

**VINTAGE GRAND
CONDOMINIUM ASSOCIATION, INC.**

FINANCIAL STATEMENTS
Unaudited
for the Period Ending August 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**

Aug 31, 17

ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	690,966.84
1020 · Reserve Accounts	1,564,662.31
1030 · Petty Cash Account	2,816.24
Total Checking/Savings	<u>2,258,445.39</u>
Accounts Receivable	
1040 · Assessment Receivable	88,240.78
Total Accounts Receivable	<u>88,240.78</u>
Other Current Assets	
1040a · Allowance for Doubtful	(20,550.90)
1042 · AR- Water Reimbursement	33,050.00
1045 · Petty Cash	200.00
1050 · Prepaid Insurance	185,644.45
1055 · Prepaid Expenses	19,846.22
1060 · Prepaid Master Fees	2,479.20
1210 · Utility Deposits	12,269.46
Total Other Current Assets	<u>232,938.43</u>
Total Current Assets	<u>2,579,624.60</u>
TOTAL ASSETS	<u><u>2,579,624.60</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	38,358.90
Total Accounts Payable	<u>38,358.90</u>
Other Current Liabilities	
3015 · Accrued Expense	2.50
3016 · Accrued Construction Retainage	55,220.81
3020 · Insurance Loan Payable	168,265.98
3040 · Prepaid Assessments	130,747.98
3260 · Suspense	(245.00)
Total Other Current Liabilities	<u>353,992.27</u>
Total Current Liabilities	392,351.17
Long Term Liabilities	
3500 · Reserve Fund	1,564,662.31
Total Long Term Liabilities	<u>1,564,662.31</u>
Total Liabilities	1,957,013.48
Equity	
3990 · Operating Fund Balance	203,011.95
3999 · Prior Year Adjustment	3,018.22
Net Income	416,580.95
Total Equity	<u>622,611.12</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,579,624.60</u></u>

**Vintage Grand Condominium Association
Reserve Report**

	<u>Aug 17</u>
3500 - Reserve Fund	
3510 - Roof Replacement	
3511 - Beg Bal - Roof Replacement	864,714.59
3512 - Allocation - Roof Replacement	116,666.64
3513 - Expense - Roof Replacement	0.00
Total 3510 - Roof Replacement	<u>981,381.23</u>
3520 - Exterior Paint	
3521 - Beg Bal - Exterior Paint	265,947.54
3522 - Allocation - Exterior Paint	16,666.64
3524 - Transfer - Exterior Painting	0.00
Total 3520 - Exterior Paint	<u>282,614.18</u>
3530 - Pavement Resurfacing	
3531 - Beg Bal - Pavement Resurfacing	70,544.80
3532 - Allocation - Pavement Resurface	3,333.36
Total 3530 - Pavement Resurfacing	<u>73,878.16</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	13,333.36
Total 3570 - Fire & Safety	<u>69,112.33</u>
3580 - Plumbing	
3581 - Beg Bal - Plumbing	29,515.68
3582 - Allocation - Plumbing	3,308.00
Total 3580 - Plumbing	<u>32,823.68</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	3,875.87
3893 - Transferred - Interest	0.00
Total 3890 - Reserve Interest	<u>8,603.70</u>
Total 3500 - Reserve Fund	<u>1,564,662.31</u>
TOTAL	<u><u>1,564,662.31</u></u>

