

**VINTAGE GRAND
CONDOMINIUM ASSOCIATION, INC.**

FINANCIAL STATEMENTS
Unaudited
for the Period Ending May 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**

May 31, 17

ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	486,413.48
1020 · Reserve Accounts	1,505,824.80
1030 · Petty Cash Account	2,196.06
Total Checking/Savings	<u>1,994,434.34</u>
Accounts Receivable	
1040 · Assessment Receivable	103,872.58
Total Accounts Receivable	<u>103,872.58</u>
Other Current Assets	
1040a · Allowance for Doubtful	(18,390.90)
1042 · AR- Water Reimbursement	34,275.18
1045 · Petty Cash	200.00
1050 · Prepaid Insurance	3,082.93
1060 · Prepaid Master Fees	4,823.96
1210 · Utility Deposits	12,269.46
Total Other Current Assets	<u>36,260.63</u>
Total Current Assets	<u>2,134,567.55</u>
TOTAL ASSETS	<u>2,134,567.55</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	84,645.54
Total Accounts Payable	<u>84,645.54</u>
Other Current Liabilities	
3015 · Accrued Expense	1,498.00
3016 · Accrued Construction Retainage	50,348.32
3040 · Prepaid Assessments	108,963.14
3260 · Suspense	4,472.78
Total Other Current Liabilities	<u>165,282.24</u>
Total Current Liabilities	249,927.78
Long Term Liabilities	
3500 · Reserve Fund	1,505,824.80
Total Long Term Liabilities	<u>1,505,824.80</u>
Total Liabilities	1,755,752.58
Equity	
3990 · Operating Fund Balance	203,011.95
Net Income	175,803.02
Total Equity	<u>378,814.97</u>
TOTAL LIABILITIES & EQUITY	<u>2,134,567.55</u>

**Vintage Grand Condominium Association
Reserve Report**

	<u>May 17</u>
3500 - Reserve Fund	
3510 - Roof Replacement	
3511 - Beg Bal - Roof Replacement	864,714.59
3512 - Allocation - Roof Replacement	72,916.65
3513 - Expense - Roof Replacement	<u>0.00</u>
Total 3510 - Roof Replacement	937,631.24
3520 - Exterior Paint	
3521 - Beg Bal - Exterior Paint	265,947.54
3522 - Allocation - Exterior Paint	10,416.65
3524 - Transfer - Exterior Painting	<u>0.00</u>
Total 3520 - Exterior Paint	276,364.19
3530 - Pavement Resurfacing	
3531 - Beg Bal - Pavement Resurfacing	70,544.80
3532 - Allocation - Pavement Resurface	<u>2,083.35</u>
Total 3530 - Pavement Resurfacing	72,628.15
3540 - HVAC	
3541 - Beg Bal - HVAC	3,587.28
3542 - Allocation - HVAC	<u>0.00</u>
Total 3540 - HVAC	3,587.28
3550 - Pool & Spa	
3551 - Beg Bal - Pool & Spa	18,727.09
3552 - Allocation - Pool & Spa	0.00
3553 - Expense - Pool & Spa	<u>0.00</u>
Total 3550 - Pool & Spa	18,727.09
3555 - Pool Deck	
3556 - Beg Balance - Pool Deck	2,109.00
3557 - Allocations - Pool Deck	<u>0.00</u>
Total 3555 - Pool Deck	2,109.00
3560 - Electrical	
3561 - Beg Bal - Electrical	74,382.53
3562 - Allocation - Electrical	<u>0.00</u>
Total 3560 - Electrical	74,382.53
3570 - Fire & Safety	
3571 - Beg Bal - Fire & Safety	55,778.97
3572 - Allocation - Fire & Safety	<u>8,333.35</u>
Total 3570 - Fire & Safety	64,112.32
3580 - Plumbing	
3581 - Beg Bal - Plumbing	29,515.68
3582 - Allocation - Plumbing	<u>2,067.50</u>
Total 3580 - Plumbing	31,583.18
3590 - Drainage	
3591 - Beg Bal - Drainage	17,443.13
3592 - Allocation - Drainage	<u>0.00</u>
Total 3590 - Drainage	17,443.13
3890 - Reserve Interest	
3891 - Beg. Bal. - Interest	4,727.83
3892 - Earned YTD - Interest	2,528.86
3893 - Transferred - Interest	<u>0.00</u>
Total 3890 - Reserve Interest	7,256.69
Total 3500 - Reserve Fund	<u>1,505,824.80</u>
TOTAL	<u>1,505,824.80</u>

