

**VINTAGE GRAND
CONDOMINIUM ASSOCIATION, INC.**

FINANCIAL STATEMENTS
Unaudited
for the Period Ending April 30, 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**

Apr 30, 17

ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	447,718.36
1020 · Reserve Accounts	1,486,255.26
1030 · Petty Cash Account	1,391.53
Total Checking/Savings	<u>1,935,365.15</u>
Accounts Receivable	
1040 · Assessment Receivable	132,185.37
Total Accounts Receivable	<u>132,185.37</u>
Other Current Assets	
1040a · Allowance for Doubtful	(18,390.90)
1042 · AR- Water Reimbursement	33,161.07
1045 · Petty Cash	200.00
1050 · Prepaid Insurance	22,197.11
1060 · Prepaid Master Fees	9,647.88
1210 · Utility Deposits	12,269.46
Total Other Current Assets	<u>59,084.62</u>
Total Current Assets	<u>2,126,635.14</u>
TOTAL ASSETS	<u><u>2,126,635.14</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	66,182.89
Total Accounts Payable	<u>66,182.89</u>
Other Current Liabilities	
3015 · Accrued Expense	426.93
3016 · Accrued Construction Retainage	29,581.11
3040 · Prepaid Assessments	127,813.13
3260 · Suspense	4,087.42
Total Other Current Liabilities	<u>161,908.59</u>
Total Current Liabilities	228,091.48
Long Term Liabilities	
3500 · Reserve Fund	1,486,255.26
Total Long Term Liabilities	<u>1,486,255.26</u>
Total Liabilities	1,714,346.74
Equity	
3990 · Operating Fund Balance	203,011.95
Net Income	209,276.45
Total Equity	<u>412,288.40</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,126,635.14</u></u>

**Vintage Grand Condominium Association
Reserve Report**

	<u>Apr 17</u>
3500 - Reserve Fund	
3510 - Roof Replacement	
3511 - Beg Bal - Roof Replacement	864,714.59
3512 - Allocation - Roof Replacement	58,333.32
3513 - Expense - Roof Replacement	0.00
Total 3510 - Roof Replacement	<u>923,047.91</u>
3520 - Exterior Paint	
3521 - Beg Bal - Exterior Paint	265,947.54
3522 - Allocation - Exterior Paint	8,333.32
3524 - Transfer - Exterior Painting	0.00
Total 3520 - Exterior Paint	<u>274,280.86</u>
3530 - Pavement Resurfacing	
3531 - Beg Bal - Pavement Resurfacing	70,544.80
3532 - Allocation - Pavement Resurface	1,666.68
Total 3530 - Pavement Resurfacing	<u>72,211.48</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	6,666.68
Total 3570 - Fire & Safety	<u>62,445.65</u>
3580 - Plumbing	
3581 - Beg Bal - Plumbing	29,515.68
3582 - Allocation - Plumbing	1,654.00
Total 3580 - Plumbing	<u>31,169.68</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	2,122.82
3893 - Transferred - Interest	0.00
Total 3890 - Reserve Interest	<u>6,850.65</u>
Total 3500 - Reserve Fund	<u>1,486,255.26</u>
TOTAL	<u><u>1,486,255.26</u></u>

