

**VINTAGE GRAND  
CONDOMINIUM ASSOCIATION, INC.**

**FINANCIAL STATEMENTS**  
Unaudited  
for the Period Ending October 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**

Oct 31, 17

<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 - Checking	679,565.62
1020 - Reserve Accounts	1,603,952.55
1030 - Petty Cash Account	2,732.63
<b>Total Checking/Savings</b>	<u>2,286,250.80</u>
<b>Accounts Receivable</b>	
1040 - Assessment Receivable	86,913.35
<b>Total Accounts Receivable</b>	<u>86,913.35</u>
<b>Other Current Assets</b>	
1040a - Allowance for Doubtful	(20,550.90)
1042 - AR- Water Reimbursement	32,923.52
1045 - Petty Cash	200.00
1050 - Prepaid Insurance	144,880.01
1055 - Prepaid Expenses	130.97
1060 - Prepaid Master Fees	10,143.69
1210 - Utility Deposits	12,269.46
<b>Total Other Current Assets</b>	<u>179,996.75</u>
<b>Total Current Assets</b>	<u>2,553,160.90</u>
<b>TOTAL ASSETS</b>	<u><u>2,553,160.90</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 - Accounts Payable	205,644.69
<b>Total Accounts Payable</b>	<u>205,644.69</u>
<b>Other Current Liabilities</b>	
3015 - Accrued Expense	125.95
3020 - Insurance Loan Payable	130,873.54
3040 - Prepaid Assessments	138,903.95
3260 - Suspense	(245.00)
<b>Total Other Current Liabilities</b>	<u>269,658.44</u>
<b>Total Current Liabilities</b>	475,303.13
<b>Long Term Liabilities</b>	
3410 - Contingency Rebuilding Fund	151,398.24
3416 - Accrued Construction Retainage	109,767.90
3500 - Reserve Fund	1,603,952.55
<b>Total Long Term Liabilities</b>	<u>1,865,118.69</u>
<b>Total Liabilities</b>	2,340,421.82
<b>Equity</b>	
3990 - Operating Fund Balance	203,011.95
3999 - Prior Year Adjustment	3,018.22
Net Income	6,708.91
<b>Total Equity</b>	<u>212,739.08</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>2,553,160.90</u></u>

**Vintage Grand Condominium Association  
Reserve Report**

	<u>Oct 17</u>
<b>3500 - Reserve Fund</b>	
<b>3510 - Roof Replacement</b>	
3511 - Beg Bal - Roof Replacement	864,714.59
3512 - Allocation - Roof Replacement	145,833.30
3513 - Expense - Roof Replacement	0.00
<b>Total 3510 - Roof Replacement</b>	<u>1,010,547.89</u>
<b>3520 - Exterior Paint</b>	
3521 - Beg Bal - Exterior Paint	265,947.54
3522 - Allocation - Exterior Paint	20,833.30
3524 - Transfer - Exterior Painting	0.00
<b>Total 3520 - Exterior Paint</b>	<u>286,780.84</u>
<b>3530 - Pavement Resurfacing</b>	
3531 - Beg Bal - Pavement Resurfacing	70,544.80
3532 - Allocation - Pavement Resurface	4,166.70
<b>Total 3530 - Pavement Resurfacing</b>	<u>74,711.50</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	16,666.70
<b>Total 3570 - Fire &amp; Safety</b>	<u>72,445.67</u>
<b>3580 - Plumbing</b>	
3581 - Beg Bal - Plumbing	29,515.68
3582 - Allocation - Plumbing	4,135.00
<b>Total 3580 - Plumbing</b>	<u>33,650.68</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	4,839.11
3893 - Transferred - Interest	0.00
<b>Total 3890 - Reserve Interest</b>	<u>9,566.94</u>
<b>Total 3500 - Reserve Fund</b>	<u>1,603,952.55</u>
<b>TOTAL</b>	<u><u>1,603,952.55</u></u>

