

**VINTAGE GRAND
CONDOMINIUM ASSOCIATION, INC.**

FINANCIAL STATEMENTS
Unaudited
for the Period Ending July 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**

Jul 31, 17

ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	751,713.64
1020 · Reserve Accounts	1,545,117.89
1030 · Petty Cash Account	3,756.54
Total Checking/Savings	<u>2,300,588.07</u>
Accounts Receivable	
1040 · Assessment Receivable	98,406.40
Total Accounts Receivable	<u>98,406.40</u>
Other Current Assets	
1040a · Allowance for Doubtful	(20,550.90)
1042 · AR- Water Reimbursement	34,091.03
1045 · Petty Cash	200.00
1050 · Prepaid Insurance	206,360.80
1060 · Prepaid Master Fees	8,656.17
1210 · Utility Deposits	12,269.46
Total Other Current Assets	<u>241,026.56</u>
Total Current Assets	<u>2,640,021.03</u>
TOTAL ASSETS	<u><u>2,640,021.03</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	82,476.10
Total Accounts Payable	<u>82,476.10</u>
Other Current Liabilities	
3015 · Accrued Expense	2.50
3016 · Accrued Construction Retainage	55,220.81
3020 · Insurance Loan Payable	186,962.20
3040 · Prepaid Assessments	147,522.64
3260 · Suspense	(245.00)
Total Other Current Liabilities	<u>389,463.15</u>
Total Current Liabilities	471,939.25
Long Term Liabilities	
3500 · Reserve Fund	1,545,117.89
Total Long Term Liabilities	<u>1,545,117.89</u>
Total Liabilities	2,017,057.14
Equity	
3990 · Operating Fund Balance	203,011.95
3999 · Prior Year Adjustment	3,018.22
Net Income	416,933.72
Total Equity	<u>622,963.89</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,640,021.03</u></u>

**Vintage Grand Condominium Association
Reserve Report**

	<u>Jul 17</u>
3500 - Reserve Fund	
3510 - Roof Replacement	
3511 - Beg Bal - Roof Replacement	864,714.59
3512 - Allocation - Roof Replacement	102,083.31
3513 - Expense - Roof Replacement	0.00
Total 3510 - Roof Replacement	<u>966,797.90</u>
3520 - Exterior Paint	
3521 - Beg Bal - Exterior Paint	265,947.54
3522 - Allocation - Exterior Paint	14,583.31
3524 - Transfer - Exterior Painting	0.00
Total 3520 - Exterior Paint	<u>280,530.85</u>
3530 - Pavement Resurfacing	
3531 - Beg Bal - Pavement Resurfacing	70,544.80
3532 - Allocation - Pavement Resurface	2,916.69
Total 3530 - Pavement Resurfacing	<u>73,461.49</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	11,666.69
Total 3570 - Fire & Safety	<u>67,445.66</u>
3580 - Plumbing	
3581 - Beg Bal - Plumbing	29,515.68
3582 - Allocation - Plumbing	2,894.50
Total 3580 - Plumbing	<u>32,410.18</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	3,494.95
3893 - Transferred - Interest	0.00
Total 3890 - Reserve Interest	<u>8,222.78</u>
Total 3500 - Reserve Fund	<u>1,545,117.89</u>
TOTAL	<u><u>1,545,117.89</u></u>