Vintage Grand Condominium Association Profit & Loss Budget vs. Actual

	<u>Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 - Assessments	104,660.58	104,668.66	(8.08)
5025 - Carport Parking	95.00	225.00	(130.00)
5030 - Application Fees	975.00	500.00	475.00
5040 - Background Fee	75.00	0.00	75.00
5045 - Late Fee Income	1,982.15	0.00	1,982.15
5050 - Interest	93.70	0.00	93.70
5065 - Keys & Locks	150.00	0.00	150.00
5081 - Legal Fees Reimbursement	387.17	0.00	387.17
5084 - Contingent Rebuilding Income	166,656.00	166,666.66	(10.66)
Total Income	<u>275,074.60</u>	<u>272,060.32</u>	<u>3,014.28</u>
Gross Profit	275,074.60	272,060.32	3,014.28
Expense			
7000 - Disbursements			
7100 - Grounds			
7110 - Grounds Contract	8,558.25	8,350.00	208.25
7115 - Lawn & Ground Supplies	0.00	416.66	(416.66)
7120 - Additional Plantings	0.00	416.66	(416.66)
7150 - Irrigation Repairs & Maint	2,041.65	1,250.00	791.65
7155 - Misc Grounds Expense	9,176.75	2,500.00	6,676.75
7160 - Gasoline/Golf Carts	881.64	250.00	631.64
Total 7100 - Grounds	<u>20,658.29</u>	<u>13,183.32</u>	<u>7,474.97</u>
7200 - Building Maintenance			
7210 - Repairs & Maintenance	2,328.22	3,833.34	(1,505.12)
7215 - Security	117.00	1,541.66	(1,424.66)
7220 - Pest Control	3,655.00	1,000.00	2,655.00
7225 - Fire Alarm Monitoring	0.00	125.00	(125.00)
7230 - Drywall Repairs	828.23	2,500.00	(1,671.77)
7235 - Locks & Keys	346.68	50.00	296.68
7240 - Roof Repairs	0.00	4,166.66	(4,166.66)
7245 - Small Tools & Equipment	0.00	216.66	(216.66)
7250 - HVAC R&M	0.00	500.00	(500.00)
7255 - Safety	496.96	3,000.00	(2,503.04)
7260 - Common Area Cleaning	260.00	166.66	93.34
7265 - Common Area Painting	0.00	83.34	(83.34)
7270 - Receivership Maintenance	0.00	75.00	(75.00)
7275 - Window Repairs	1,136.68	416.66	720.02

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

	<u>Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7280 · Gutter Repairs	0.00	100.00	(100.00)
7290 · Electric R&M	0.00	250.00	(250.00)
7295 · Plumbing R&M	547.32	416.66	130.66
7296 · Rebuilding Expense	51,571.35	166,666.66	(115,095.31)
Total 7200 · Building Maintenance	<u>61,287.44</u>	<u>185,108.30</u>	<u>(123,820.86)</u>
7300 · Rec Facilities Rep & Maint			
7310 · Tennis & Basketball Courts	0.00	83.34	(83.34)
7315 · Rec Facilities Misc Exp	0.00	1,000.00	(1,000.00)
7330 · Pool R&M	1,981.70	1,250.00	731.70
7340 · Exercise Room R&M	42.00	125.00	(83.00)
7350 · Pool Fence Repairs	0.00	41.66	(41.66)
Total 7300 · Rec Facilities Rep & Maint	<u>2,023.70</u>	<u>2,500.00</u>	<u>(476.30)</u>
7400 · Master Association Fees			
7410 · Master Assoc Fees	4,823.92	4,793.34	30.58
Total 7400 · Master Association Fees	<u>4,823.92</u>	<u>4,793.34</u>	<u>30.58</u>
7500 · Utilities			
7510 · Water/Sewer	22,390.81	21,708.34	682.47
7515 · Water Reimbursement	(16,632.09)	(17,083.34)	451.25
7520 · Electric	2,450.05	3,250.00	(799.95)
7530 · Gas	395.42	333.34	62.08
7540 · Trash Removal	426.93	600.00	(173.07)
7555 · Office Internet	211.26	291.66	(80.40)
7560 · Cable TV - Fitness Room	39.90	56.66	(16.76)
Total 7500 · Utilities	<u>9,282.28</u>	<u>9,156.66</u>	<u>125.62</u>
7700 · Payroll			
7711 · Payroll	15,044.78	20,000.00	(4,955.22)
7725 · Outside Help	5,100.85	416.66	4,684.19
7745 · Uniforms	436.59	75.00	361.59
Total 7700 · Payroll	<u>20,582.22</u>	<u>20,491.66</u>	<u>90.56</u>
7800 · Administration			
7810 · Insurance - Property	19,315.60	19,583.34	(267.74)
7815 · Background Check	0.00	375.00	(375.00)
7820 · Legal	13,727.62	7,500.00	6,227.62
7825 · Accounting Services	0.00	416.66	(416.66)
7827 · Professional Services	50.00	208.34	(158.34)
7830 · License/Filing Fees	0.00	125.00	(125.00)
7835 · Membership Dues	69.95	75.00	(5.05)
7870 · Management Fee	4,212.00	4,212.00	0.00