Vintage Grand Condominium Association Profit & Loss Budget vs. Actual

	<u>May 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 - Assessments	104,660.58	104,668.67	(8.09)
5025 - Carport Parking	185.00	225.00	(40.00)
5030 - Application Fees	1,125.00	500.00	625.00
5045 - Late Fee Income	165.33	0.00	165.33
5050 - Interest	102.12	0.00	102.12
5065 - Keys & Locks	100.00	0.00	100.00
5083 - PY Late Fee	(139.38)	0.00	(139.38)
5084 - Contingent Rebuilding Income	166,656.00	166,666.67	(10.67)
Total Income	<u>272,854.65</u>	<u>272,060.34</u>	<u>794.31</u>
Gross Profit	272,854.65	272,060.34	794.31
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	1,797.45	1,250.00	547.45
7155 - Misc Grounds Expense	0.00	2,500.00	(2,500.00)
7160 - Gasoline/Golf Carts	0.00	250.00	(250.00)
Total 7100 - Grounds	<u>10,147.45</u>	<u>13,183.34</u>	<u>(3,035.89)</u>
7200 - Building Maintenance			
7210 - Repairs & Maintenance	579.52	3,833.33	(3,253.81)
7215 - Security	1,498.00	1,541.67	(43.67)
7220 - Pest Control	930.00	1,000.00	(70.00)
7225 - Fire Alarm Monitoring	0.00	125.00	(125.00)
7230 - Drywall Repairs	0.00	2,500.00	(2,500.00)
7235 - Locks & Keys	755.27	50.00	705.27
7240 - Roof Repairs	2,300.00	4,166.67	(1,866.67)
7245 - Small Tools & Equipment	0.00	216.67	(216.67)
7250 - HVAC R&M	0.00	500.00	(500.00)
7255 - Safety	140.00	3,000.00	(2,860.00)
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	344.95	416.67	(71.72)
7280 - Gutter Repairs	0.00	100.00	(100.00)

Vintage Grand Condominium Association Profit & Loss Budget vs. Actual

	<u>May 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7290 · Electric R&M	0.00	250.00	(250.00)
7295 · Plumbing R&M	0.00	416.67	(416.67)
7296 · Rebuilding Expense	226,758.16	166,666.67	60,091.49
Total 7200 · Building Maintenance	<u>233,565.90</u>	<u>185,108.35</u>	<u>48,457.55</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)
7320 · Pool Chemicals	66.76	0.00	66.76
7330 · Pool R&M	2,709.38	1,250.00	1,459.38
7340 · Exercise Room R&M	135.00	125.00	10.00
7350 · Pool Fence Repairs	0.00	41.67	(41.67)
Total 7300 · Rec Facilities Rep & Maint	<u>2,911.14</u>	<u>2,500.00</u>	<u>411.14</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	21,071.95	21,708.33	(636.38)
7515 · Water Reimbursement	(18,179.73)	(17,083.33)	(1,096.40)
7520 · Electric	2,592.39	3,250.00	(657.61)
7530 · Gas	38.88	333.33	(294.45)
7540 · Trash Removal	426.93	600.00	(173.07)
7555 · Office Internet	210.85	291.67	(80.82)
7560 · Cable TV - Fitness Room	39.90	56.67	(16.77)
Total 7500 · Utilities	<u>6,201.17</u>	<u>9,156.67</u>	<u>(2,955.50)</u>
7700 · Payroll			
7711 · Payroll	14,646.26	20,000.00	(5,353.74)
7725 · Outside Help	7,111.99	416.67	6,695.32
7745 · Uniforms	0.00	75.00	(75.00)
Total 7700 · Payroll	<u>21,758.25</u>	<u>20,491.67</u>	<u>1,266.58</u>
7800 · Administration			
7810 · Insurance - Property	19,114.18	19,583.33	(469.15)
7815 · Background Check	0.00	375.00	(375.00)
7820 · Legal	1,771.25	7,500.00	(5,728.75)
7825 · Accounting Services	0.00	416.67	(416.67)
7827 · Professional Services	0.00	208.33	(208.33)
7830 · License/Filing Fees	0.00	125.00	(125.00)
7835 · Membership Dues	175.37	75.00	100.37
7870 · Management Fee	4,212.00	4,212.00	0.00

