

**VINTAGE GRAND  
CONDOMINIUM ASSOCIATION, INC.**

**FINANCIAL STATEMENTS**  
Unaudited  
for the Period Ending June 30, 2017

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

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

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PREPARED BY ARGUS PROPERTY MANAGEMENT, INC.

**Vintage Grand Condominium Association  
Balance Sheet**

	<u>Jun 30, 17</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Checking	563,771.87
1020 · Reserve Accounts	1,525,392.54
1030 · Petty Cash Account	1,407.12
<b>Total Checking/Savings</b>	<u>2,090,571.53</u>
<b>Accounts Receivable</b>	
1040 · Assessment Receivable	105,783.45
<b>Total Accounts Receivable</b>	<u>105,783.45</u>
<b>Other Current Assets</b>	
1040a · Allowance for Doubtful	(18,390.90)
1042 · AR- Water Reimbursement	32,719.83
1045 · Petty Cash	200.00
1050 · Prepaid Insurance	227,077.15
1210 · Utility Deposits	12,269.46
<b>Total Other Current Assets</b>	<u>253,875.54</u>
<b>Total Current Assets</b>	<u>2,450,230.52</u>
<b>TOTAL ASSETS</b>	<u><u>2,450,230.52</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	14,200.90
<b>Total Accounts Payable</b>	<u>14,200.90</u>
<b>Other Current Liabilities</b>	
3015 · Accrued Expense	2,998.50
3016 · Accrued Construction Retainage	50,348.32
3020 · Insurance Loan Payable	186,962.20
3040 · Prepaid Assessments	123,694.17
3260 · Suspense	2,743.98
<b>Total Other Current Liabilities</b>	<u>366,747.17</u>
<b>Total Current Liabilities</b>	380,948.07
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	1,525,392.54
<b>Total Long Term Liabilities</b>	<u>1,525,392.54</u>
<b>Total Liabilities</b>	1,906,340.61
<b>Equity</b>	
3990 · Operating Fund Balance	203,011.95
Net Income	340,877.96
<b>Total Equity</b>	<u>543,889.91</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>2,450,230.52</u></u>

**Vintage Grand Condominium Association  
Reserve Report**

	<u>Jun 17</u>
<b>3500 - Reserve Fund</b>	
<b>3510 - Roof Replacement</b>	
3511 - Beg Bal - Roof Replacement	864,714.59
3512 - Allocation - Roof Replacement	87,499.98
3513 - Expense - Roof Replacement	0.00
<b>Total 3510 - Roof Replacement</b>	<u>952,214.57</u>
<b>3520 - Exterior Paint</b>	
3521 - Beg Bal - Exterior Paint	265,947.54
3522 - Allocation - Exterior Paint	12,499.98
3524 - Transfer - Exterior Painting	0.00
<b>Total 3520 - Exterior Paint</b>	<u>278,447.52</u>
<b>3530 - Pavement Resurfacing</b>	
3531 - Beg Bal - Pavement Resurfacing	70,544.80
3532 - Allocation - Pavement Resurface	2,500.02
<b>Total 3530 - Pavement Resurfacing</b>	<u>73,044.82</u>
<b>3540 - HVAC</b>	
3541 - Beg Bal - HVAC	3,587.28
3542 - Allocation - HVAC	0.00
<b>Total 3540 - HVAC</b>	<u>3,587.28</u>
<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>	<u>18,727.09</u>
<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>	<u>2,109.00</u>
<b>3560 - Electrical</b>	
3561 - Beg Bal - Electrical	74,382.53
3562 - Allocation - Electrical	0.00
<b>Total 3560 - Electrical</b>	<u>74,382.53</u>
<b>3570 - Fire &amp; Safety</b>	
3571 - Beg Bal - Fire & Safety	55,778.97
3572 - Allocation - Fire & Safety	10,000.02
<b>Total 3570 - Fire &amp; Safety</b>	<u>65,778.99</u>
<b>3580 - Plumbing</b>	
3581 - Beg Bal - Plumbing	29,515.68
3582 - Allocation - Plumbing	2,481.00
<b>Total 3580 - Plumbing</b>	<u>31,996.68</u>
<b>3590 - Drainage</b>	
3591 - Beg Bal - Drainage	17,443.13
3592 - Allocation - Drainage	0.00
<b>Total 3590 - Drainage</b>	<u>17,443.13</u>
<b>3890 - Reserve Interest</b>	
3891 - Beg. Bal. - Interest	4,727.83
3892 - Earned YTD - Interest	2,933.10
3893 - Transferred - Interest	0.00
<b>Total 3890 - Reserve Interest</b>	<u>7,660.93</u>
<b>Total 3500 - Reserve Fund</b>	<u>1,525,392.54</u>
<b>TOTAL</b>	<u><u>1,525,392.54</u></u>