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

	<u>Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7875 · Telephone	397.50	440.00	(42.50)
7877 · Answering Service	65.00	65.00	0.00
7880 · Office Supplies	358.92	583.34	(224.42)
7881 · Postage, etc.	619.73	333.34	286.39
7882 · Printing & Reproduction	859.50	41.66	817.84
7883 · Office Equipment Rental	400.61	291.66	108.95
7884 · PC/Software Exp	0.00	300.00	(300.00)
7885 · Bank Service Charge	0.00	75.00	(75.00)
7896 · Misc Admin Expenses	35.00	41.66	(6.66)
7897 · Bad Debt	0.00	2,160.00	(2,160.00)
Total 7800 · Administration	<u>40,111.43</u>	<u>36,827.00</u>	<u>3,284.43</u>
Total 7000 · Disbursements	<u>158,769.28</u>	<u>272,060.28</u>	<u>(113,291.00)</u>
Total Expense	<u>158,769.28</u>	<u>272,060.28</u>	<u>(113,291.00)</u>
Net Income	<u><u>116,305.32</u></u>	<u><u>0.04</u></u>	<u><u>116,305.28</u></u>

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

	<u>Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Income							
5010 · Assessments	104,660.58	104,668.66	(8.08)	418,642.32	418,674.66	(32.34)	1,256,024.00
5025 · Carport Parking	95.00	225.00	(130.00)	1,480.00	900.00	580.00	2,700.00
5030 · Application Fees	975.00	500.00	475.00	4,850.00	2,000.00	2,850.00	6,000.00
5040 · Background Fee	75.00	0.00	75.00	150.00	0.00	150.00	0.00
5045 · Late Fee Income	1,982.15	0.00	1,982.15	5,057.96	0.00	5,057.96	0.00
5050 · Interest	93.70	0.00	93.70	356.28	0.00	356.28	0.00
5065 · Keys & Locks	150.00	0.00	150.00	255.00	0.00	255.00	0.00
5081 · Legal Fees Reimbursement	387.17	0.00	387.17	474.34	0.00	474.34	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	166,666.66	(10.66)	666,624.00	666,666.66	(42.66)	2,000,000.00
Total Income	<u>275,074.60</u>	<u>272,060.32</u>	<u>3,014.28</u>	<u>1,097,995.25</u>	<u>1,088,241.32</u>	<u>9,753.93</u>	<u>3,264,724.00</u>
Gross Profit	275,074.60	272,060.32	3,014.28	1,097,995.25	1,088,241.32	9,753.93	3,264,724.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract	8,558.25	8,350.00	208.25	33,608.25	33,400.00	208.25	100,200.00
7115 · Lawn & Ground Supplies	0.00	416.66	(416.66)	0.00	1,666.66	(1,666.66)	5,000.00
7120 · Additional Plantings	0.00	416.66	(416.66)	0.00	1,666.66	(1,666.66)	5,000.00
7150 · Irrigation Repairs & Maint	2,041.65	1,250.00	791.65	6,094.86	5,000.00	1,094.86	15,000.00
7155 · Misc Grounds Expense	9,176.75	2,500.00	6,676.75	23,276.70	10,000.00	13,276.70	30,000.00
7160 · Gasoline/Golf Carts	881.64	250.00	631.64	1,329.30	1,000.00	329.30	3,000.00
Total 7100 · Grounds	<u>20,658.29</u>	<u>13,183.32</u>	<u>7,474.97</u>	<u>64,309.11</u>	<u>52,733.32</u>	<u>11,575.79</u>	<u>158,200.00</u>
7200 · Building Maintenance							
7210 · Repairs & Maintenance	2,328.22	3,833.34	(1,505.12)	8,855.15	15,333.34	(6,478.19)	46,000.00
7215 · Security	117.00	1,541.66	(1,424.66)	6,365.80	6,166.66	199.14	18,500.00
7220 · Pest Control	3,655.00	1,000.00	2,655.00	8,095.00	4,000.00	4,095.00	12,000.00
7225 · Fire Alarm Monitoring	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00
7230 · Drywall Repairs	828.23	2,500.00	(1,671.77)	2,058.77	10,000.00	(7,941.23)	30,000.00
7235 · Locks & Keys	346.68	50.00	296.68	497.44	200.00	297.44	600.00
7240 · Roof Repairs	0.00	4,166.66	(4,166.66)	417.75	16,666.66	(16,248.91)	50,000.00
7245 · Small Tools & Equipment	0.00	216.66	(216.66)	0.00	866.66	(866.66)	2,600.00
7250 · HVAC R&M	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00
7255 · Safety	496.96	3,000.00	(2,503.04)	3,101.63	12,000.00	(8,898.37)	36,000.00
7260 · Common Area Cleaning	260.00	166.66	93.34	910.00	666.66	243.34	2,000.00
7265 · Common Area Painting	0.00	83.34	(83.34)	0.00	333.34	(333.34)	1,000.00
7270 · Receivership Maintenance	0.00	75.00	(75.00)	(985.00)	300.00	(1,285.00)	900.00
7275 · Window Repairs	1,136.68	416.66	720.02	1,136.68	1,666.66	(529.98)	5,000.00
7280 · Gutter Repairs	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
7290 · Electric R&M	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
7295 · Plumbing R&M	547.32	416.66	130.66	1,511.42	1,666.66	(155.24)	5,000.00
7296 · Rebuilding Expense	51,571.35	166,666.66	(115,095.31)	500,465.64	666,666.66	(166,201.02)	2,000,000.00
Total 7200 · Building Maintenance	<u>61,287.44</u>	<u>185,108.30</u>	<u>(123,820.86)</u>	<u>532,430.28</u>	<u>740,433.30</u>	<u>(208,003.02)</u>	<u>2,221,300.00</u>