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

	<u>May 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7875 · Telephone	396.21	440.00	(43.79)
7877 · Answering Service	65.00	65.00	0.00
7880 · Office Supplies	127.89	583.33	(455.44)
7881 · Postage, etc.	164.13	333.33	(169.20)
7882 · Printing & Reproduction	326.08	41.67	284.41
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	398.17	41.67	356.50
7897 · Bad Debt	0.00	2,160.00	(2,160.00)
Total 7800 · Administration	<u>26,910.25</u>	<u>36,827.00</u>	<u>(9,916.75)</u>
 Total 7000 · Disbursements	 <u>306,318.08</u>	 <u>272,060.36</u>	 <u>34,257.72</u>
 Total Expense	 <u>306,318.08</u>	 <u>272,060.36</u>	 <u>34,257.72</u>
 Net Income	 <u>(33,463.43)</u>	 <u>(0.02)</u>	 <u>(33,463.41)</u>

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

	<u>May 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 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)	523,302.90	523,343.33	(40.43)	1,256,024.00
5025 · Carport Parking	185.00	225.00	(40.00)	1,665.00	1,125.00	540.00	2,700.00
5030 · Application Fees	1,125.00	500.00	625.00	5,975.00	2,500.00	3,475.00	6,000.00
5040 · Background Fee	0.00	0.00	0.00	150.00	0.00	150.00	0.00
5045 · Late Fee Income	165.33	0.00	165.33	5,223.29	0.00	5,223.29	0.00
5050 · Interest	102.12	0.00	102.12	458.40	0.00	458.40	0.00
5065 · Keys & Locks	100.00	0.00	100.00	355.00	0.00	355.00	0.00
5081 · Legal Fees Reimbursement	0.00	0.00	0.00	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
5083 · PY Late Fee	(139.38)	0.00	(139.38)	(139.38)	0.00	(139.38)	0.00
5084 · Contingent Rebuilding Income	166,656.00	166,666.67	(10.67)	833,280.00	833,333.33	(53.33)	2,000,000.00
Total Income	<u>272,854.65</u>	<u>272,060.34</u>	<u>794.31</u>	<u>1,370,849.90</u>	<u>1,360,301.66</u>	<u>10,548.24</u>	<u>3,264,724.00</u>
Gross Profit	272,854.65	272,060.34	794.31	1,370,849.90	1,360,301.66	10,548.24	3,264,724.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract	8,350.00	8,350.00	0.00	41,958.25	41,750.00	208.25	100,200.00
7115 · Lawn & Ground Supplies	0.00	416.67	(416.67)	0.00	2,083.33	(2,083.33)	5,000.00
7120 · Additional Plantings	0.00	416.67	(416.67)	0.00	2,083.33	(2,083.33)	5,000.00
7150 · Irrigation Repairs & Maint	1,797.45	1,250.00	547.45	7,892.31	6,250.00	1,642.31	15,000.00
7155 · Misc Grounds Expense	0.00	2,500.00	(2,500.00)	23,276.70	12,500.00	10,776.70	30,000.00
7160 · Gasoline/Golf Carts	0.00	250.00	(250.00)	1,329.30	1,250.00	79.30	3,000.00
Total 7100 · Grounds	<u>10,147.45</u>	<u>13,183.34</u>	<u>(3,035.89)</u>	<u>74,456.56</u>	<u>65,916.66</u>	<u>8,539.90</u>	<u>158,200.00</u>
7200 · Building Maintenance							
7210 · Repairs & Maintenance	579.52	3,833.33	(3,253.81)	9,434.67	19,166.67	(9,732.00)	46,000.00
7215 · Security	1,498.00	1,541.67	(43.67)	7,863.80	7,708.33	155.47	18,500.00
7220 · Pest Control	930.00	1,000.00	(70.00)	9,025.00	5,000.00	4,025.00	12,000.00
7225 · Fire Alarm Monitoring	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00
7230 · Drywall Repairs	0.00	2,500.00	(2,500.00)	2,058.77	12,500.00	(10,441.23)	30,000.00
7235 · Locks & Keys	755.27	50.00	705.27	1,252.71	250.00	1,002.71	600.00
7240 · Roof Repairs	2,300.00	4,166.67	(1,866.67)	2,717.75	20,833.33	(18,115.58)	50,000.00
7245 · Small Tools & Equipment	0.00	216.67	(216.67)	0.00	1,083.33	(1,083.33)	2,600.00
7250 · HVAC R& M	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	6,000.00
7255 · Safety	140.00	3,000.00	(2,860.00)	3,241.63	15,000.00	(11,758.37)	36,000.00
7260 · Common Area Cleaning	260.00	166.67	93.33	1,170.00	833.33	336.67	2,000.00