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

	<u>Jun 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	(90.20)	225.00	(315.20)
5030 - Application Fees	1,925.00	500.00	1,425.00
5045 - Late Fee Income	828.55	0.00	828.55
5050 - Interest	123.98	0.00	123.98
5065 - Keys & Locks	50.00	0.00	50.00
5082 - Miscellaneous Income	150.00	0.00	150.00
5084 - Contingent Rebuilding Income	166,656.00	166,666.67	(10.67)
<b>Total Income</b>	<u>274,303.91</u>	<u>272,060.34</u>	<u>2,243.57</u>
<b>Gross Profit</b>	274,303.91	272,060.34	2,243.57
<b>Expense</b>			
7000 - Disbursements			
7100 - Grounds			
7110 - Grounds Contract	8,550.00	8,350.00	200.00
7115 - Lawn & Ground Supplies	0.00	416.67	(416.67)
7120 - Additional Plantings	0.00	416.67	(416.67)
7150 - Irrigation Repairs & Maint	0.00	1,250.00	(1,250.00)
7155 - Misc Grounds Expense	3,372.71	2,500.00	872.71
7160 - Gasoline/Golf Carts	0.00	250.00	(250.00)
<b>Total 7100 - Grounds</b>	<u>11,922.71</u>	<u>13,183.34</u>	<u>(1,260.63)</u>
7200 - Building Maintenance			
7210 - Repairs & Maintenance	5,627.02	3,833.33	1,793.69
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	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	1,032.52	3,000.00	(1,967.48)
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)

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

	<u>Jun 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	22,474.34	166,666.67	(144,192.33)
<b>Total 7200 · Building Maintenance</b>	<u>31,821.88</u>	<u>185,108.35</u>	<u>(153,286.47)</u>
<b>7300 · Rec Facilities Rep &amp; Maint</b>			
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	180.00	1,250.00	(1,070.00)
7340 · Exercise Room R&M	10.70	125.00	(114.30)
7350 · Pool Fence Repairs	0.00	41.67	(41.67)
<b>Total 7300 · Rec Facilities Rep &amp; Maint</b>	<u>190.70</u>	<u>2,500.00</u>	<u>(2,309.30)</u>
<b>7400 · Master Association Fees</b>			
7410 · Master Assoc Fees	4,823.96	4,793.33	30.63
<b>Total 7400 · Master Association Fees</b>	<u>4,823.96</u>	<u>4,793.33</u>	<u>30.63</u>
<b>7500 · Utilities</b>			
7510 · Water/Sewer	20,343.97	21,708.33	(1,364.36)
7515 · Water Reimbursement	(16,212.67)	(17,083.33)	870.66
7520 · Electric	2,674.49	3,250.00	(575.51)
7530 · Gas	308.40	333.33	(24.93)
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)
<b>Total 7500 · Utilities</b>	<u>7,791.87</u>	<u>9,156.67</u>	<u>(1,364.80)</u>
<b>7700 · Payroll</b>			
7711 · Payroll	17,843.26	20,000.00	(2,156.74)
7725 · Outside Help	1,010.65	416.67	593.98
7745 · Uniforms	0.00	75.00	(75.00)
<b>Total 7700 · Payroll</b>	<u>18,853.91</u>	<u>20,491.67</u>	<u>(1,637.76)</u>
<b>7800 · Administration</b>			
7810 · Insurance - Property	19,130.19	19,583.33	(453.14)
7815 · Background Check	46.50	375.00	(328.50)
7820 · Legal	6,777.25	7,500.00	(722.75)
7825 · Accounting Services	0.00	416.67	(416.67)
7827 · Professional Services	0.00	208.33	(208.33)
7830 · License/Filing Fees	1,075.00	125.00	950.00
7835 · Membership Dues	69.95	75.00	(5.05)
7870 · Management Fee	4,212.00	4,212.00	0.00
7875 · Telephone	408.51	440.00	(31.49)