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

	<u>Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 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	83.34	(83.34)	590.29	333.34	256.95	1,000.00
7315 - Rec Facilities Misc Exp	0.00	1,000.00	(1,000.00)	0.00	4,000.00	(4,000.00)	12,000.00
7330 - Pool R&M	1,981.70	1,250.00	731.70	5,891.70	5,000.00	891.70	15,000.00
7340 - Exercise Room R&M	42.00	125.00	(83.00)	386.51	500.00	(113.49)	1,500.00
7350 - Pool Fence Repairs	0.00	41.66	(41.66)	629.50	166.66	462.84	500.00
Total 7300 - Rec Facilities Rep & Maint	2,023.70	2,500.00	(476.30)	7,498.00	10,000.00	(2,502.00)	30,000.00
7400 - Master Association Fees							
7410 - Master Assoc Fees	4,823.92	4,793.34	30.58	19,295.68	19,173.34	122.34	57,520.00
Total 7400 - Master Association Fees	4,823.92	4,793.34	30.58	19,295.68	19,173.34	122.34	57,520.00
7500 - Utilities							
7510 - Water/Sewer	22,390.81	21,708.34	682.47	90,465.35	86,833.34	3,632.01	260,500.00
7515 - Water Reimbursement	(16,632.09)	(17,083.34)	451.25	(69,191.29)	(68,333.34)	(857.95)	(205,000.00)
7520 - Electric	2,450.05	3,250.00	(799.95)	10,257.83	13,000.00	(2,742.17)	39,000.00
7530 - Gas	395.42	333.34	62.08	1,609.93	1,333.34	276.59	4,000.00
7540 - Trash Removal	426.93	600.00	(173.07)	1,747.83	2,400.00	(652.17)	7,200.00
7555 - Office Internet	211.26	291.66	(80.40)	845.04	1,166.66	(321.62)	3,500.00
7560 - Cable TV - Fitness Room	39.90	56.66	(16.76)	159.60	226.66	(67.06)	680.00
7500 - Utilities - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 7500 - Utilities	9,282.28	9,156.66	125.62	35,894.29	36,626.66	(732.37)	109,880.00
7700 - Payroll							
7711 - Payroll	15,044.78	20,000.00	(4,955.22)	65,345.19	80,000.00	(14,654.81)	240,000.00
7725 - Outside Help	5,100.85	416.66	4,684.19	12,961.65	1,666.66	11,294.99	5,000.00
7745 - Uniforms	436.59	75.00	361.59	436.59	300.00	136.59	900.00
Total 7700 - Payroll	20,582.22	20,491.66	90.56	78,743.43	81,966.66	(3,223.23)	245,900.00
7800 - Administration							
7810 - Insurance - Property	19,315.60	19,583.34	(267.74)	74,808.39	78,333.34	(3,524.95)	235,000.00
7815 - Background Check	0.00	375.00	(375.00)	448.00	1,500.00	(1,052.00)	4,500.00
7820 - Legal	13,727.62	7,500.00	6,227.62	42,683.31	30,000.00	12,683.31	90,000.00
7825 - Accounting Services	0.00	416.66	(416.66)	0.00	1,666.66	(1,666.66)	5,000.00
7827 - Professional Services	50.00	208.34	(158.34)	6,259.82	833.34	5,426.48	2,500.00
7830 - License/Filing Fees	0.00	125.00	(125.00)	70.00	500.00	(430.00)	1,500.00
7835 - Membership Dues	69.95	75.00	(5.05)	279.80	300.00	(20.20)	900.00
7836 - Training/Seminars	0.00	0.00	0.00	464.00	0.00	464.00	0.00
7870 - Management Fee	4,212.00	4,212.00	0.00	16,848.00	16,848.00	0.00	50,544.00
7875 - Telephone	397.50	440.00	(42.50)	1,526.09	1,760.00	(233.91)	5,280.00
7877 - Answering Service	65.00	65.00	0.00	260.00	260.00	0.00	780.00
7880 - Office Supplies	358.92	583.34	(224.42)	1,653.53	2,333.34	(679.81)	7,000.00
7881 - Postage, etc.	619.73	333.34	286.39	1,872.36	1,333.34	539.02	4,000.00
7882 - Printing & Reproduction	859.50	41.66	817.84	1,863.49	166.66	1,696.83	500.00
7883 - Office Equipment Rental	400.61	291.66	108.95	822.52	1,166.66	(344.14)	3,500.00