Vintage Grand Condominium Association Profit & Loss Budget vs. Actual

	<u>Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 - Assessments	104,660.58	104,668.66	(8.08)
5025 - Carport Parking	255.00	225.00	30.00
5030 - Application Fees	1,275.00	500.00	775.00
5045 - Late Fee Income	323.95	0.00	323.95
5050 - Interest	157.51	0.00	157.51
5084 - Contingent Rebuilding Income	166,656.00	166,666.66	(10.66)
Total Income	<u>273,328.04</u>	<u>272,060.32</u>	<u>1,267.72</u>
Gross Profit	273,328.04	272,060.32	1,267.72
Expense			
7000 - Disbursements			
7100 - Grounds			
7110 - Grounds Contract	8,875.00	8,350.00	525.00
7115 - Lawn & Ground Supplies	0.00	416.66	(416.66)
7120 - Additional Plantings	0.00	416.66	(416.66)
7150 - Irrigation Repairs & Maint	12,338.00	1,250.00	11,088.00
7155 - Misc Grounds Expense	2,256.59	2,500.00	(243.41)
7160 - Gasoline/Golf Carts	855.52	250.00	605.52
Total 7100 - Grounds	<u>24,325.11</u>	<u>13,183.32</u>	<u>11,141.79</u>
7200 - Building Maintenance			
7210 - Repairs & Maintenance	3,999.48	3,833.34	166.14
7215 - Security	(2,996.00)	1,541.66	(4,537.66)
7220 - Pest Control	3,430.00	1,000.00	2,430.00
7225 - Fire Alarm Monitoring	0.00	125.00	(125.00)
7230 - Drywall Repairs	638.72	2,500.00	(1,861.28)
7235 - Locks & Keys	1,156.94	50.00	1,106.94
7240 - Roof Repairs	1,330.00	4,166.66	(2,836.66)
7245 - Small Tools & Equipment	4,284.28	216.66	4,067.62
7250 - HVAC R& M	0.00	500.00	(500.00)
7255 - Safety	2,087.67	3,000.00	(912.33)
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	196.75	416.66	(219.91)
7280 - Gutter Repairs	0.00	100.00	(100.00)
7290 - Electric R&M	0.00	250.00	(250.00)
7295 - Plumbing R&M	2,156.28	416.66	1,739.62

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

	<u>Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7296 · Rebuilding Expense	78,893.28	166,666.66	(87,773.38)
Total 7200 · Building Maintenance	95,437.40	185,108.30	(89,670.90)
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	3,563.34	1,250.00	2,313.34
7340 · Exercise Room R&M	116.08	125.00	(8.92)
7350 · Pool Fence Repairs	(629.50)	41.66	(671.16)
Total 7300 · Rec Facilities Rep & Maint	3,049.92	2,500.00	549.92
7400 · Master Association Fees			
7410 · Master Assoc Fees	4,328.08	4,793.34	(465.26)
Total 7400 · Master Association Fees	4,328.08	4,793.34	(465.26)
7500 · Utilities			
7510 · Water/Sewer	22,311.16	21,708.34	602.82
7515 · Water Reimbursement	(19,088.36)	(17,083.34)	(2,005.02)
7520 · Electric	2,548.29	3,250.00	(701.71)
7530 · Gas	265.39	333.34	(67.95)
7540 · Trash Removal	426.93	600.00	(173.07)
7555 · Office Internet	210.85	291.66	(80.81)
7560 · Cable TV - Fitness Room	39.90	56.66	(16.76)
Total 7500 · Utilities	6,714.16	9,156.66	(2,442.50)
7700 · Payroll			
7711 · Payroll	18,795.77	20,000.00	(1,204.23)
7725 · Outside Help	4,821.89	416.66	4,405.23
7745 · Uniforms	0.00	75.00	(75.00)
Total 7700 · Payroll	23,617.66	20,491.66	3,126.00
7800 · Administration			
7810 · Insurance - Property	20,716.35	19,583.34	1,133.01
7815 · Background Check	232.00	375.00	(143.00)
7820 · Legal	5,392.09	7,500.00	(2,107.91)
7825 · Accounting Services	4,990.00	416.66	4,573.34
7827 · Professional Services	0.00	208.34	(208.34)
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
7875 · Telephone	341.98	440.00	(98.02)
7877 · Answering Service	65.00	65.00	0.00
7880 · Office Supplies	437.28	583.34	(146.06)

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

	<u>Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7881 · Postage, etc.	697.89	333.34	364.55
7882 · Printing & Reproduction	0.00	41.66	(41.66)
7883 · Office Equipment Rental	429.61	291.66	137.95
7884 · PC/Software Exp	0.00	300.00	(300.00)
7885 · Bank Service Charge	2.30	75.00	(72.70)
7896 · Misc Admin Expenses	53.50	41.66	11.84
7897 · Bad Debt	2,160.00	2,160.00	0.00
Total 7800 · Administration	<u>39,799.95</u>	<u>36,827.00</u>	<u>2,972.95</u>
Total 7000 · Disbursements	<u>197,272.28</u>	<u>272,060.28</u>	<u>(74,788.00)</u>
Total Expense	<u>197,272.28</u>	<u>272,060.28</u>	<u>(74,788.00)</u>
Net Income	<u><u>76,055.76</u></u>	<u><u>0.04</u></u>	<u><u>76,055.72</u></u>