Vintage Grand Condominium Association Profit & Loss Budget vs. Actual

	<u>Aug 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 - Assessments	104,660.58	104,668.67	(8.09)
5025 - Carport Parking	29.97	225.00	(195.03)
5030 - Application Fees	850.00	500.00	350.00
5045 - Late Fee Income	620.67	0.00	620.67
5050 - Interest	171.62	0.00	171.62
5065 - Keys & Locks	100.00	0.00	100.00
5084 - Contingent Rebuilding Income	166,656.00	166,666.67	(10.67)
Total Income	<u>273,088.84</u>	<u>272,060.34</u>	<u>1,028.50</u>
Gross Profit	273,088.84	272,060.34	1,028.50
Expense			
7000 - Disbursements			
7100 - Grounds			
7110 - Grounds Contract	8,425.00	8,350.00	75.00
7115 - Lawn & Ground Supplies	0.00	416.67	(416.67)
7120 - Additional Plantings	0.00	416.67	(416.67)
7150 - Irrigation Repairs & Maint	7,154.40	1,250.00	5,904.40
7155 - Misc Grounds Expense	1,210.07	2,500.00	(1,289.93)
7160 - Gasoline/Golf Carts	0.00	250.00	(250.00)
Total 7100 - Grounds	<u>16,789.47</u>	<u>13,183.34</u>	<u>3,606.13</u>
7200 - Building Maintenance			
7210 - Repairs & Maintenance	2,093.50	3,833.33	(1,739.83)
7215 - Security	0.00	1,541.67	(1,541.67)
7220 - Pest Control	3,740.00	1,000.00	2,740.00
7225 - Fire Alarm Monitoring	0.00	125.00	(125.00)
7230 - Drywall Repairs	438.11	2,500.00	(2,061.89)
7235 - Locks & Keys	345.61	50.00	295.61
7240 - Roof Repairs	0.00	4,166.67	(4,166.67)
7245 - Small Tools & Equipment	4,409.28	216.67	4,192.61
7250 - HVAC R&M	229.00	500.00	(271.00)
7255 - Safety	863.31	3,000.00	(2,136.69)
7260 - Common Area Cleaning	0.00	166.67	(166.67)
7265 - Common Area Painting	0.00	83.33	(83.33)
7270 - Receivership Maintenance	0.00	75.00	(75.00)
7275 - Window Repairs	367.86	416.67	(48.81)
7280 - Gutter Repairs	0.00	100.00	(100.00)
7290 - Electric R&M	0.00	250.00	(250.00)
7295 - Plumbing R&M	663.21	416.67	246.54
7296 - Rebuilding Expense	151,024.72	166,666.67	(15,641.95)
Total 7200 - Building Maintenance	<u>164,174.60</u>	<u>185,108.35</u>	<u>(20,933.75)</u>

Vintage Grand Condominium Association Profit & Loss Budget vs. Actual

	<u>Aug 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	2,196.00	1,250.00	946.00
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>2,331.00</u>	<u>2,500.00</u>	<u>(169.00)</u>
7400 · Master Association Fees			
7410 · Master Assoc Fees	9,152.03	4,793.33	4,358.70
Total 7400 · Master Association Fees	<u>9,152.03</u>	<u>4,793.33</u>	<u>4,358.70</u>
7500 · Utilities			
7510 · Water/Sewer	20,888.39	21,708.33	(819.94)
7515 · Water Reimbursement	(16,500.00)	(17,083.33)	583.33
7520 · Electric	2,607.04	3,250.00	(642.96)
7530 · Gas	270.07	333.33	(63.26)
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>7,943.18</u>	<u>9,156.67</u>	<u>(1,213.49)</u>
7700 · Payroll			
7711 · Payroll	20,658.64	20,000.00	658.64
7725 · Outside Help	2,943.16	416.67	2,526.49
7745 · Uniforms	0.00	75.00	(75.00)
Total 7700 · Payroll	<u>23,601.80</u>	<u>20,491.67</u>	<u>3,110.13</u>
7800 · Administration			
7810 · Insurance - Property	20,716.35	19,583.33	1,133.02
7815 · Background Check	184.00	375.00	(191.00)
7820 · Legal	9,428.56	7,500.00	1,928.56
7825 · Accounting Services	0.00	416.67	(416.67)
7827 · Professional Services	382.50	208.33	174.17
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	375.46	440.00	(64.54)
7877 · Answering Service	65.00	65.00	0.00
7880 · Office Supplies	1,514.72	583.33	931.39
7881 · Postage, etc.	35.65	333.33	(297.68)
7882 · Printing & Reproduction	0.00	41.67	(41.67)

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

	<u>Aug 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7883 · Office Equipment Rental	130.97	291.67	(160.70)
7884 · PC/Software Exp	0.00	300.00	(300.00)
7885 · Bank Service Charge	9.62	75.00	(65.38)
7896 · Misc Admin Expenses	123.00	41.67	81.33
7897 · Bad Debt	12,201.75	2,160.00	10,041.75
Total 7800 · Administration	<u>49,449.53</u>	<u>36,827.00</u>	<u>12,622.53</u>
Total 7000 · Disbursements	<u>273,441.61</u>	<u>272,060.36</u>	<u>1,381.25</u>
Total Expense	<u>273,441.61</u>	<u>272,060.36</u>	<u>1,381.25</u>
Net Income	<u><u>(352.77)</u></u>	<u><u>(0.02)</u></u>	<u><u>(352.75)</u></u>