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

	<u>Oct 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
<b>5010 · Assessments</b>	104,660.58	104,668.66	(8.08)
<b>5025 · Carport Parking</b>	120.00	225.00	(105.00)
<b>5030 · Application Fees</b>	1,550.00	500.00	1,050.00
<b>5045 · Late Fee Income</b>	757.38	0.00	757.38
<b>5050 · Interest</b>	161.63	0.00	161.63
<b>5065 · Keys &amp; Locks</b>	200.00	0.00	200.00
<b>5082 · Miscellaneous Income</b>	65.00	0.00	65.00
<b>Total Income</b>	<u>107,514.59</u>	<u>105,393.66</u>	<u>2,120.93</u>
<b>Gross Profit</b>	107,514.59	105,393.66	2,120.93
<b>Expense</b>			
<b>7000 · Disbursements</b>			
<b>7100 · Grounds</b>			
<b>7110 · Grounds Contract</b>	8,425.00	8,350.00	75.00
<b>7115 · Lawn &amp; Ground Supplies</b>	0.00	416.66	(416.66)
<b>7120 · Additional Plantings</b>	0.00	416.66	(416.66)
<b>7150 · Irrigation Repairs &amp; Maint</b>	2,039.75	1,250.00	789.75
<b>7155 · Misc Grounds Expense</b>	0.00	2,500.00	(2,500.00)
<b>7160 · Gasoline/Golf Carts</b>	90.00	250.00	(160.00)
<b>Total 7100 · Grounds</b>	<u>10,554.75</u>	<u>13,183.32</u>	<u>(2,628.57)</u>
<b>7200 · Building Maintenance</b>			
<b>7210 · Repairs &amp; Maintenance</b>	2,754.16	3,833.34	(1,079.18)
<b>7215 · Security</b>	0.00	1,541.66	(1,541.66)
<b>7220 · Pest Control</b>	2,030.00	1,000.00	1,030.00
<b>7225 · Fire Alarm Monitoring</b>	0.00	125.00	(125.00)
<b>7230 · Drywall Repairs</b>	2,680.98	2,500.00	180.98
<b>7235 · Locks &amp; Keys</b>	0.00	50.00	(50.00)
<b>7240 · Roof Repairs</b>	7,041.75	4,166.66	2,875.09
<b>7245 · Small Tools &amp; Equipment</b>	0.00	216.66	(216.66)
<b>7250 · HVAC R&amp; M</b>	0.00	500.00	(500.00)
<b>7255 · Safety</b>	6,043.04	3,000.00	3,043.04
<b>7260 · Common Area Cleaning</b>	520.00	166.66	353.34
<b>7265 · Common Area Painting</b>	0.00	83.34	(83.34)
<b>7270 · Receivership Maintenance</b>	0.00	75.00	(75.00)
<b>7275 · Window Repairs</b>	100.00	416.66	(316.66)
<b>7280 · Gutter Repairs</b>	770.00	100.00	670.00
<b>7290 · Electric R&amp;M</b>	0.00	250.00	(250.00)