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

	<u>Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7877 · Answering Service	65.00	65.00	0.00
7880 · Office Supplies	768.65	583.33	185.32
7881 · Postage, etc.	(5.60)	333.33	(338.93)
7882 · Printing & Reproduction	40.66	41.67	(1.01)
7883 · Office Equipment Rental	130.97	291.67	(160.70)
7884 · PC/Software Exp	0.00	300.00	(300.00)
7885 · Bank Service Charge	0.00	75.00	(75.00)
7896 · Misc Admin Expenses	321.31	41.67	279.64
7897 · Bad Debt	0.00	2,160.00	(2,160.00)
<b>Total 7800 · Administration</b>	<u>33,040.39</u>	<u>36,827.00</u>	<u>(3,786.61)</u>
<b>Total 7000 · Disbursements</b>	<u>108,445.42</u>	<u>272,060.36</u>	<u>(163,614.94)</u>
<b>Total Expense</b>	<u>108,445.42</u>	<u>272,060.36</u>	<u>(163,614.94)</u>
<b>Net Income</b>	<u><u>165,858.49</u></u>	<u><u>(0.02)</u></u>	<u><u>165,858.51</u></u>

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

	<u>Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Income</b>							
5010 - Assessments	104,660.58	104,668.67	(8.09)	627,963.48	628,012.00	(48.52)	1,256,024.00
5025 - Carport Parking	(90.20)	225.00	(315.20)	1,574.80	1,350.00	224.80	2,700.00
5030 - Application Fees	1,925.00	500.00	1,425.00	7,900.00	3,000.00	4,900.00	6,000.00
5040 - Background Fee	0.00	0.00	0.00	150.00	0.00	150.00	0.00
5045 - Late Fee Income	828.55	0.00	828.55	6,051.84	0.00	6,051.84	0.00
5050 - Interest	123.98	0.00	123.98	582.38	0.00	582.38	0.00
5065 - Keys & Locks	50.00	0.00	50.00	405.00	0.00	405.00	0.00
5081 - Legal Fees Reimbursement	0.00	0.00	0.00	474.34	0.00	474.34	0.00
5082 - Miscellaneous Income	150.00	0.00	150.00	255.35	0.00	255.35	0.00
5083 - PY Late Fee	0.00	0.00	0.00	(139.38)	0.00	(139.38)	0.00
5084 - Contingent Rebuilding Income	166,656.00	166,666.67	(10.67)	999,936.00	1,000,000.00	(64.00)	2,000,000.00
<b>Total Income</b>	<u>274,303.91</u>	<u>272,060.34</u>	<u>2,243.57</u>	<u>1,645,153.81</u>	<u>1,632,362.00</u>	<u>12,791.81</u>	<u>3,264,724.00</u>
<b>Gross Profit</b>	274,303.91	272,060.34	2,243.57	1,645,153.81	1,632,362.00	12,791.81	3,264,724.00
<b>Expense</b>							
<b>7000 - Disbursements</b>							
<b>7100 - Grounds</b>							
7110 - Grounds Contract	8,550.00	8,350.00	200.00	50,508.25	50,100.00	408.25	100,200.00
7115 - Lawn & Ground Supplies	0.00	416.67	(416.67)	0.00	2,500.00	(2,500.00)	5,000.00
7120 - Additional Plantings	0.00	416.67	(416.67)	0.00	2,500.00	(2,500.00)	5,000.00
7150 - Irrigation Repairs & Maint	0.00	1,250.00	(1,250.00)	7,892.31	7,500.00	392.31	15,000.00
7155 - Misc Grounds Expense	3,372.71	2,500.00	872.71	26,649.41	15,000.00	11,649.41	30,000.00
7160 - Gasoline/Golf Carts	0.00	250.00	(250.00)	1,329.30	1,500.00	(170.70)	3,000.00
<b>Total 7100 - Grounds</b>	<u>11,922.71</u>	<u>13,183.34</u>	<u>(1,260.63)</u>	<u>86,379.27</u>	<u>79,100.00</u>	<u>7,279.27</u>	<u>158,200.00</u>
<b>7200 - Building Maintenance</b>							
7210 - Repairs & Maintenance	5,627.02	3,833.33	1,793.69	15,061.69	23,000.00	(7,938.31)	46,000.00
7215 - Security	1,498.00	1,541.67	(43.67)	9,361.80	9,250.00	111.80	18,500.00
7220 - Pest Control	930.00	1,000.00	(70.00)	9,955.00	6,000.00	3,955.00	12,000.00
7225 - Fire Alarm Monitoring	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00
7230 - Drywall Repairs	0.00	2,500.00	(2,500.00)	2,058.77	15,000.00	(12,941.23)	30,000.00
7235 - Locks & Keys	0.00	50.00	(50.00)	1,252.71	300.00	952.71	600.00
7240 - Roof Repairs	0.00	4,166.67	(4,166.67)	2,717.75	25,000.00	(22,282.25)	50,000.00
7245 - Small Tools & Equipment	0.00	216.67	(216.67)	0.00	1,300.00	(1,300.00)	2,600.00
7250 - HVAC R & M	0.00	500.00	(500.00)	0.00	3,000.00	(3,000.00)	6,000.00
7255 - Safety	1,032.52	3,000.00	(1,967.48)	4,274.15	18,000.00	(13,725.85)	36,000.00
7260 - Common Area Cleaning	260.00	166.67	93.33	1,430.00	1,000.00	430.00	2,000.00