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

	<u>Aug 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 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)	837,284.64	837,349.33	(64.69)	1,256,024.00
5025 · Carport Parking	29.97	225.00	(195.03)	1,859.77	1,800.00	59.77	2,700.00
5030 · Application Fees	850.00	500.00	350.00	10,025.00	4,000.00	6,025.00	6,000.00
5040 · Background Fee	0.00	0.00	0.00	150.00	0.00	150.00	0.00
5045 · Late Fee Income	620.67	0.00	620.67	6,996.46	0.00	6,996.46	0.00
5050 · Interest	171.62	0.00	171.62	911.51	0.00	911.51	0.00
5065 · Keys & Locks	100.00	0.00	100.00	505.00	0.00	505.00	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	166,666.67	(10.67)	1,333,248.00	1,333,333.33	(85.33)	2,000,000.00
Total Income	<u>273,088.84</u>	<u>272,060.34</u>	<u>1,028.50</u>	<u>2,191,570.69</u>	<u>2,176,482.66</u>	<u>15,088.03</u>	<u>3,264,724.00</u>
Gross Profit	273,088.84	272,060.34	1,028.50	2,191,570.69	2,176,482.66	15,088.03	3,264,724.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract	8,425.00	8,350.00	75.00	67,808.25	66,800.00	1,008.25	100,200.00
7115 · Lawn & Ground Supplies	0.00	416.67	(416.67)	0.00	3,333.33	(3,333.33)	5,000.00
7120 · Additional Plantings	0.00	416.67	(416.67)	0.00	3,333.33	(3,333.33)	5,000.00
7150 · Irrigation Repairs & Maint	7,154.40	1,250.00	5,904.40	27,384.71	10,000.00	17,384.71	15,000.00
7155 · Misc Grounds Expense	1,210.07	2,500.00	(1,289.93)	30,116.07	20,000.00	10,116.07	30,000.00
7160 · Gasoline/Golf Carts	0.00	250.00	(250.00)	2,184.82	2,000.00	184.82	3,000.00
Total 7100 · Grounds	<u>16,789.47</u>	<u>13,183.34</u>	<u>3,606.13</u>	<u>127,493.85</u>	<u>105,466.66</u>	<u>22,027.19</u>	<u>158,200.00</u>
7200 · Building Maintenance							
7210 · Repairs & Maintenance	2,093.50	3,833.33	(1,739.83)	21,154.67	30,666.67	(9,512.00)	46,000.00
7215 · Security	0.00	1,541.67	(1,541.67)	6,365.80	12,333.33	(5,967.53)	18,500.00
7220 · Pest Control	3,740.00	1,000.00	2,740.00	17,125.00	8,000.00	9,125.00	12,000.00
7225 · Fire Alarm Monitoring	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)	1,500.00
7230 · Drywall Repairs	438.11	2,500.00	(2,061.89)	3,135.60	20,000.00	(16,864.40)	30,000.00
7235 · Locks & Keys	345.61	50.00	295.61	2,755.26	400.00	2,355.26	600.00
7240 · Roof Repairs	0.00	4,166.67	(4,166.67)	4,047.75	33,333.33	(29,285.58)	50,000.00
7245 · Small Tools & Equipment	4,409.28	216.67	4,192.61	8,693.56	1,733.33	6,960.23	2,600.00
7250 · HVAC R & M	229.00	500.00	(271.00)	229.00	4,000.00	(3,771.00)	6,000.00
7255 · Safety	863.31	3,000.00	(2,136.69)	7,225.13	24,000.00	(16,774.87)	36,000.00
7260 · Common Area Cleaning	0.00	166.67	(166.67)	1,690.00	1,333.33	356.67	2,000.00