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

	<u>Oct 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7295 - Plumbing R&M	6,042.77	416.66	5,626.11
<b>Total 7200 - Building Maintenance</b>	<b>27,982.70</b>	<b>18,441.64</b>	<b>9,541.06</b>
<b>7300 - Rec Facilities Rep &amp; Maint</b>			
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	2,863.60	1,250.00	1,613.60
7340 - Exercise Room R&M	141.75	125.00	16.75
7350 - Pool Fence Repairs	0.00	41.66	(41.66)
<b>Total 7300 - Rec Facilities Rep &amp; Maint</b>	<b>3,005.35</b>	<b>2,500.00</b>	<b>505.35</b>
<b>7400 - Master Association Fees</b>			
7410 - Master Assoc Fees	4,823.92	4,793.34	30.58
<b>Total 7400 - Master Association Fees</b>	<b>4,823.92</b>	<b>4,793.34</b>	<b>30.58</b>
<b>7500 - Utilities</b>			
7510 - Water/Sewer	22,991.91	21,708.34	1,283.57
7515 - Water Reimbursement	(16,373.52)	(17,083.34)	709.82
7520 - Electric	2,419.65	3,250.00	(830.35)
7530 - Gas	221.86	333.34	(111.48)
7540 - Trash Removal	614.19	600.00	14.19
7555 - Office Internet	210.85	291.66	(80.81)
7560 - Cable TV - Fitness Room	39.90	56.66	(16.76)
<b>Total 7500 - Utilities</b>	<b>10,124.84</b>	<b>9,156.66</b>	<b>968.18</b>
<b>7700 - Payroll</b>			
7711 - Payroll	37,532.98	20,000.00	17,532.98
7725 - Outside Help	1,621.80	416.66	1,205.14
7745 - Uniforms	0.00	75.00	(75.00)
<b>Total 7700 - Payroll</b>	<b>39,154.78</b>	<b>20,491.66</b>	<b>18,663.12</b>
<b>7800 - Administration</b>			
7810 - Insurance - Property	20,716.35	19,583.34	1,133.01
7815 - Background Check	256.00	375.00	(119.00)
7820 - Legal	12,990.00	7,500.00	5,490.00
7825 - Accounting Services	0.00	416.66	(416.66)
7827 - Professional Services	42.50	208.34	(165.84)
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	402.57	440.00	(37.43)
7877 - Answering Service	65.00	65.00	0.00
7880 - Office Supplies	2,417.00	583.34	1,833.66

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

	<u>Oct 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7881 · Postage, etc.	(35.00)	333.34	(368.34)
7882 · Printing & Reproduction	359.14	41.66	317.48
7883 · Office Equipment Rental	401.21	291.66	109.55
7884 · PC/Software Exp	0.00	300.00	(300.00)
7885 · Bank Service Charge	0.00	75.00	(75.00)
7896 · Misc Admin Expenses	304.40	41.66	262.74
7897 · Bad Debt	0.00	2,160.00	(2,160.00)
<b>Total 7800 · Administration</b>	<u>42,201.12</u>	<u>36,827.00</u>	<u>5,374.12</u>
<b>Total 7000 · Disbursements</b>	<u>137,847.46</u>	<u>105,393.62</u>	<u>32,453.84</u>
<b>Total Expense</b>	<u>137,847.46</u>	<u>105,393.62</u>	<u>32,453.84</u>
<b>Net Income</b>	<u><u>(30,332.87)</u></u>	<u><u>0.04</u></u>	<u><u>(30,332.91)</u></u>