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

	<u>May 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
7265 · Common Area Painting	0.00	83.33	(83.33)	0.00	416.67	(416.67)	1,000.00
7270 · Receivership Maintenance	0.00	75.00	(75.00)	(985.00)	375.00	(1,360.00)	900.00
7275 · Window Repairs	344.95	416.67	(71.72)	1,481.63	2,083.33	(601.70)	5,000.00
7280 · Gutter Repairs	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00
7290 · Electric R&M	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00
7295 · Plumbing R&M	0.00	416.67	(416.67)	1,511.42	2,083.33	(571.91)	5,000.00
7296 · Rebuilding Expense	226,758.16	166,666.67	60,091.49	727,223.80	833,333.33	(106,109.53)	2,000,000.00
Total 7200 · Building Maintenance	233,565.90	185,108.35	48,457.55	765,996.18	925,541.65	(159,545.47)	2,221,300.00
7300 · Rec Facilities Rep & Maint							
7310 · Tennis & Basketball Courts	0.00	83.33	(83.33)	590.29	416.67	173.62	1,000.00
7315 · Rec Facilities Misc Exp	0.00	1,000.00	(1,000.00)	0.00	5,000.00	(5,000.00)	12,000.00
7320 · Pool Chemicals	66.76	0.00	66.76	66.76	0.00	66.76	0.00
7330 · Pool R&M	2,709.38	1,250.00	1,459.38	8,601.08	6,250.00	2,351.08	15,000.00
7340 · Exercise Room R&M	135.00	125.00	10.00	521.51	625.00	(103.49)	1,500.00
7350 · Pool Fence Repairs	0.00	41.67	(41.67)	629.50	208.33	421.17	500.00
Total 7300 · Rec Facilities Rep & Maint	2,911.14	2,500.00	411.14	10,409.14	12,500.00	(2,090.86)	30,000.00
7400 · Master Association Fees							
7410 · Master Assoc Fees	4,823.92	4,793.33	30.59	24,119.60	23,966.67	152.93	57,520.00
Total 7400 · Master Association Fees	4,823.92	4,793.33	30.59	24,119.60	23,966.67	152.93	57,520.00
7500 · Utilities							
7510 · Water/Sewer	21,071.95	21,708.33	(636.38)	111,537.30	108,541.67	2,995.63	260,500.00
7515 · Water Reimbursement	(18,179.73)	(17,083.33)	(1,096.40)	(87,371.02)	(85,416.67)	(1,954.35)	(205,000.00)
7520 · Electric	2,592.39	3,250.00	(657.61)	12,850.22	16,250.00	(3,399.78)	39,000.00
7530 · Gas	38.88	333.33	(294.45)	1,648.81	1,666.67	(17.86)	4,000.00
7540 · Trash Removal	426.93	600.00	(173.07)	2,174.76	3,000.00	(825.24)	7,200.00
7555 · Office Internet	210.85	291.67	(80.82)	1,055.89	1,458.33	(402.44)	3,500.00
7560 · Cable TV - Fitness Room	39.90	56.67	(16.77)	199.50	283.33	(83.83)	680.00
7500 · Utilities - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 7500 · Utilities	6,201.17	9,156.67	(2,955.50)	42,095.46	45,783.33	(3,687.87)	109,880.00
7700 · Payroll							
7711 · Payroll	14,646.26	20,000.00	(5,353.74)	79,991.45	100,000.00	(20,008.55)	240,000.00
7725 · Outside Help	7,111.99	416.67	6,695.32	20,073.64	2,083.33	17,990.31	5,000.00
7745 · Uniforms	0.00	75.00	(75.00)	436.59	375.00	61.59	900.00
Total 7700 · Payroll	21,758.25	20,491.67	1,266.58	100,501.68	102,458.33	(1,956.65)	245,900.00