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

	<u>Aug 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 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	666.67	(666.67)	1,000.00
7270 · Receivership Maintenance	0.00	75.00	(75.00)	(985.00)	600.00	(1,585.00)	900.00
7275 · Window Repairs	367.86	416.67	(48.81)	2,046.24	3,333.33	(1,287.09)	5,000.00
7280 · Gutter Repairs	0.00	100.00	(100.00)	0.00	800.00	(800.00)	1,200.00
7290 · Electric R&M	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00
7295 · Plumbing R&M	663.21	416.67	246.54	4,330.91	3,333.33	997.58	5,000.00
7296 · Rebuilding Expense	151,024.72	166,666.67	(15,641.95)	979,616.14	1,333,333.33	(353,717.19)	2,000,000.00
Total 7200 · Building Maintenance	<u>164,174.60</u>	<u>185,108.35</u>	<u>(20,933.75)</u>	<u>1,057,430.06</u>	<u>1,480,866.65</u>	<u>(423,436.59)</u>	<u>2,221,300.00</u>
7300 · Rec Facilities Rep & Maint							
7310 · Tennis & Basketball Courts	0.00	83.33	(83.33)	590.29	666.67	(76.38)	1,000.00
7315 · Rec Facilities Misc Exp	0.00	1,000.00	(1,000.00)	0.00	8,000.00	(8,000.00)	12,000.00
7320 · Pool Chemicals	0.00	0.00	0.00	66.76	0.00	66.76	0.00
7330 · Pool R&M	2,196.00	1,250.00	946.00	14,540.42	10,000.00	4,540.42	15,000.00
7340 · Exercise Room R&M	135.00	125.00	10.00	783.29	1,000.00	(216.71)	1,500.00
7350 · Pool Fence Repairs	0.00	41.67	(41.67)	0.00	333.33	(333.33)	500.00
Total 7300 · Rec Facilities Rep & Maint	<u>2,331.00</u>	<u>2,500.00</u>	<u>(169.00)</u>	<u>15,980.76</u>	<u>20,000.00</u>	<u>(4,019.24)</u>	<u>30,000.00</u>
7400 · Master Association Fees							
7410 · Master Assoc Fees	9,152.03	4,793.33	4,358.70	42,423.67	38,346.67	4,077.00	57,520.00
Total 7400 · Master Association Fees	<u>9,152.03</u>	<u>4,793.33</u>	<u>4,358.70</u>	<u>42,423.67</u>	<u>38,346.67</u>	<u>4,077.00</u>	<u>57,520.00</u>
7500 · Utilities							
7510 · Water/Sewer	20,888.39	21,708.33	(819.94)	175,080.82	173,666.67	1,414.15	260,500.00
7515 · Water Reimbursement	(16,500.00)	(17,083.33)	583.33	(139,172.05)	(136,666.67)	(2,505.38)	(205,000.00)
7520 · Electric	2,607.04	3,250.00	(642.96)	20,680.04	26,000.00	(5,319.96)	39,000.00
7530 · Gas	270.07	333.33	(63.26)	2,492.67	2,666.67	(174.00)	4,000.00
7540 · Trash Removal	426.93	600.00	(173.07)	3,455.55	4,800.00	(1,344.45)	7,200.00
7555 · Office Internet	210.85	291.67	(80.82)	1,688.44	2,333.33	(644.89)	3,500.00
7560 · Cable TV - Fitness Room	39.90	56.67	(16.77)	319.20	453.33	(134.13)	680.00
7500 · Utilities - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 7500 · Utilities	<u>7,943.18</u>	<u>9,156.67</u>	<u>(1,213.49)</u>	<u>64,544.67</u>	<u>73,253.33</u>	<u>(8,708.66)</u>	<u>109,880.00</u>
7700 · Payroll							
7711 · Payroll	20,658.64	20,000.00	658.64	137,289.12	160,000.00	(22,710.88)	240,000.00
7725 · Outside Help	2,943.16	416.67	2,526.49	28,849.34	3,333.33	25,516.01	5,000.00
7745 · Uniforms	0.00	75.00	(75.00)	436.59	600.00	(163.41)	900.00
Total 7700 · Payroll	<u>23,601.80</u>	<u>20,491.67</u>	<u>3,110.13</u>	<u>166,575.05</u>	<u>163,933.33</u>	<u>2,641.72</u>	<u>245,900.00</u>