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

	<u>Oct 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Income</b>							
5010 · Assessments	104,660.58	104,668.66	(8.08)	1,046,605.80	1,046,686.66	(80.86)	1,256,024.00
5025 · Carport Parking	120.00	225.00	(105.00)	2,129.77	2,250.00	(120.23)	2,700.00
5030 · Application Fees	1,550.00	500.00	1,050.00	11,925.00	5,000.00	6,925.00	6,000.00
5040 · Background Fee	0.00	0.00	0.00	150.00	0.00	150.00	0.00
5045 · Late Fee Income	757.38	0.00	757.38	8,119.06	0.00	8,119.06	0.00
5050 · Interest	161.63	0.00	161.63	1,242.11	0.00	1,242.11	0.00
5065 · Keys & Locks	200.00	0.00	200.00	705.00	0.00	705.00	0.00
5081 · Legal Fees Reimbursement	0.00	0.00	0.00	474.34	0.00	474.34	0.00
5082 · Miscellaneous Income	65.00	0.00	65.00	320.35	0.00	320.35	0.00
5083 · PY Late Fee	0.00	0.00	0.00	(139.38)	0.00	(139.38)	0.00
<b>Total Income</b>	<u>107,514.59</u>	<u>105,393.66</u>	<u>2,120.93</u>	<u>1,071,532.05</u>	<u>1,053,936.66</u>	<u>17,595.39</u>	<u>1,264,724.00</u>
<b>Gross Profit</b>	107,514.59	105,393.66	2,120.93	1,071,532.05	1,053,936.66	17,595.39	1,264,724.00
<b>Expense</b>							
<b>7000 · Disbursements</b>							
<b>7100 · Grounds</b>							
7110 · Grounds Contract	8,425.00	8,350.00	75.00	84,973.25	83,500.00	1,473.25	100,200.00
7115 · Lawn & Ground Supplies	0.00	416.66	(416.66)	60.91	4,166.66	(4,105.75)	5,000.00
7120 · Additional Plantings	0.00	416.66	(416.66)	0.00	4,166.66	(4,166.66)	5,000.00
7150 · Irrigation Repairs & Maint	2,039.75	1,250.00	789.75	29,424.46	12,500.00	16,924.46	15,000.00
7155 · Misc Grounds Expense	0.00	2,500.00	(2,500.00)	45,987.23	25,000.00	20,987.23	30,000.00
7160 · Gasoline/Golf Carts	90.00	250.00	(160.00)	2,410.32	2,500.00	(89.68)	3,000.00
<b>Total 7100 · Grounds</b>	<u>10,554.75</u>	<u>13,183.32</u>	<u>(2,628.57)</u>	<u>162,856.17</u>	<u>131,833.32</u>	<u>31,022.85</u>	<u>158,200.00</u>
<b>7200 · Building Maintenance</b>							
7210 · Repairs & Maintenance	2,754.16	3,833.34	(1,079.18)	25,695.24	38,333.34	(12,638.10)	46,000.00
7215 · Security	0.00	1,541.66	(1,541.66)	6,365.80	15,416.66	(9,050.86)	18,500.00
7220 · Pest Control	2,030.00	1,000.00	1,030.00	22,685.00	10,000.00	12,685.00	12,000.00
7225 · Fire Alarm Monitoring	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00
7230 · Drywall Repairs	2,680.98	2,500.00	180.98	7,947.60	25,000.00	(17,052.40)	30,000.00
7235 · Locks & Keys	0.00	50.00	(50.00)	3,111.04	500.00	2,611.04	600.00
7240 · Roof Repairs	7,041.75	4,166.66	2,875.09	14,041.00	41,666.66	(27,625.66)	50,000.00
7245 · Small Tools & Equipment	0.00	216.66	(216.66)	13,000.60	2,166.66	10,833.94	2,600.00
7250 · HVAC R & M	0.00	500.00	(500.00)	229.00	5,000.00	(4,771.00)	6,000.00
7255 · Safety	6,043.04	3,000.00	3,043.04	13,777.49	30,000.00	(16,222.51)	36,000.00
7260 · Common Area Cleaning	520.00	166.66	353.34	2,470.00	1,666.66	803.34	2,000.00
7265 · Common Area Painting	0.00	83.34	(83.34)	164.84	833.34	(668.50)	1,000.00