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

	<u>Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 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)	732,624.06	732,680.66	(56.60)	1,256,024.00
5025 · Carport Parking	255.00	225.00	30.00	1,829.80	1,575.00	254.80	2,700.00
5030 · Application Fees	1,275.00	500.00	775.00	9,175.00	3,500.00	5,675.00	6,000.00
5040 · Background Fee	0.00	0.00	0.00	150.00	0.00	150.00	0.00
5045 · Late Fee Income	323.95	0.00	323.95	6,375.79	0.00	6,375.79	0.00
5050 · Interest	157.51	0.00	157.51	739.89	0.00	739.89	0.00
5065 · Keys & Locks	0.00	0.00	0.00	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	0.00	0.00	0.00	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	166,666.66	(10.66)	1,166,592.00	1,166,666.66	(74.66)	2,000,000.00
Total Income	<u>273,328.04</u>	<u>272,060.32</u>	<u>1,267.72</u>	<u>1,918,481.85</u>	<u>1,904,422.32</u>	<u>14,059.53</u>	<u>3,264,724.00</u>
Gross Profit	273,328.04	272,060.32	1,267.72	1,918,481.85	1,904,422.32	14,059.53	3,264,724.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract	8,875.00	8,350.00	525.00	59,383.25	58,450.00	933.25	100,200.00
7115 · Lawn & Ground Supplies	0.00	416.66	(416.66)	0.00	2,916.66	(2,916.66)	5,000.00
7120 · Additional Plantings	0.00	416.66	(416.66)	0.00	2,916.66	(2,916.66)	5,000.00
7150 · Irrigation Repairs & Maint	12,338.00	1,250.00	11,088.00	20,230.31	8,750.00	11,480.31	15,000.00
7155 · Misc Grounds Expense	2,256.59	2,500.00	(243.41)	28,906.00	17,500.00	11,406.00	30,000.00
7160 · Gasoline/Golf Carts	855.52	250.00	605.52	2,184.82	1,750.00	434.82	3,000.00
Total 7100 · Grounds	<u>24,325.11</u>	<u>13,183.32</u>	<u>11,141.79</u>	<u>110,704.38</u>	<u>92,283.32</u>	<u>18,421.06</u>	<u>158,200.00</u>
7200 · Building Maintenance							
7210 · Repairs & Maintenance	3,999.48	3,833.34	166.14	19,061.17	26,833.34	(7,772.17)	46,000.00
7215 · Security	(2,996.00)	1,541.66	(4,537.66)	6,365.80	10,791.66	(4,425.86)	18,500.00
7220 · Pest Control	3,430.00	1,000.00	2,430.00	13,385.00	7,000.00	6,385.00	12,000.00
7225 · Fire Alarm Monitoring	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00
7230 · Drywall Repairs	638.72	2,500.00	(1,861.28)	2,697.49	17,500.00	(14,802.51)	30,000.00
7235 · Locks & Keys	1,156.94	50.00	1,106.94	2,409.65	350.00	2,059.65	600.00
7240 · Roof Repairs	1,330.00	4,166.66	(2,836.66)	4,047.75	29,166.66	(25,118.91)	50,000.00
7245 · Small Tools & Equipment	4,284.28	216.66	4,067.62	4,284.28	1,516.66	2,767.62	2,600.00
7250 · HVAC R & M	0.00	500.00	(500.00)	0.00	3,500.00	(3,500.00)	6,000.00
7255 · Safety	2,087.67	3,000.00	(912.33)	6,361.82	21,000.00	(14,638.18)	36,000.00
7260 · Common Area Cleaning	260.00	166.66	93.34	1,690.00	1,166.66	523.34	2,000.00