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

	<u>Aug 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
7800 - Administration							
7810 - Insurance - Property	20,716.35	19,583.33	1,133.02	154,485.46	156,666.67	(2,181.21)	235,000.00
7815 - Background Check	184.00	375.00	(191.00)	910.50	3,000.00	(2,089.50)	4,500.00
7820 - Legal	9,428.56	7,500.00	1,928.56	66,052.46	60,000.00	6,052.46	90,000.00
7825 - Accounting Services	0.00	416.67	(416.67)	4,990.00	3,333.33	1,656.67	5,000.00
7827 - Professional Services	382.50	208.33	174.17	6,642.32	1,666.67	4,975.65	2,500.00
7830 - License/Filing Fees	0.00	125.00	(125.00)	1,145.00	1,000.00	145.00	1,500.00
7835 - Membership Dues	69.95	75.00	(5.05)	665.02	600.00	65.02	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	33,696.00	33,696.00	0.00	50,544.00
7875 - Telephone	375.46	440.00	(64.54)	3,048.25	3,520.00	(471.75)	5,280.00
7877 - Answering Service	65.00	65.00	0.00	520.00	520.00	0.00	780.00
7880 - Office Supplies	1,514.72	583.33	931.39	4,502.07	4,666.67	(164.60)	7,000.00
7881 - Postage, etc.	35.65	333.33	(297.68)	2,764.43	2,666.67	97.76	4,000.00
7882 - Printing & Reproduction	0.00	41.67	(41.67)	2,230.23	333.33	1,896.90	500.00
7883 - Office Equipment Rental	130.97	291.67	(160.70)	1,674.04	2,333.33	(659.29)	3,500.00
7884 - PC/Software Exp	0.00	300.00	(300.00)	0.00	2,400.00	(2,400.00)	3,600.00
7885 - Bank Service Charge	9.62	75.00	(65.38)	425.62	600.00	(174.38)	900.00
7896 - Misc Admin Expenses	123.00	41.67	81.33	1,180.98	333.33	847.65	500.00
7897 - Bad Debt	12,201.75	2,160.00	10,041.75	15,145.30	17,280.00	(2,134.70)	25,920.00
Total 7800 - Administration	<u>49,449.53</u>	<u>36,827.00</u>	<u>12,622.53</u>	<u>300,541.68</u>	<u>294,616.00</u>	<u>5,925.68</u>	<u>441,924.00</u>
Total 7000 - Disbursements	<u>273,441.61</u>	<u>272,060.36</u>	<u>1,381.25</u>	<u>1,774,989.74</u>	<u>2,176,482.64</u>	<u>(401,492.90)</u>	<u>3,264,724.00</u>
Total Expense	<u>273,441.61</u>	<u>272,060.36</u>	<u>1,381.25</u>	<u>1,774,989.74</u>	<u>2,176,482.64</u>	<u>(401,492.90)</u>	<u>3,264,724.00</u>
Net Income	<u>(352.77)</u>	<u>(0.02)</u>	<u>(352.75)</u>	<u>416,580.95</u>	<u>0.02</u>	<u>416,580.93</u>	<u>0.00</u>

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

	<u>Jan - Aug 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 · Assessments	837,284.64	837,349.33	(64.69)
5025 · Carport Parking	1,859.77	1,800.00	59.77
5030 · Application Fees	10,025.00	4,000.00	6,025.00
5040 · Background Fee	150.00	0.00	150.00
5045 · Late Fee Income	6,996.46	0.00	6,996.46
5050 · Interest	911.51	0.00	911.51
5065 · Keys & Locks	505.00	0.00	505.00
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	1,333,248.00	1,333,333.33	(85.33)
Total Income	<u>2,191,570.69</u>	<u>2,176,482.66</u>	<u>15,088.03</u>
Gross Profit	2,191,570.69	2,176,482.66	15,088.03
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	67,808.25	66,800.00	1,008.25
7115 · Lawn & Ground Supplies	0.00	3,333.33	(3,333.33)
7120 · Additional Plantings	0.00	3,333.33	(3,333.33)
7150 · Irrigation Repairs & Maint	27,384.71	10,000.00	17,384.71
7155 · Misc Grounds Expense	30,116.07	20,000.00	10,116.07
7160 · Gasoline/Golf Carts	2,184.82	2,000.00	184.82
Total 7100 · Grounds	<u>127,493.85</u>	<u>105,466.66</u>	<u>22,027.19</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	21,154.67	30,666.67	(9,512.00)
7215 · Security	6,365.80	12,333.33	(5,967.53)
7220 · Pest Control	17,125.00	8,000.00	9,125.00
7225 · Fire Alarm Monitoring	0.00	1,000.00	(1,000.00)
7230 · Drywall Repairs	3,135.60	20,000.00	(16,864.40)
7235 · Locks & Keys	2,755.26	400.00	2,355.26
7240 · Roof Repairs	4,047.75	33,333.33	(29,285.58)
7245 · Small Tools & Equipment	8,693.56	1,733.33	6,960.23
7250 · HVAC R& M	229.00	4,000.00	(3,771.00)
7255 · Safety	7,225.13	24,000.00	(16,774.87)
7260 · Common Area Cleaning	1,690.00	1,333.33	356.67
7265 · Common Area Painting	0.00	666.67	(666.67)
7270 · Receivership Maintenance	(985.00)	600.00	(1,585.00)
7275 · Window Repairs	2,046.24	3,333.33	(1,287.09)
7280 · Gutter Repairs	0.00	800.00	(800.00)
7290 · Electric R&M	0.00	2,000.00	(2,000.00)