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

	<u>May 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
7800 - Administration							
7810 - Insurance - Property	19,114.18	19,583.33	(469.15)	93,922.57	97,916.67	(3,994.10)	235,000.00
7815 - Background Check	0.00	375.00	(375.00)	448.00	1,875.00	(1,427.00)	4,500.00
7820 - Legal	1,771.25	7,500.00	(5,728.75)	44,454.56	37,500.00	6,954.56	90,000.00
7825 - Accounting Services	0.00	416.67	(416.67)	0.00	2,083.33	(2,083.33)	5,000.00
7827 - Professional Services	0.00	208.33	(208.33)	6,259.82	1,041.67	5,218.15	2,500.00
7830 - License/Filing Fees	0.00	125.00	(125.00)	70.00	625.00	(555.00)	1,500.00
7835 - Membership Dues	175.37	75.00	100.37	455.17	375.00	80.17	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	21,060.00	21,060.00	0.00	50,544.00
7875 - Telephone	396.21	440.00	(43.79)	1,922.30	2,200.00	(277.70)	5,280.00
7877 - Answering Service	65.00	65.00	0.00	325.00	325.00	0.00	780.00
7880 - Office Supplies	127.89	583.33	(455.44)	1,781.42	2,916.67	(1,135.25)	7,000.00
7881 - Postage, etc.	164.13	333.33	(169.20)	2,036.49	1,666.67	369.82	4,000.00
7882 - Printing & Reproduction	326.08	41.67	284.41	2,189.57	208.33	1,981.24	500.00
7883 - Office Equipment Rental	159.97	291.67	(131.70)	982.49	1,458.33	(475.84)	3,500.00
7884 - PC/Software Exp	0.00	300.00	(300.00)	0.00	1,500.00	(1,500.00)	3,600.00
7885 - Bank Service Charge	0.00	75.00	(75.00)	413.70	375.00	38.70	900.00
7896 - Misc Admin Expenses	398.17	41.67	356.50	683.17	208.33	474.84	500.00
7897 - Bad Debt	0.00	2,160.00	(2,160.00)	0.00	10,800.00	(10,800.00)	25,920.00
Total 7800 - Administration	<u>26,910.25</u>	<u>36,827.00</u>	<u>(9,916.75)</u>	<u>177,468.26</u>	<u>184,135.00</u>	<u>(6,666.74)</u>	<u>441,924.00</u>
Total 7000 - Disbursements	<u>306,318.08</u>	<u>272,060.36</u>	<u>34,257.72</u>	<u>1,195,046.88</u>	<u>1,360,301.64</u>	<u>(165,254.76)</u>	<u>3,264,724.00</u>
Total Expense	<u>306,318.08</u>	<u>272,060.36</u>	<u>34,257.72</u>	<u>1,195,046.88</u>	<u>1,360,301.64</u>	<u>(165,254.76)</u>	<u>3,264,724.00</u>
Net Income	<u>(33,463.43)</u>	<u>(0.02)</u>	<u>(33,463.41)</u>	<u>175,803.02</u>	<u>0.02</u>	<u>175,803.00</u>	<u>0.00</u>

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

	<u>Jan - May 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 · Assessments	523,302.90	523,343.33	(40.43)
5025 · Carport Parking	1,665.00	1,125.00	540.00
5030 · Application Fees	5,975.00	2,500.00	3,475.00
5040 · Background Fee	150.00	0.00	150.00
5045 · Late Fee Income	5,223.29	0.00	5,223.29
5050 · Interest	458.40	0.00	458.40
5065 · Keys & Locks	355.00	0.00	355.00
5081 · Legal Fees Reimbursement	474.34	0.00	474.34
5082 · Miscellaneous Income	105.35	0.00	105.35
5083 · PY Late Fee	(139.38)	0.00	(139.38)
5084 · Contingent Rebuilding Income	833,280.00	833,333.33	(53.33)
Total Income	<u>1,370,849.90</u>	<u>1,360,301.66</u>	<u>10,548.24</u>
Gross Profit	1,370,849.90	1,360,301.66	10,548.24
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	41,958.25	41,750.00	208.25
7115 · Lawn & Ground Supplies	0.00	2,083.33	(2,083.33)
7120 · Additional Plantings	0.00	2,083.33	(2,083.33)
7150 · Irrigation Repairs & Maint	7,892.31	6,250.00	1,642.31
7155 · Misc Grounds Expense	23,276.70	12,500.00	10,776.70
7160 · Gasoline/Golf Carts	1,329.30	1,250.00	79.30
Total 7100 · Grounds	<u>74,456.56</u>	<u>65,916.66</u>	<u>8,539.90</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	9,434.67	19,166.67	(9,732.00)
7215 · Security	7,863.80	7,708.33	155.47
7220 · Pest Control	9,025.00	5,000.00	4,025.00
7225 · Fire Alarm Monitoring	0.00	625.00	(625.00)
7230 · Drywall Repairs	2,058.77	12,500.00	(10,441.23)
7235 · Locks & Keys	1,252.71	250.00	1,002.71
7240 · Roof Repairs	2,717.75	20,833.33	(18,115.58)
7245 · Small Tools & Equipment	0.00	1,083.33	(1,083.33)
7250 · HVAC R& M	0.00	2,500.00	(2,500.00)
7255 · Safety	3,241.63	15,000.00	(11,758.37)
7260 · Common Area Cleaning	1,170.00	833.33	336.67
7265 · Common Area Painting	0.00	416.67	(416.67)
7270 · Receivership Maintenance	(985.00)	375.00	(1,360.00)
7275 · Window Repairs	1,481.63	2,083.33	(601.70)
7280 · Gutter Repairs	0.00	500.00	(500.00)
7290 · Electric R&M	0.00	1,250.00	(1,250.00)