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

	<u>Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
7265 · Common Area Painting	0.00	83.34	(83.34)	0.00	583.34	(583.34)	1,000.00
7270 · Receivership Maintenance	0.00	75.00	(75.00)	(985.00)	525.00	(1,510.00)	900.00
7275 · Window Repairs	196.75	416.66	(219.91)	1,678.38	2,916.66	(1,238.28)	5,000.00
7280 · Gutter Repairs	0.00	100.00	(100.00)	0.00	700.00	(700.00)	1,200.00
7290 · Electric R&M	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)	3,000.00
7295 · Plumbing R&M	2,156.28	416.66	1,739.62	3,667.70	2,916.66	751.04	5,000.00
7296 · Rebuilding Expense	78,893.28	166,666.66	(87,773.38)	828,591.42	1,166,666.66	(338,075.24)	2,000,000.00
Total 7200 · Building Maintenance	<u>95,437.40</u>	<u>185,108.30</u>	<u>(89,670.90)</u>	<u>893,255.46</u>	<u>1,295,758.30</u>	<u>(402,502.84)</u>	<u>2,221,300.00</u>
7300 · Rec Facilities Rep & Maint							
7310 · Tennis & Basketball Courts	0.00	83.34	(83.34)	590.29	583.34	6.95	1,000.00
7315 · Rec Facilities Misc Exp	0.00	1,000.00	(1,000.00)	0.00	7,000.00	(7,000.00)	12,000.00
7320 · Pool Chemicals	0.00	0.00	0.00	66.76	0.00	66.76	0.00
7330 · Pool R&M	3,563.34	1,250.00	2,313.34	12,344.42	8,750.00	3,594.42	15,000.00
7340 · Exercise Room R&M	116.08	125.00	(8.92)	648.29	875.00	(226.71)	1,500.00
7350 · Pool Fence Repairs	(629.50)	41.66	(671.16)	0.00	291.66	(291.66)	500.00
Total 7300 · Rec Facilities Rep & Maint	<u>3,049.92</u>	<u>2,500.00</u>	<u>549.92</u>	<u>13,649.76</u>	<u>17,500.00</u>	<u>(3,850.24)</u>	<u>30,000.00</u>
7400 · Master Association Fees							
7410 · Master Assoc Fees	4,328.08	4,793.34	(465.26)	33,271.64	33,553.34	(281.70)	57,520.00
Total 7400 · Master Association Fees	<u>4,328.08</u>	<u>4,793.34</u>	<u>(465.26)</u>	<u>33,271.64</u>	<u>33,553.34</u>	<u>(281.70)</u>	<u>57,520.00</u>
7500 · Utilities							
7510 · Water/Sewer	22,311.16	21,708.34	602.82	154,192.43	151,958.34	2,234.09	260,500.00
7515 · Water Reimbursement	(19,088.36)	(17,083.34)	(2,005.02)	(122,672.05)	(119,583.34)	(3,088.71)	(205,000.00)
7520 · Electric	2,548.29	3,250.00	(701.71)	18,073.00	22,750.00	(4,677.00)	39,000.00
7530 · Gas	265.39	333.34	(67.95)	2,222.60	2,333.34	(110.74)	4,000.00
7540 · Trash Removal	426.93	600.00	(173.07)	3,028.62	4,200.00	(1,171.38)	7,200.00
7555 · Office Internet	210.85	291.66	(80.81)	1,477.59	2,041.66	(564.07)	3,500.00
7560 · Cable TV - Fitness Room	39.90	56.66	(16.76)	279.30	396.66	(117.36)	680.00
7500 · Utilities - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 7500 · Utilities	<u>6,714.16</u>	<u>9,156.66</u>	<u>(2,442.50)</u>	<u>56,601.49</u>	<u>64,096.66</u>	<u>(7,495.17)</u>	<u>109,880.00</u>
7700 · Payroll							
7711 · Payroll	18,795.77	20,000.00	(1,204.23)	116,630.48	140,000.00	(23,369.52)	240,000.00
7725 · Outside Help	4,821.89	416.66	4,405.23	25,906.18	2,916.66	22,989.52	5,000.00
7745 · Uniforms	0.00	75.00	(75.00)	436.59	525.00	(88.41)	900.00
Total 7700 · Payroll	<u>23,617.66</u>	<u>20,491.66</u>	<u>3,126.00</u>	<u>142,973.25</u>	<u>143,441.66</u>	<u>(468.41)</u>	<u>245,900.00</u>