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

	<u>Oct 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>7270 · Receivership Maintenance</b>	0.00	75.00	(75.00)	(985.00)	750.00	(1,735.00)	900.00
<b>7275 · Window Repairs</b>	100.00	416.66	(316.66)	2,631.96	4,166.66	(1,534.70)	5,000.00
<b>7280 · Gutter Repairs</b>	770.00	100.00	670.00	770.00	1,000.00	(230.00)	1,200.00
<b>7290 · Electric R&amp;M</b>	0.00	250.00	(250.00)	736.10	2,500.00	(1,763.90)	3,000.00
<b>7295 · Plumbing R&amp;M</b>	6,042.77	416.66	5,626.11	11,873.99	4,166.66	7,707.33	5,000.00
<b>Total 7200 · Building Maintenance</b>	<u>27,982.70</u>	<u>18,441.64</u>	<u>9,541.06</u>	<u>124,514.66</u>	<u>184,416.64</u>	<u>(59,901.98)</u>	<u>221,300.00</u>
<b>7300 · Rec Facilities Rep &amp; Maint</b>							
<b>7310 · Tennis &amp; Basketball Courts</b>	0.00	83.34	(83.34)	590.29	833.34	(243.05)	1,000.00
<b>7315 · Rec Facilities Misc Exp</b>	0.00	1,000.00	(1,000.00)	0.00	10,000.00	(10,000.00)	12,000.00
<b>7320 · Pool Chemicals</b>	0.00	0.00	0.00	66.76	0.00	66.76	0.00
<b>7325 · Pool Supplies</b>	0.00	0.00	0.00	118.77	0.00	118.77	0.00
<b>7330 · Pool R&amp;M</b>	2,863.60	1,250.00	1,613.60	20,056.72	12,500.00	7,556.72	15,000.00
<b>7340 · Exercise Room R&amp;M</b>	141.75	125.00	16.75	1,797.08	1,250.00	547.08	1,500.00
<b>7350 · Pool Fence Repairs</b>	0.00	41.66	(41.66)	0.00	416.66	(416.66)	500.00
<b>Total 7300 · Rec Facilities Rep &amp; Maint</b>	<u>3,005.35</u>	<u>2,500.00</u>	<u>505.35</u>	<u>22,629.62</u>	<u>25,000.00</u>	<u>(2,370.38)</u>	<u>30,000.00</u>
<b>7400 · Master Association Fees</b>							
<b>7410 · Master Assoc Fees</b>	4,823.92	4,793.34	30.58	47,743.43	47,933.34	(189.91)	57,520.00
<b>Total 7400 · Master Association Fees</b>	<u>4,823.92</u>	<u>4,793.34</u>	<u>30.58</u>	<u>47,743.43</u>	<u>47,933.34</u>	<u>(189.91)</u>	<u>57,520.00</u>
<b>7500 · Utilities</b>							
<b>7510 · Water/Sewer</b>	22,991.91	21,708.34	1,283.57	218,981.86	217,083.34	1,898.52	260,500.00
<b>7515 · Water Reimbursement</b>	(16,373.52)	(17,083.34)	709.82	(171,778.59)	(170,833.34)	(945.25)	(205,000.00)
<b>7520 · Electric</b>	2,419.65	3,250.00	(830.35)	25,614.64	32,500.00	(6,885.36)	39,000.00
<b>7530 · Gas</b>	221.86	333.34	(111.48)	2,929.42	3,333.34	(403.92)	4,000.00
<b>7540 · Trash Removal</b>	614.19	600.00	14.19	4,496.67	6,000.00	(1,503.33)	7,200.00
<b>7555 · Office Internet</b>	210.85	291.66	(80.81)	2,110.14	2,916.66	(806.52)	3,500.00
<b>7560 · Cable TV - Fitness Room</b>	39.90	56.66	(16.76)	399.00	566.66	(167.66)	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>10,124.84</u>	<u>9,156.66</u>	<u>968.18</u>	<u>82,753.14</u>	<u>91,566.66</u>	<u>(8,813.52)</u>	<u>109,880.00</u>
<b>7700 · Payroll</b>							
<b>7711 · Payroll</b>	37,532.98	20,000.00	17,532.98	209,552.80	200,000.00	9,552.80	240,000.00
<b>7725 · Outside Help</b>	1,621.80	416.66	1,205.14	32,276.54	4,166.66	28,109.88	5,000.00
<b>7745 · Uniforms</b>	0.00	75.00	(75.00)	487.36	750.00	(262.64)	900.00
<b>Total 7700 · Payroll</b>	<u>39,154.78</u>	<u>20,491.66</u>	<u>18,663.12</u>	<u>242,316.70</u>	<u>204,916.66</u>	<u>37,400.04</u>	<u>245,900.00</u>
<b>7800 · Administration</b>							