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

	<u>Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
7884 · PC/Software Exp	0.00	300.00	(300.00)	0.00	1,200.00	(1,200.00)	3,600.00
7885 · Bank Service Charge	0.00	75.00	(75.00)	403.70	300.00	103.70	900.00
7896 · Misc Admin Expenses	35.00	41.66	(6.66)	285.00	166.66	118.34	500.00
7897 · Bad Debt	0.00	2,160.00	(2,160.00)	0.00	8,640.00	(8,640.00)	25,920.00
Total 7800 · Administration	<u>40,111.43</u>	<u>36,827.00</u>	<u>3,284.43</u>	<u>150,548.01</u>	<u>147,308.00</u>	<u>3,240.01</u>	<u>441,924.00</u>
Total 7000 · Disbursements	<u>158,769.28</u>	<u>272,060.28</u>	<u>(113,291.00)</u>	<u>888,718.80</u>	<u>1,088,241.28</u>	<u>(199,522.48)</u>	<u>3,264,724.00</u>
Total Expense	<u>158,769.28</u>	<u>272,060.28</u>	<u>(113,291.00)</u>	<u>888,718.80</u>	<u>1,088,241.28</u>	<u>(199,522.48)</u>	<u>3,264,724.00</u>
Net Income	<u><u>116,305.32</u></u>	<u><u>0.04</u></u>	<u><u>116,305.28</u></u>	<u><u>209,276.45</u></u>	<u><u>0.04</u></u>	<u><u>209,276.41</u></u>	<u><u>0.00</u></u>

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

	<u>Jan - Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 · Assessments	418,642.32	418,674.66	(32.34)
5025 · Carport Parking	1,480.00	900.00	580.00
5030 · Application Fees	4,850.00	2,000.00	2,850.00
5040 · Background Fee	150.00	0.00	150.00
5045 · Late Fee Income	5,057.96	0.00	5,057.96
5050 · Interest	356.28	0.00	356.28
5065 · Keys & Locks	255.00	0.00	255.00
5081 · Legal Fees Reimbursement	474.34	0.00	474.34
5082 · Miscellaneous Income	105.35	0.00	105.35
5084 · Contingent Rebuilding Income	666,624.00	666,666.66	(42.66)
Total Income	<u>1,097,995.25</u>	<u>1,088,241.32</u>	<u>9,753.93</u>
Gross Profit	1,097,995.25	1,088,241.32	9,753.93
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	33,608.25	33,400.00	208.25
7115 · Lawn & Ground Supplies	0.00	1,666.66	(1,666.66)
7120 · Additional Plantings	0.00	1,666.66	(1,666.66)
7150 · Irrigation Repairs & Maint	6,094.86	5,000.00	1,094.86
7155 · Misc Grounds Expense	23,276.70	10,000.00	13,276.70
7160 · Gasoline/Golf Carts	1,329.30	1,000.00	329.30
Total 7100 · Grounds	<u>64,309.11</u>	<u>52,733.32</u>	<u>11,575.79</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	8,855.15	15,333.34	(6,478.19)
7215 · Security	6,365.80	6,166.66	199.14
7220 · Pest Control	8,095.00	4,000.00	4,095.00
7225 · Fire Alarm Monitoring	0.00	500.00	(500.00)
7230 · Drywall Repairs	2,058.77	10,000.00	(7,941.23)
7235 · Locks & Keys	497.44	200.00	297.44
7240 · Roof Repairs	417.75	16,666.66	(16,248.91)
7245 · Small Tools & Equipment	0.00	866.66	(866.66)
7250 · HVAC R&M	0.00	2,000.00	(2,000.00)
7255 · Safety	3,101.63	12,000.00	(8,898.37)
7260 · Common Area Cleaning	910.00	666.66	243.34
7265 · Common Area Painting	0.00	333.34	(333.34)
7270 · Receivership Maintenance	(985.00)	300.00	(1,285.00)
7275 · Window Repairs	1,136.68	1,666.66	(529.98)
7280 · Gutter Repairs	0.00	400.00	(400.00)
7290 · Electric R&M	0.00	1,000.00	(1,000.00)
7295 · Plumbing R&M	1,511.42	1,666.66	(155.24)
7296 · Rebuilding Expense	500,465.64	666,666.66	(166,201.02)
Total 7200 · Building Maintenance	<u>532,430.28</u>	<u>740,433.30</u>	<u>(208,003.02)</u>