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

	<u>Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>7265 · Common Area Painting</b>	0.00	83.33	(83.33)	0.00	500.00	(500.00)	1,000.00
<b>7270 · Receivership Maintenance</b>	0.00	75.00	(75.00)	(985.00)	450.00	(1,435.00)	900.00
<b>7275 · Window Repairs</b>	0.00	416.67	(416.67)	1,481.63	2,500.00	(1,018.37)	5,000.00
<b>7280 · Gutter Repairs</b>	0.00	100.00	(100.00)	0.00	600.00	(600.00)	1,200.00
<b>7290 · Electric R&amp;M</b>	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
<b>7295 · Plumbing R&amp;M</b>	0.00	416.67	(416.67)	1,511.42	2,500.00	(988.58)	5,000.00
<b>7296 · Rebuilding Expense</b>	22,474.34	166,666.67	(144,192.33)	749,698.14	1,000,000.00	(250,301.86)	2,000,000.00
<b>Total 7200 · Building Maintenance</b>	<u>31,821.88</u>	<u>185,108.35</u>	<u>(153,286.47)</u>	<u>797,818.06</u>	<u>1,110,650.00</u>	<u>(312,831.94)</u>	<u>2,221,300.00</u>
<b>7300 · Rec Facilities Rep &amp; Maint</b>							
<b>7310 · Tennis &amp; Basketball Courts</b>	0.00	83.33	(83.33)	590.29	500.00	90.29	1,000.00
<b>7315 · Rec Facilities Misc Exp</b>	0.00	1,000.00	(1,000.00)	0.00	6,000.00	(6,000.00)	12,000.00
<b>7320 · Pool Chemicals</b>	0.00	0.00	0.00	66.76	0.00	66.76	0.00
<b>7330 · Pool R&amp;M</b>	180.00	1,250.00	(1,070.00)	8,781.08	7,500.00	1,281.08	15,000.00
<b>7340 · Exercise Room R&amp;M</b>	10.70	125.00	(114.30)	532.21	750.00	(217.79)	1,500.00
<b>7350 · Pool Fence Repairs</b>	0.00	41.67	(41.67)	629.50	250.00	379.50	500.00
<b>Total 7300 · Rec Facilities Rep &amp; Maint</b>	<u>190.70</u>	<u>2,500.00</u>	<u>(2,309.30)</u>	<u>10,599.84</u>	<u>15,000.00</u>	<u>(4,400.16)</u>	<u>30,000.00</u>
<b>7400 · Master Association Fees</b>							
<b>7410 · Master Assoc Fees</b>	4,823.96	4,793.33	30.63	28,943.56	28,760.00	183.56	57,520.00
<b>Total 7400 · Master Association Fees</b>	<u>4,823.96</u>	<u>4,793.33</u>	<u>30.63</u>	<u>28,943.56</u>	<u>28,760.00</u>	<u>183.56</u>	<u>57,520.00</u>
<b>7500 · Utilities</b>							
<b>7510 · Water/Sewer</b>	20,343.97	21,708.33	(1,364.36)	131,881.27	130,250.00	1,631.27	260,500.00
<b>7515 · Water Reimbursement</b>	(16,212.67)	(17,083.33)	870.66	(103,583.69)	(102,500.00)	(1,083.69)	(205,000.00)
<b>7520 · Electric</b>	2,674.49	3,250.00	(575.51)	15,524.71	19,500.00	(3,975.29)	39,000.00
<b>7530 · Gas</b>	308.40	333.33	(24.93)	1,957.21	2,000.00	(42.79)	4,000.00
<b>7540 · Trash Removal</b>	426.93	600.00	(173.07)	2,601.69	3,600.00	(998.31)	7,200.00
<b>7555 · Office Internet</b>	210.85	291.67	(80.82)	1,266.74	1,750.00	(483.26)	3,500.00
<b>7560 · Cable TV - Fitness Room</b>	39.90	56.67	(16.77)	239.40	340.00	(100.60)	680.00
<b>7500 · Utilities - Other</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 7500 · Utilities</b>	<u>7,791.87</u>	<u>9,156.67</u>	<u>(1,364.80)</u>	<u>49,887.33</u>	<u>54,940.00</u>	<u>(5,052.67)</u>	<u>109,880.00</u>
<b>7700 · Payroll</b>							
<b>7711 · Payroll</b>	17,843.26	20,000.00	(2,156.74)	97,834.71	120,000.00	(22,165.29)	240,000.00
<b>7725 · Outside Help</b>	1,010.65	416.67	593.98	21,084.29	2,500.00	18,584.29	5,000.00
<b>7745 · Uniforms</b>	0.00	75.00	(75.00)	436.59	450.00	(13.41)	900.00
<b>Total 7700 · Payroll</b>	<u>18,853.91</u>	<u>20,491.67</u>	<u>(1,637.76)</u>	<u>119,355.59</u>	<u>122,950.00</u>	<u>(3,594.41)</u>	<u>245,900.00</u>