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

	<u>Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
7800 - Administration							
7810 - Insurance - Property	20,716.35	19,583.34	1,133.01	133,769.11	137,083.34	(3,314.23)	235,000.00
7815 - Background Check	232.00	375.00	(143.00)	726.50	2,625.00	(1,898.50)	4,500.00
7820 - Legal	5,392.09	7,500.00	(2,107.91)	56,623.90	52,500.00	4,123.90	90,000.00
7825 - Accounting Services	4,990.00	416.66	4,573.34	4,990.00	2,916.66	2,073.34	5,000.00
7827 - Professional Services	0.00	208.34	(208.34)	6,259.82	1,458.34	4,801.48	2,500.00
7830 - License/Filing Fees	0.00	125.00	(125.00)	1,145.00	875.00	270.00	1,500.00
7835 - Membership Dues	69.95	75.00	(5.05)	595.07	525.00	70.07	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	29,484.00	29,484.00	0.00	50,544.00
7875 - Telephone	341.98	440.00	(98.02)	2,672.79	3,080.00	(407.21)	5,280.00
7877 - Answering Service	65.00	65.00	0.00	455.00	455.00	0.00	780.00
7880 - Office Supplies	437.28	583.34	(146.06)	2,987.35	4,083.34	(1,095.99)	7,000.00
7881 - Postage, etc.	697.89	333.34	364.55	2,728.78	2,333.34	395.44	4,000.00
7882 - Printing & Reproduction	0.00	41.66	(41.66)	2,230.23	291.66	1,938.57	500.00
7883 - Office Equipment Rental	429.61	291.66	137.95	1,543.07	2,041.66	(498.59)	3,500.00
7884 - PC/Software Exp	0.00	300.00	(300.00)	0.00	2,100.00	(2,100.00)	3,600.00
7885 - Bank Service Charge	2.30	75.00	(72.70)	416.00	525.00	(109.00)	900.00
7896 - Misc Admin Expenses	53.50	41.66	11.84	1,057.98	291.66	766.32	500.00
7897 - Bad Debt	2,160.00	2,160.00	0.00	2,943.55	15,120.00	(12,176.45)	25,920.00
Total 7800 - Administration	<u>39,799.95</u>	<u>36,827.00</u>	<u>2,972.95</u>	<u>251,092.15</u>	<u>257,789.00</u>	<u>(6,696.85)</u>	<u>441,924.00</u>
Total 7000 - Disbursements	<u>197,272.28</u>	<u>272,060.28</u>	<u>(74,788.00)</u>	<u>1,501,548.13</u>	<u>1,904,422.28</u>	<u>(402,874.15)</u>	<u>3,264,724.00</u>
Total Expense	<u>197,272.28</u>	<u>272,060.28</u>	<u>(74,788.00)</u>	<u>1,501,548.13</u>	<u>1,904,422.28</u>	<u>(402,874.15)</u>	<u>3,264,724.00</u>
Net Income	<u>76,055.76</u>	<u>0.04</u>	<u>76,055.72</u>	<u>416,933.72</u>	<u>0.04</u>	<u>416,933.68</u>	<u>0.00</u>

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

	<u>Jan - Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 · Assessments	732,624.06	732,680.66	(56.60)
5025 · Carport Parking	1,829.80	1,575.00	254.80
5030 · Application Fees	9,175.00	3,500.00	5,675.00
5040 · Background Fee	150.00	0.00	150.00
5045 · Late Fee Income	6,375.79	0.00	6,375.79
5050 · Interest	739.89	0.00	739.89
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	1,166,592.00	1,166,666.66	(74.66)
Total Income	<u>1,918,481.85</u>	<u>1,904,422.32</u>	<u>14,059.53</u>
Gross Profit	1,918,481.85	1,904,422.32	14,059.53
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	59,383.25	58,450.00	933.25
7115 · Lawn & Ground Supplies	0.00	2,916.66	(2,916.66)
7120 · Additional Plantings	0.00	2,916.66	(2,916.66)
7150 · Irrigation Repairs & Maint	20,230.31	8,750.00	11,480.31
7155 · Misc Grounds Expense	28,906.00	17,500.00	11,406.00
7160 · Gasoline/Golf Carts	2,184.82	1,750.00	434.82
Total 7100 · Grounds	<u>110,704.38</u>	<u>92,283.32</u>	<u>18,421.06</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	19,061.17	26,833.34	(7,772.17)
7215 · Security	6,365.80	10,791.66	(4,425.86)
7220 · Pest Control	13,385.00	7,000.00	6,385.00
7225 · Fire Alarm Monitoring	0.00	875.00	(875.00)
7230 · Drywall Repairs	2,697.49	17,500.00	(14,802.51)
7235 · Locks & Keys	2,409.65	350.00	2,059.65
7240 · Roof Repairs	4,047.75	29,166.66	(25,118.91)
7245 · Small Tools & Equipment	4,284.28	1,516.66	2,767.62
7250 · HVAC R& M	0.00	3,500.00	(3,500.00)
7255 · Safety	6,361.82	21,000.00	(14,638.18)
7260 · Common Area Cleaning	1,690.00	1,166.66	523.34
7265 · Common Area Painting	0.00	583.34	(583.34)
7270 · Receivership Maintenance	(985.00)	525.00	(1,510.00)
7275 · Window Repairs	1,678.38	2,916.66	(1,238.28)
7280 · Gutter Repairs	0.00	700.00	(700.00)
7290 · Electric R&M	0.00	1,750.00	(1,750.00)