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

	<b>Oct 17</b>	<b>Budget</b>	<b>\$ Over Budget</b>	<b>Jan - Oct 17</b>	<b>YTD Budget</b>	<b>\$ Over Budget</b>	<b>Annual Budget</b>
<b>7810 · Insurance - Property</b>	20,716.35	19,583.34	1,133.01	195,249.90	195,833.34	(583.44)	235,000.00
<b>7815 · Background Check</b>	256.00	375.00	(119.00)	1,278.50	3,750.00	(2,471.50)	4,500.00
<b>7820 · Legal</b>	12,990.00	7,500.00	5,490.00	90,140.13	75,000.00	15,140.13	90,000.00
<b>7825 · Accounting Services</b>	0.00	416.66	(416.66)	4,990.00	4,166.66	823.34	5,000.00
<b>7827 · Professional Services</b>	42.50	208.34	(165.84)	7,067.32	2,083.34	4,983.98	2,500.00
<b>7830 · License/Filing Fees</b>	0.00	125.00	(125.00)	1,145.00	1,250.00	(105.00)	1,500.00
<b>7835 · Membership Dues</b>	69.95	75.00	(5.05)	804.92	750.00	54.92	900.00
<b>7836 · Training/Seminars</b>	0.00	0.00	0.00	464.00	0.00	464.00	0.00
<b>7870 · Management Fee</b>	4,212.00	4,212.00	0.00	42,120.00	42,120.00	0.00	50,544.00
<b>7875 · Telephone</b>	402.57	440.00	(37.43)	4,098.34	4,400.00	(301.66)	5,280.00
<b>7877 · Answering Service</b>	65.00	65.00	0.00	650.00	650.00	0.00	780.00
<b>7880 · Office Supplies</b>	2,417.00	583.34	1,833.66	7,414.11	5,833.34	1,580.77	7,000.00
<b>7881 · Postage, etc.</b>	(35.00)	333.34	(368.34)	3,645.08	3,333.34	311.74	4,000.00
<b>7882 · Printing &amp; Reproduction</b>	359.14	41.66	317.48	2,589.37	416.66	2,172.71	500.00
<b>7883 · Office Equipment Rental</b>	401.21	291.66	109.55	2,427.15	2,916.66	(489.51)	3,500.00
<b>7884 · PC/Software Exp</b>	0.00	300.00	(300.00)	0.00	3,000.00	(3,000.00)	3,600.00
<b>7885 · Bank Service Charge</b>	0.00	75.00	(75.00)	425.62	750.00	(324.38)	900.00
<b>7896 · Misc Admin Expenses</b>	304.40	41.66	262.74	2,015.13	416.66	1,598.47	500.00
<b>7897 · Bad Debt</b>	0.00	2,160.00	(2,160.00)	15,484.85	21,600.00	(6,115.15)	25,920.00
<b>Total 7800 · Administration</b>	<u>42,201.12</u>	<u>36,827.00</u>	<u>5,374.12</u>	<u>382,009.42</u>	<u>368,270.00</u>	<u>13,739.42</u>	<u>441,924.00</u>
<b>Total 7000 · Disbursements</b>	<u>137,847.46</u>	<u>105,393.62</u>	<u>32,453.84</u>	<u>1,064,823.14</u>	<u>1,053,936.62</u>	<u>10,886.52</u>	<u>1,264,724.00</u>
<b>Total Expense</b>	<u>137,847.46</u>	<u>105,393.62</u>	<u>32,453.84</u>	<u>1,064,823.14</u>	<u>1,053,936.62</u>	<u>10,886.52</u>	<u>1,264,724.00</u>
<b>Net Income</b>	<u><b>(30,332.87)</b></u>	<u><b>0.04</b></u>	<u><b>(30,332.91)</b></u>	<u><b>6,708.91</b></u>	<u><b>0.04</b></u>	<u><b>6,708.87</b></u>	<u><b>0.00</b></u>