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

	<u>Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>7800 - Administration</b>							
7810 - Insurance - Property	19,130.19	19,583.33	(453.14)	113,052.76	117,500.00	(4,447.24)	235,000.00
7815 - Background Check	46.50	375.00	(328.50)	494.50	2,250.00	(1,755.50)	4,500.00
7820 - Legal	6,777.25	7,500.00	(722.75)	51,231.81	45,000.00	6,231.81	90,000.00
7825 - Accounting Services	0.00	416.67	(416.67)	0.00	2,500.00	(2,500.00)	5,000.00
7827 - Professional Services	0.00	208.33	(208.33)	6,259.82	1,250.00	5,009.82	2,500.00
7830 - License/Filing Fees	1,075.00	125.00	950.00	1,145.00	750.00	395.00	1,500.00
7835 - Membership Dues	69.95	75.00	(5.05)	525.12	450.00	75.12	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	25,272.00	25,272.00	0.00	50,544.00
7875 - Telephone	408.51	440.00	(31.49)	2,330.81	2,640.00	(309.19)	5,280.00
7877 - Answering Service	65.00	65.00	0.00	390.00	390.00	0.00	780.00
7880 - Office Supplies	768.65	583.33	185.32	2,550.07	3,500.00	(949.93)	7,000.00
7881 - Postage, etc.	(5.60)	333.33	(338.93)	2,030.89	2,000.00	30.89	4,000.00
7882 - Printing & Reproduction	40.66	41.67	(1.01)	2,230.23	250.00	1,980.23	500.00
7883 - Office Equipment Rental	130.97	291.67	(160.70)	1,113.46	1,750.00	(636.54)	3,500.00
7884 - PC/Software Exp	0.00	300.00	(300.00)	0.00	1,800.00	(1,800.00)	3,600.00
7885 - Bank Service Charge	0.00	75.00	(75.00)	413.70	450.00	(36.30)	900.00
7896 - Misc Admin Expenses	321.31	41.67	279.64	1,004.48	250.00	754.48	500.00
7897 - Bad Debt	0.00	2,160.00	(2,160.00)	783.55	12,960.00	(12,176.45)	25,920.00
<b>Total 7800 - Administration</b>	<u>33,040.39</u>	<u>36,827.00</u>	<u>(3,786.61)</u>	<u>211,292.20</u>	<u>220,962.00</u>	<u>(9,669.80)</u>	<u>441,924.00</u>
<b>Total 7000 - Disbursements</b>	<u>108,445.42</u>	<u>272,060.36</u>	<u>(163,614.94)</u>	<u>1,304,275.85</u>	<u>1,632,362.00</u>	<u>(328,086.15)</u>	<u>3,264,724.00</u>
<b>Total Expense</b>	<u>108,445.42</u>	<u>272,060.36</u>	<u>(163,614.94)</u>	<u>1,304,275.85</u>	<u>1,632,362.00</u>	<u>(328,086.15)</u>	<u>3,264,724.00</u>
<b>Net Income</b>	<u><b>165,858.49</b></u>	<u><b>(0.02)</b></u>	<u><b>165,858.51</b></u>	<u><b>340,877.96</b></u>	<u><b>0.00</b></u>	<u><b>340,877.96</b></u>	<u><b>0.00</b></u>