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

	<u>Jan - May 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7295 · Plumbing R&M	1,511.42	2,083.33	(571.91)
7296 · Rebuilding Expense	727,223.80	833,333.33	(106,109.53)
Total 7200 · Building Maintenance	765,996.18	925,541.65	(159,545.47)
7300 · Rec Facilities Rep & Maint			
7310 · Tennis & Basketball Courts	590.29	416.67	173.62
7315 · Rec Facilities Misc Exp	0.00	5,000.00	(5,000.00)
7320 · Pool Chemicals	66.76	0.00	66.76
7330 · Pool R&M	8,601.08	6,250.00	2,351.08
7340 · Exercise Room R&M	521.51	625.00	(103.49)
7350 · Pool Fence Repairs	629.50	208.33	421.17
Total 7300 · Rec Facilities Rep & Maint	10,409.14	12,500.00	(2,090.86)
7400 · Master Association Fees			
7410 · Master Assoc Fees	24,119.60	23,966.67	152.93
Total 7400 · Master Association Fees	24,119.60	23,966.67	152.93
7500 · Utilities			
7510 · Water/Sewer	111,537.30	108,541.67	2,995.63
7515 · Water Reimbursement	(87,371.02)	(85,416.67)	(1,954.35)
7520 · Electric	12,850.22	16,250.00	(3,399.78)
7530 · Gas	1,648.81	1,666.67	(17.86)
7540 · Trash Removal	2,174.76	3,000.00	(825.24)
7555 · Office Internet	1,055.89	1,458.33	(402.44)
7560 · Cable TV - Fitness Room	199.50	283.33	(83.83)
7500 · Utilities - Other	0.00	0.00	0.00
Total 7500 · Utilities	42,095.46	45,783.33	(3,687.87)
7700 · Payroll			
7711 · Payroll	79,991.45	100,000.00	(20,008.55)
7725 · Outside Help	20,073.64	2,083.33	17,990.31
7745 · Uniforms	436.59	375.00	61.59
Total 7700 · Payroll	100,501.68	102,458.33	(1,956.65)
7800 · Administration			
7810 · Insurance - Property	93,922.57	97,916.67	(3,994.10)
7815 · Background Check	448.00	1,875.00	(1,427.00)
7820 · Legal	44,454.56	37,500.00	6,954.56
7825 · Accounting Services	0.00	2,083.33	(2,083.33)
7827 · Professional Services	6,259.82	1,041.67	5,218.15
7830 · License/Filing Fees	70.00	625.00	(555.00)
7835 · Membership Dues	455.17	375.00	80.17
7836 · Training/Seminars	464.00	0.00	464.00
7870 · Management Fee	21,060.00	21,060.00	0.00
7875 · Telephone	1,922.30	2,200.00	(277.70)
7877 · Answering Service	325.00	325.00	0.00

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

	<u>Jan - May 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7880 - Office Supplies	1,781.42	2,916.67	(1,135.25)
7881 - Postage, etc.	2,036.49	1,666.67	369.82
7882 - Printing & Reproduction	2,189.57	208.33	1,981.24
7883 - Office Equipment Rental	982.49	1,458.33	(475.84)
7884 - PC/Software Exp	0.00	1,500.00	(1,500.00)
7885 - Bank Service Charge	413.70	375.00	38.70
7896 - Misc Admin Expenses	683.17	208.33	474.84
7897 - Bad Debt	0.00	10,800.00	(10,800.00)
Total 7800 - Administration	<u>177,468.26</u>	<u>184,135.00</u>	<u>(6,666.74)</u>
Total 7000 - Disbursements	<u>1,195,046.88</u>	<u>1,360,301.64</u>	<u>(165,254.76)</u>
Total Expense	<u>1,195,046.88</u>	<u>1,360,301.64</u>	<u>(165,254.76)</u>
Net Income	<u>175,803.02</u>	<u>0.02</u>	<u>175,803.00</u>