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

	<u>Jan - Oct 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
5010 · Assessments	1,046,605.80	1,046,686.66	(80.86)
5025 · Carport Parking	2,129.77	2,250.00	(120.23)
5030 · Application Fees	11,925.00	5,000.00	6,925.00
5040 · Background Fee	150.00	0.00	150.00
5045 · Late Fee Income	8,119.06	0.00	8,119.06
5050 · Interest	1,242.11	0.00	1,242.11
5065 · Keys & Locks	705.00	0.00	705.00
5081 · Legal Fees Reimbursement	474.34	0.00	474.34
5082 · Miscellaneous Income	320.35	0.00	320.35
5083 · PY Late Fee	(139.38)	0.00	(139.38)
<b>Total Income</b>	<u>1,071,532.05</u>	<u>1,053,936.66</u>	<u>17,595.39</u>
<b>Gross Profit</b>	1,071,532.05	1,053,936.66	17,595.39
<b>Expense</b>			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	84,973.25	83,500.00	1,473.25
7115 · Lawn & Ground Supplies	60.91	4,166.66	(4,105.75)
7120 · Additional Plantings	0.00	4,166.66	(4,166.66)
7150 · Irrigation Repairs & Maint	29,424.46	12,500.00	16,924.46
7155 · Misc Grounds Expense	45,987.23	25,000.00	20,987.23
7160 · Gasoline/Golf Carts	2,410.32	2,500.00	(89.68)
<b>Total 7100 · Grounds</b>	<u>162,856.17</u>	<u>131,833.32</u>	<u>31,022.85</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	25,695.24	38,333.34	(12,638.10)
7215 · Security	6,365.80	15,416.66	(9,050.86)
7220 · Pest Control	22,685.00	10,000.00	12,685.00
7225 · Fire Alarm Monitoring	0.00	1,250.00	(1,250.00)
7230 · Drywall Repairs	7,947.60	25,000.00	(17,052.40)
7235 · Locks & Keys	3,111.04	500.00	2,611.04
7240 · Roof Repairs	14,041.00	41,666.66	(27,625.66)
7245 · Small Tools & Equipment	13,000.60	2,166.66	10,833.94
7250 · HVAC R&M	229.00	5,000.00	(4,771.00)
7255 · Safety	13,777.49	30,000.00	(16,222.51)
7260 · Common Area Cleaning	2,470.00	1,666.66	803.34
7265 · Common Area Painting	164.84	833.34	(668.50)
7270 · Receivership Maintenance	(985.00)	750.00	(1,735.00)
7275 · Window Repairs	2,631.96	4,166.66	(1,534.70)
7280 · Gutter Repairs	770.00	1,000.00	(230.00)
7290 · Electric R&M	736.10	2,500.00	(1,763.90)
7295 · Plumbing R&M	11,873.99	4,166.66	7,707.33
<b>Total 7200 · Building Maintenance</b>	<u>124,514.66</u>	<u>184,416.64</u>	<u>(59,901.98)</u>
7300 · Rec Facilities Rep & Maint			
7310 · Tennis & Basketball Courts	590.29	833.34	(243.05)
7315 · Rec Facilities Misc Exp	0.00	10,000.00	(10,000.00)
7320 · Pool Chemicals	66.76	0.00	66.76
7325 · Pool Supplies	118.77	0.00	118.77