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

	<u>Jan - Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
5010 · Assessments	627,963.48	628,012.00	(48.52)
5025 · Carport Parking	1,574.80	1,350.00	224.80
5030 · Application Fees	7,900.00	3,000.00	4,900.00
5040 · Background Fee	150.00	0.00	150.00
5045 · Late Fee Income	6,051.84	0.00	6,051.84
5050 · Interest	582.38	0.00	582.38
5065 · Keys & Locks	405.00	0.00	405.00
5081 · Legal Fees Reimbursement	474.34	0.00	474.34
5082 · Miscellaneous Income	255.35	0.00	255.35
5083 · PY Late Fee	(139.38)	0.00	(139.38)
5084 · Contingent Rebuilding Income	999,936.00	1,000,000.00	(64.00)
<b>Total Income</b>	<u>1,645,153.81</u>	<u>1,632,362.00</u>	<u>12,791.81</u>
<b>Gross Profit</b>	1,645,153.81	1,632,362.00	12,791.81
<b>Expense</b>			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	50,508.25	50,100.00	408.25
7115 · Lawn & Ground Supplies	0.00	2,500.00	(2,500.00)
7120 · Additional Plantings	0.00	2,500.00	(2,500.00)
7150 · Irrigation Repairs & Maint	7,892.31	7,500.00	392.31
7155 · Misc Grounds Expense	26,649.41	15,000.00	11,649.41
7160 · Gasoline/Golf Carts	1,329.30	1,500.00	(170.70)
<b>Total 7100 · Grounds</b>	<u>86,379.27</u>	<u>79,100.00</u>	<u>7,279.27</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	15,061.69	23,000.00	(7,938.31)
7215 · Security	9,361.80	9,250.00	111.80
7220 · Pest Control	9,955.00	6,000.00	3,955.00
7225 · Fire Alarm Monitoring	0.00	750.00	(750.00)
7230 · Drywall Repairs	2,058.77	15,000.00	(12,941.23)
7235 · Locks & Keys	1,252.71	300.00	952.71
7240 · Roof Repairs	2,717.75	25,000.00	(22,282.25)
7245 · Small Tools & Equipment	0.00	1,300.00	(1,300.00)
7250 · HVAC R& M	0.00	3,000.00	(3,000.00)
7255 · Safety	4,274.15	18,000.00	(13,725.85)
7260 · Common Area Cleaning	1,430.00	1,000.00	430.00
7265 · Common Area Painting	0.00	500.00	(500.00)
7270 · Receivership Maintenance	(985.00)	450.00	(1,435.00)
7275 · Window Repairs	1,481.63	2,500.00	(1,018.37)
7280 · Gutter Repairs	0.00	600.00	(600.00)
7290 · Electric R&M	0.00	1,500.00	(1,500.00)