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

	<u>Jan - Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7300 · Rec Facilities Rep & Maint			
7310 · Tennis & Basketball Courts	590.29	333.34	256.95
7315 · Rec Facilities Misc Exp	0.00	4,000.00	(4,000.00)
7330 · Pool R&M	5,891.70	5,000.00	891.70
7340 · Exercise Room R&M	386.51	500.00	(113.49)
7350 · Pool Fence Repairs	629.50	166.66	462.84
Total 7300 · Rec Facilities Rep & Maint	<u>7,498.00</u>	<u>10,000.00</u>	<u>(2,502.00)</u>
7400 · Master Association Fees			
7410 · Master Assoc Fees	19,295.68	19,173.34	122.34
Total 7400 · Master Association Fees	<u>19,295.68</u>	<u>19,173.34</u>	<u>122.34</u>
7500 · Utilities			
7510 · Water/Sewer	90,465.35	86,833.34	3,632.01
7515 · Water Reimbursement	(69,191.29)	(68,333.34)	(857.95)
7520 · Electric	10,257.83	13,000.00	(2,742.17)
7530 · Gas	1,609.93	1,333.34	276.59
7540 · Trash Removal	1,747.83	2,400.00	(652.17)
7555 · Office Internet	845.04	1,166.66	(321.62)
7560 · Cable TV - Fitness Room	159.60	226.66	(67.06)
7500 · Utilities - Other	0.00	0.00	0.00
Total 7500 · Utilities	<u>35,894.29</u>	<u>36,626.66</u>	<u>(732.37)</u>
7700 · Payroll			
7711 · Payroll	65,345.19	80,000.00	(14,654.81)
7725 · Outside Help	12,961.65	1,666.66	11,294.99
7745 · Uniforms	436.59	300.00	136.59
Total 7700 · Payroll	<u>78,743.43</u>	<u>81,966.66</u>	<u>(3,223.23)</u>
7800 · Administration			
7810 · Insurance - Property	74,808.39	78,333.34	(3,524.95)
7815 · Background Check	448.00	1,500.00	(1,052.00)
7820 · Legal	42,683.31	30,000.00	12,683.31
7825 · Accounting Services	0.00	1,666.66	(1,666.66)
7827 · Professional Services	6,259.82	833.34	5,426.48
7830 · License/Filing Fees	70.00	500.00	(430.00)
7835 · Membership Dues	279.80	300.00	(20.20)
7836 · Training/Seminars	464.00	0.00	464.00
7870 · Management Fee	16,848.00	16,848.00	0.00
7875 · Telephone	1,526.09	1,760.00	(233.91)
7877 · Answering Service	260.00	260.00	0.00
7880 · Office Supplies	1,653.53	2,333.34	(679.81)
7881 · Postage, etc.	1,872.36	1,333.34	539.02

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

	<u>Jan - Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7882 · Printing & Reproduction	1,863.49	166.66	1,696.83
7883 · Office Equipment Rental	822.52	1,166.66	(344.14)
7884 · PC/Software Exp	0.00	1,200.00	(1,200.00)
7885 · Bank Service Charge	403.70	300.00	103.70
7896 · Misc Admin Expenses	285.00	166.66	118.34
7897 · Bad Debt	0.00	8,640.00	(8,640.00)
Total 7800 · Administration	<u>150,548.01</u>	<u>147,308.00</u>	<u>3,240.01</u>
Total 7000 · Disbursements	<u>888,718.80</u>	<u>1,088,241.28</u>	<u>(199,522.48)</u>
Total Expense	<u>888,718.80</u>	<u>1,088,241.28</u>	<u>(199,522.48)</u>
Net Income	<u>209,276.45</u>	<u>0.04</u>	<u>209,276.41</u>