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

	<u>Jan - Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7295 · Plumbing R&M	3,667.70	2,916.66	751.04
7296 · Rebuilding Expense	828,591.42	1,166,666.66	(338,075.24)
Total 7200 · Building Maintenance	893,255.46	1,295,758.30	(402,502.84)
7300 · Rec Facilities Rep & Maint			
7310 · Tennis & Basketball Courts	590.29	583.34	6.95
7315 · Rec Facilities Misc Exp	0.00	7,000.00	(7,000.00)
7320 · Pool Chemicals	66.76	0.00	66.76
7330 · Pool R&M	12,344.42	8,750.00	3,594.42
7340 · Exercise Room R&M	648.29	875.00	(226.71)
7350 · Pool Fence Repairs	0.00	291.66	(291.66)
Total 7300 · Rec Facilities Rep & Maint	13,649.76	17,500.00	(3,850.24)
7400 · Master Association Fees			
7410 · Master Assoc Fees	33,271.64	33,553.34	(281.70)
Total 7400 · Master Association Fees	33,271.64	33,553.34	(281.70)
7500 · Utilities			
7510 · Water/Sewer	154,192.43	151,958.34	2,234.09
7515 · Water Reimbursement	(122,672.05)	(119,583.34)	(3,088.71)
7520 · Electric	18,073.00	22,750.00	(4,677.00)
7530 · Gas	2,222.60	2,333.34	(110.74)
7540 · Trash Removal	3,028.62	4,200.00	(1,171.38)
7555 · Office Internet	1,477.59	2,041.66	(564.07)
7560 · Cable TV - Fitness Room	279.30	396.66	(117.36)
7500 · Utilities - Other	0.00	0.00	0.00
Total 7500 · Utilities	56,601.49	64,096.66	(7,495.17)
7700 · Payroll			
7711 · Payroll	116,630.48	140,000.00	(23,369.52)
7725 · Outside Help	25,906.18	2,916.66	22,989.52
7745 · Uniforms	436.59	525.00	(88.41)
Total 7700 · Payroll	142,973.25	143,441.66	(468.41)
7800 · Administration			
7810 · Insurance - Property	133,769.11	137,083.34	(3,314.23)
7815 · Background Check	726.50	2,625.00	(1,898.50)
7820 · Legal	56,623.90	52,500.00	4,123.90
7825 · Accounting Services	4,990.00	2,916.66	2,073.34
7827 · Professional Services	6,259.82	1,458.34	4,801.48
7830 · License/Filing Fees	1,145.00	875.00	270.00
7835 · Membership Dues	595.07	525.00	70.07
7836 · Training/Seminars	464.00	0.00	464.00
7870 · Management Fee	29,484.00	29,484.00	0.00
7875 · Telephone	2,672.79	3,080.00	(407.21)
7877 · Answering Service	455.00	455.00	0.00

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

	<u>Jan - Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7880 · Office Supplies	2,987.35	4,083.34	(1,095.99)
7881 · Postage, etc.	2,728.78	2,333.34	395.44
7882 · Printing & Reproduction	2,230.23	291.66	1,938.57
7883 · Office Equipment Rental	1,543.07	2,041.66	(498.59)
7884 · PC/Software Exp	0.00	2,100.00	(2,100.00)
7885 · Bank Service Charge	416.00	525.00	(109.00)
7896 · Misc Admin Expenses	1,057.98	291.66	766.32
7897 · Bad Debt	2,943.55	15,120.00	(12,176.45)
Total 7800 · Administration	<u>251,092.15</u>	<u>257,789.00</u>	<u>(6,696.85)</u>
Total 7000 · Disbursements	<u>1,501,548.13</u>	<u>1,904,422.28</u>	<u>(402,874.15)</u>
Total Expense	<u>1,501,548.13</u>	<u>1,904,422.28</u>	<u>(402,874.15)</u>
Net Income	<u><u>416,933.72</u></u>	<u><u>0.04</u></u>	<u><u>416,933.68</u></u>