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

	<u>Jan - Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7295 · Plumbing R&M	1,511.42	2,500.00	(988.58)
7296 · Rebuilding Expense	749,698.14	1,000,000.00	(250,301.86)
<b>Total 7200 · Building Maintenance</b>	<b>797,818.06</b>	<b>1,110,650.00</b>	<b>(312,831.94)</b>
<b>7300 · Rec Facilities Rep &amp; Maint</b>			
7310 · Tennis & Basketball Courts	590.29	500.00	90.29
7315 · Rec Facilities Misc Exp	0.00	6,000.00	(6,000.00)
7320 · Pool Chemicals	66.76	0.00	66.76
7330 · Pool R&M	8,781.08	7,500.00	1,281.08
7340 · Exercise Room R&M	532.21	750.00	(217.79)
7350 · Pool Fence Repairs	629.50	250.00	379.50
<b>Total 7300 · Rec Facilities Rep &amp; Maint</b>	<b>10,599.84</b>	<b>15,000.00</b>	<b>(4,400.16)</b>
<b>7400 · Master Association Fees</b>			
7410 · Master Assoc Fees	28,943.56	28,760.00	183.56
<b>Total 7400 · Master Association Fees</b>	<b>28,943.56</b>	<b>28,760.00</b>	<b>183.56</b>
<b>7500 · Utilities</b>			
7510 · Water/Sewer	131,881.27	130,250.00	1,631.27
7515 · Water Reimbursement	(103,583.69)	(102,500.00)	(1,083.69)
7520 · Electric	15,524.71	19,500.00	(3,975.29)
7530 · Gas	1,957.21	2,000.00	(42.79)
7540 · Trash Removal	2,601.69	3,600.00	(998.31)
7555 · Office Internet	1,266.74	1,750.00	(483.26)
7560 · Cable TV - Fitness Room	239.40	340.00	(100.60)
7500 · Utilities - Other	0.00	0.00	0.00
<b>Total 7500 · Utilities</b>	<b>49,887.33</b>	<b>54,940.00</b>	<b>(5,052.67)</b>
<b>7700 · Payroll</b>			
7711 · Payroll	97,834.71	120,000.00	(22,165.29)
7725 · Outside Help	21,084.29	2,500.00	18,584.29
7745 · Uniforms	436.59	450.00	(13.41)
<b>Total 7700 · Payroll</b>	<b>119,355.59</b>	<b>122,950.00</b>	<b>(3,594.41)</b>
<b>7800 · Administration</b>			
7810 · Insurance - Property	113,052.76	117,500.00	(4,447.24)
7815 · Background Check	494.50	2,250.00	(1,755.50)
7820 · Legal	51,231.81	45,000.00	6,231.81
7825 · Accounting Services	0.00	2,500.00	(2,500.00)
7827 · Professional Services	6,259.82	1,250.00	5,009.82
7830 · License/Filing Fees	1,145.00	750.00	395.00
7835 · Membership Dues	525.12	450.00	75.12
7836 · Training/Seminars	464.00	0.00	464.00
7870 · Management Fee	25,272.00	25,272.00	0.00
7875 · Telephone	2,330.81	2,640.00	(309.19)
7877 · Answering Service	390.00	390.00	0.00

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

	<u>Jan - Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7880 · Office Supplies	2,550.07	3,500.00	(949.93)
7881 · Postage, etc.	2,030.89	2,000.00	30.89
7882 · Printing & Reproduction	2,230.23	250.00	1,980.23
7883 · Office Equipment Rental	1,113.46	1,750.00	(636.54)
7884 · PC/Software Exp	0.00	1,800.00	(1,800.00)
7885 · Bank Service Charge	413.70	450.00	(36.30)
7896 · Misc Admin Expenses	1,004.48	250.00	754.48
7897 · Bad Debt	783.55	12,960.00	(12,176.45)
<b>Total 7800 · Administration</b>	<u>211,292.20</u>	<u>220,962.00</u>	<u>(9,669.80)</u>
<b>Total 7000 · Disbursements</b>	<u>1,304,275.85</u>	<u>1,632,362.00</u>	<u>(328,086.15)</u>
<b>Total Expense</b>	<u>1,304,275.85</u>	<u>1,632,362.00</u>	<u>(328,086.15)</u>
<b>Net Income</b>	<u><u>340,877.96</u></u>	<u><u>0.00</u></u>	<u><u>340,877.96</u></u>