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

	<u>Jan - Oct 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>7330 · Pool R&amp;M</b>	20,056.72	12,500.00	7,556.72
<b>7340 · Exercise Room R&amp;M</b>	1,797.08	1,250.00	547.08
<b>7350 · Pool Fence Repairs</b>	0.00	416.66	(416.66)
<b>Total 7300 · Rec Facilities Rep &amp; Maint</b>	<u>22,629.62</u>	<u>25,000.00</u>	<u>(2,370.38)</u>
<b>7400 · Master Association Fees</b>			
<b>7410 · Master Assoc Fees</b>	47,743.43	47,933.34	(189.91)
<b>Total 7400 · Master Association Fees</b>	<u>47,743.43</u>	<u>47,933.34</u>	<u>(189.91)</u>
<b>7500 · Utilities</b>			
<b>7510 · Water/Sewer</b>	218,981.86	217,083.34	1,898.52
<b>7515 · Water Reimbursement</b>	(171,778.59)	(170,833.34)	(945.25)
<b>7520 · Electric</b>	25,614.64	32,500.00	(6,885.36)
<b>7530 · Gas</b>	2,929.42	3,333.34	(403.92)
<b>7540 · Trash Removal</b>	4,496.67	6,000.00	(1,503.33)
<b>7555 · Office Internet</b>	2,110.14	2,916.66	(806.52)
<b>7560 · Cable TV - Fitness Room</b>	399.00	566.66	(167.66)
<b>7500 · Utilities - Other</b>	0.00	0.00	0.00
<b>Total 7500 · Utilities</b>	<u>82,753.14</u>	<u>91,566.66</u>	<u>(8,813.52)</u>
<b>7700 · Payroll</b>			
<b>7711 · Payroll</b>	209,552.80	200,000.00	9,552.80
<b>7725 · Outside Help</b>	32,276.54	4,166.66	28,109.88
<b>7745 · Uniforms</b>	487.36	750.00	(262.64)
<b>Total 7700 · Payroll</b>	<u>242,316.70</u>	<u>204,916.66</u>	<u>37,400.04</u>
<b>7800 · Administration</b>			
<b>7810 · Insurance - Property</b>	195,249.90	195,833.34	(583.44)
<b>7815 · Background Check</b>	1,278.50	3,750.00	(2,471.50)
<b>7820 · Legal</b>	90,140.13	75,000.00	15,140.13
<b>7825 · Accounting Services</b>	4,990.00	4,166.66	823.34
<b>7827 · Professional Services</b>	7,067.32	2,083.34	4,983.98
<b>7830 · License/Filing Fees</b>	1,145.00	1,250.00	(105.00)
<b>7835 · Membership Dues</b>	804.92	750.00	54.92
<b>7836 · Training/Seminars</b>	464.00	0.00	464.00
<b>7870 · Management Fee</b>	42,120.00	42,120.00	0.00
<b>7875 · Telephone</b>	4,098.34	4,400.00	(301.66)

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

	<u>Jan - Oct 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7877 · Answering Service	650.00	650.00	0.00
7880 · Office Supplies	7,414.11	5,833.34	1,580.77
7881 · Postage, etc.	3,645.08	3,333.34	311.74
7882 · Printing & Reproduction	2,589.37	416.66	2,172.71
7883 · Office Equipment Rental	2,427.15	2,916.66	(489.51)
7884 · PC/Software Exp	0.00	3,000.00	(3,000.00)
7885 · Bank Service Charge	425.62	750.00	(324.38)
7896 · Misc Admin Expenses	2,015.13	416.66	1,598.47
7897 · Bad Debt	15,484.85	21,600.00	(6,115.15)
<b>Total 7800 · Administration</b>	<u>382,009.42</u>	<u>368,270.00</u>	<u>13,739.42</u>
<b>Total 7000 · Disbursements</b>	<u>1,064,823.14</u>	<u>1,053,936.62</u>	<u>10,886.52</u>
<b>Total Expense</b>	<u>1,064,823.14</u>	<u>1,053,936.62</u>	<u>10,886.52</u>
<b>Net Income</b>	<u><u>6,708.91</u></u>	<u><u>0.04</u></u>	<u><u>6,708.87</u></u>