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

	<u>Jan - Aug 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7295 · Plumbing R&M	4,330.91	3,333.33	997.58
7296 · Rebuilding Expense	979,616.14	1,333,333.33	(353,717.19)
Total 7200 · Building Maintenance	1,057,430.06	1,480,866.65	(423,436.59)
7300 · Rec Facilities Rep & Maint			
7310 · Tennis & Basketball Courts	590.29	666.67	(76.38)
7315 · Rec Facilities Misc Exp	0.00	8,000.00	(8,000.00)
7320 · Pool Chemicals	66.76	0.00	66.76
7330 · Pool R&M	14,540.42	10,000.00	4,540.42
7340 · Exercise Room R&M	783.29	1,000.00	(216.71)
7350 · Pool Fence Repairs	0.00	333.33	(333.33)
Total 7300 · Rec Facilities Rep & Maint	15,980.76	20,000.00	(4,019.24)
7400 · Master Association Fees			
7410 · Master Assoc Fees	42,423.67	38,346.67	4,077.00
Total 7400 · Master Association Fees	42,423.67	38,346.67	4,077.00
7500 · Utilities			
7510 · Water/Sewer	175,080.82	173,666.67	1,414.15
7515 · Water Reimbursement	(139,172.05)	(136,666.67)	(2,505.38)
7520 · Electric	20,680.04	26,000.00	(5,319.96)
7530 · Gas	2,492.67	2,666.67	(174.00)
7540 · Trash Removal	3,455.55	4,800.00	(1,344.45)
7555 · Office Internet	1,688.44	2,333.33	(644.89)
7560 · Cable TV - Fitness Room	319.20	453.33	(134.13)
7500 · Utilities - Other	0.00	0.00	0.00
Total 7500 · Utilities	64,544.67	73,253.33	(8,708.66)
7700 · Payroll			
7711 · Payroll	137,289.12	160,000.00	(22,710.88)
7725 · Outside Help	28,849.34	3,333.33	25,516.01
7745 · Uniforms	436.59	600.00	(163.41)
Total 7700 · Payroll	166,575.05	163,933.33	2,641.72
7800 · Administration			
7810 · Insurance - Property	154,485.46	156,666.67	(2,181.21)
7815 · Background Check	910.50	3,000.00	(2,089.50)
7820 · Legal	66,052.46	60,000.00	6,052.46
7825 · Accounting Services	4,990.00	3,333.33	1,656.67
7827 · Professional Services	6,642.32	1,666.67	4,975.65
7830 · License/Filing Fees	1,145.00	1,000.00	145.00
7835 · Membership Dues	665.02	600.00	65.02
7836 · Training/Seminars	464.00	0.00	464.00
7870 · Management Fee	33,696.00	33,696.00	0.00
7875 · Telephone	3,048.25	3,520.00	(471.75)
7877 · Answering Service	520.00	520.00	0.00

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

	<u>Jan - Aug 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7880 · Office Supplies	4,502.07	4,666.67	(164.60)
7881 · Postage, etc.	2,764.43	2,666.67	97.76
7882 · Printing & Reproduction	2,230.23	333.33	1,896.90
7883 · Office Equipment Rental	1,674.04	2,333.33	(659.29)
7884 · PC/Software Exp	0.00	2,400.00	(2,400.00)
7885 · Bank Service Charge	425.62	600.00	(174.38)
7896 · Misc Admin Expenses	1,180.98	333.33	847.65
7897 · Bad Debt	15,145.30	17,280.00	(2,134.70)
Total 7800 · Administration	<u>300,541.68</u>	<u>294,616.00</u>	<u>5,925.68</u>
Total 7000 · Disbursements	<u>1,774,989.74</u>	<u>2,176,482.64</u>	<u>(401,492.90)</u>
Total Expense	<u>1,774,989.74</u>	<u>2,176,482.64</u>	<u>(401,492.90)</u>
Net Income	<u><u>416,580.95</u></u>	<u><u>0.02</u></u>	<u><u>416,580.93</u></u>