · Application Fees	3,875.00	1,500.00	2,375.00
5040 · Background Fee	75.00	0.00	75.00
5045 · Late Fee Income	3,075.81	0.00	3,075.81
5050 · Interest	262.58	0.00	262.58
5065 · Keys & Locks	105.00	0.00	105.00
5081 · Legal Fees Reimbursement	87.17	0.00	87.17
5082 · Miscellaneous Income	105.35	0.00	105.35
5084 · Contingent Rebuilding Income	499,968.00	500,000.00	(32.00)
Total Income	<u>822,920.65</u>	<u>816,181.00</u>	<u>6,739.65</u>
Gross Profit	822,920.65	816,181.00	6,739.65
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	25,050.00	25,050.00	0.00
7115 · Lawn & Ground Supplies	0.00	1,250.00	(1,250.00)
7120 · Additional Plantings	0.00	1,250.00	(1,250.00)
7150 · Irrigation Repairs & Maint	4,053.21	3,750.00	303.21
7155 · Misc Grounds Expense	14,099.95	7,500.00	6,599.95
7160 · Gasoline/Golf Carts	447.66	750.00	(302.34)
Total 7100 · Grounds	<u>43,650.82</u>	<u>39,550.00</u>	<u>4,100.82</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	6,526.93	11,500.00	(4,973.07)
7215 · Security	6,248.80	4,625.00	1,623.80
7220 · Pest Control	4,440.00	3,000.00	1,440.00
7225 · Fire Alarm Monitoring	0.00	375.00	(375.00)
7230 · Drywall Repairs	1,230.54	7,500.00	(6,269.46)
7235 · Locks & Keys	150.76	150.00	0.76
7240 · Roof Repairs	417.75	12,500.00	(12,082.25)
7245 · Small Tools & Equipment	0.00	650.00	(650.00)
7250 · HVAC R&M	0.00	1,500.00	(1,500.00)
7255 · Safety	2,604.67	9,000.00	(6,395.33)
7260 · Common Area Cleaning	650.00	500.00	150.00
7265 · Common Area Painting	0.00	250.00	(250.00)
7270 · Receivership Maintenance	(985.00)	225.00	(1,210.00)
7275 · Window Repairs	0.00	1,250.00	(1,250.00)
7280 · Gutter Repairs	0.00	300.00	(300.00)
7290 · Electric R&M	0.00	750.00	(750.00)
7295 · Plumbing R&M	964.10	1,250.00	(285.90)
7296 · Rebuilding Expense	448,894.29	500,000.00	(51,105.71)
Total 7200 · Building Maintenance	<u>471,142.84</u>	<u>555,325.00</u>	<u>(84,182.16)</u>
7300 · Rec Facilities Rep & Maint			
7310 · Tennis & Basketball Courts	590.29	250.00	340.29
7315 · Rec Facilities Misc Exp	0.00	3,000.00	(3,000.00)
7330 · Pool R&M	3,910.00	3,750.00	160.00
7340 · Exercise Room R&M	344.51	375.00	(30.49)
7350 · Pool Fence Repairs	629.50	125.00	504.50
Total 7300 · Rec Facilities Rep & Maint	<u>5,474.30</u>	<u>7,500.00</u>	<u>(2,025.70)</u>

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

	<u>Jan - Mar 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7400 - Master Association Fees			
7410 - Master Assoc Fees	14,471.76	14,380.00	91.76
Total 7400 - Master Association Fees	<u>14,471.76</u>	<u>14,380.00</u>	<u>91.76</u>
7500 - Utilities			
7510 - Water/Sewer	68,074.54	65,125.00	2,949.54
7515 - Water Reimbursement	(52,559.20)	(51,250.00)	(1,309.20)
7520 - Electric	7,807.78	9,750.00	(1,942.22)
7530 - Gas	1,214.51	1,000.00	214.51
7540 - Trash Removal	1,320.90	1,800.00	(479.10)
7555 - Office Internet	633.78	875.00	(241.22)
7560 - Cable TV - Fitness Room	119.70	170.00	(50.30)
7500 - Utilities - Other	0.00	0.00	0.00
Total 7500 - Utilities	<u>26,612.01</u>	<u>27,470.00</u>	<u>(857.99)</u>
7700 - Payroll			
7711 - Payroll	50,300.41	60,000.00	(9,699.59)
7725 - Outside Help	7,860.80	1,250.00	6,610.80
7745 - Uniforms	0.00	225.00	(225.00)
Total 7700 - Payroll	<u>58,161.21</u>	<u>61,475.00</u>	<u>(3,313.79)</u>
7800 - Administration			
7810 - Insurance - Property	55,492.79	58,750.00	(3,257.21)
7815 - Background Check	448.00	1,125.00	(677.00)
7820 - Legal	28,955.69	22,500.00	6,455.69
7825 - Accounting Services	0.00	1,250.00	(1,250.00)
7827 - Professional Services	6,209.82	625.00	5,584.82
7830 - License/Filing Fees	70.00	375.00	(305.00)
7835 - Membership Dues	209.85	225.00	(15.15)
7836 - Training/Seminars	464.00	0.00	464.00
7870 - Management Fee	12,636.00	12,636.00	0.00
7875 - Telephone	1,128.59	1,320.00	(191.41)
7877 - Answering Service	195.00	195.00	0.00
7880 - Office Supplies	1,294.61	1,750.00	(455.39)
7881 - Postage, etc.	1,252.63	1,000.00	252.63
7882 - Printing & Reproduction	1,003.99	125.00	878.99
7883 - Office Equipment Rental	421.91	875.00	(453.09)
7884 - PC/Software Exp	0.00	900.00	(900.00)
7885 - Bank Service Charge	403.70	225.00	178.70
7896 - Misc Admin Expenses	250.00	125.00	125.00
7897 - Bad Debt	0.00	6,480.00	(6,480.00)
Total 7800 - Administration	<u>110,436.58</u>	<u>110,481.00</u>	<u>(44.42)</u>
Total 7000 - Disbursements	<u>729,949.52</u>	<u>816,181.00</u>	<u>(86,231.48)</u>
Total Expense	<u>729,949.52</u>	<u>816,181.00</u>	<u>(86,231.48)</u>
Net Income	<u><u>92,971.13</u></u>	<u><u>0.00</u></u>	<u><u>92,971.13</u></u>