

**VINTAGE GRAND
CONDOMINIUM ASSOCIATION, INC.**

FINANCIAL STATEMENTS
Unaudited
for the Period Ending November 30, 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**

Nov 30, 17

ASSETS	<u>Nov 30, 17</u>
Current Assets	
Checking/Savings	
1010 - Checking	667,862.99
1020 - Reserve Accounts	1,601,644.99
1030 - Petty Cash Account	1,694.86
Total Checking/Savings	<u>2,271,202.84</u>
Accounts Receivable	
1040 - Assessment Receivable	78,967.35
Total Accounts Receivable	<u>78,967.35</u>
Other Current Assets	
1040a - Allowance for Doubtful	(20,550.90)
1042 - AR- Water Reimbursement	33,189.83
1045 - Petty Cash	200.00
1050 - Prepaid Insurance	124,899.16
1055 - Prepaid Expenses	130.97
1060 - Prepaid Master Fees	4,823.93
1210 - Utility Deposits	12,269.46
Total Other Current Assets	<u>154,962.45</u>
Total Current Assets	<u>2,505,132.64</u>
TOTAL ASSETS	<u><u>2,505,132.64</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 - Accounts Payable	2,616.50
Total Accounts Payable	<u>2,616.50</u>
Other Current Liabilities	
3020 - Insurance Loan Payable	112,177.32
3040 - Prepaid Assessments	130,694.60
3260 - Suspense	(733.07)
Total Other Current Liabilities	<u>242,138.85</u>
Total Current Liabilities	244,755.35
Long Term Liabilities	
3410 - Contingency Rebuilding Fund	305,876.57
3416 - Accrued Construction Retainage	109,767.90
3500 - Reserve Fund	1,601,644.99
Total Long Term Liabilities	<u>2,017,289.46</u>
Total Liabilities	2,262,044.81
Equity	
3990 - Operating Fund Balance	203,011.95
3999 - Prior Year Adjustment	2,743.98
Net Income	37,331.90
Total Equity	<u>243,087.83</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,505,132.64</u></u>

**Vintage Grand Condominium Association
Reserve Report**

	Nov 17
3500 - Reserve Fund	
3510 - Roof Replacement	
3511 - Beg Bal - Roof Replacement	864,714.59
3512 - Allocation - Roof Replacement	160,416.63
3513 - Expense - Roof Replacement	0.00
Total 3510 - Roof Replacement	1,025,131.22
3520 - Exterior Paint	
3521 - Beg Bal - Exterior Paint	265,947.54
3522 - Allocation - Exterior Paint	22,916.63
3524 - Transfer - Exterior Painting	0.00
Total 3520 - Exterior Paint	288,864.17
3530 - Pavement Resurfacing	
3531 - Beg Bal - Pavement Resurfacing	70,544.80
3532 - Allocation - Pavement Resurface	4,583.37
Total 3530 - Pavement Resurfacing	75,128.17
3540 - HVAC	
3541 - Beg Bal - HVAC	3,587.28
3542 - Allocation - HVAC	0.00
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	0.00
Total 3550 - Pool & Spa	18,727.09
3555 - Pool Deck	
3556 - Beg Balance - Pool Deck	2,109.00
3557 - Allocations - Pool Deck	0.00
Total 3555 - Pool Deck	2,109.00
3560 - Electrical	
3561 - Beg Bal - Electrical	74,382.53
3562 - Allocation - Electrical	0.00
3563 - Expense - Electrical	(4,507.00)
Total 3560 - Electrical	69,875.53
3570 - Fire & Safety	
3571 - Beg Bal - Fire & Safety	55,778.97
3572 - Allocation - Fire & Safety	18,333.37
Total 3570 - Fire & Safety	74,112.34
3580 - Plumbing	
3581 - Beg Bal - Plumbing	29,515.68
3582 - Allocation - Plumbing	4,548.50
Total 3580 - Plumbing	34,064.18
3590 - Drainage	
3591 - Beg Bal - Drainage	17,443.13
3592 - Allocation - Drainage	0.00
3593 - Expense - Drainage	(17,443.00)
Total 3590 - Drainage	0.13
3890 - Reserve Interest	
3891 - Beg. Bal. - Interest	4,727.83
3892 - Earned YTD - Interest	5,318.05
3893 - Transferred - Interest	0.00
Total 3890 - Reserve Interest	10,045.88
Total 3500 - Reserve Fund	1,601,644.99
TOTAL	1,601,644.99

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

	<u>Nov 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 · Assessments	104,660.58	104,668.67	(8.09)
5025 · Carport Parking	120.00	225.00	(105.00)
5030 · Application Fees	1,550.00	500.00	1,050.00
5045 · Late Fee Income	269.36	0.00	269.36
5050 · Interest	158.72	0.00	158.72
5065 · Keys & Locks	100.00	0.00	100.00
Total Income	<u>106,858.66</u>	<u>105,393.67</u>	<u>1,464.99</u>
Gross Profit	106,858.66	105,393.67	1,464.99
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	257.50	1,250.00	(992.50)
7155 · Misc Grounds Expense	3,691.16	2,500.00	1,191.16
7160 · Gasoline/Golf Carts	0.00	250.00	(250.00)
Total 7100 · Grounds	<u>12,373.66</u>	<u>13,183.34</u>	<u>(809.68)</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	90.88	3,833.33	(3,742.45)
7215 · Security	0.00	1,541.67	(1,541.67)
7220 · Pest Control	2,180.00	1,000.00	1,180.00
7225 · Fire Alarm Monitoring	0.00	125.00	(125.00)
7230 · Drywall Repairs	1,966.79	2,500.00	(533.21)
7235 · Locks & Keys	150.28	50.00	100.28
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	1,972.63	500.00	1,472.63
7255 · Safety	621.09	3,000.00	(2,378.91)
7260 · Common Area Cleaning	0.00	166.67	(166.67)
7265 · Common Area Painting	20.08	83.33	(63.25)
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)
7290 · Electric R&M	0.00	250.00	(250.00)
7295 · Plumbing R&M	1,089.62	416.67	672.95
Total 7200 · Building Maintenance	<u>8,091.37</u>	<u>18,441.68</u>	<u>(10,350.31)</u>
7300 · Rec Facilities Rep & Maint			

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

	Nov 17	Budget	\$ Over Budget
7310 · Tennis & Basketball Courts	0.00	83.33	(83.33)
7315 · Rec Facilities Misc Exp	0.00	1,000.00	(1,000.00)
7325 · Pool Supplies	89.78	0.00	89.78
7330 · Pool R&M	1,150.00	1,250.00	(100.00)
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>1,374.78</u>	<u>2,500.00</u>	<u>(1,125.22)</u>
7400 · Master Association Fees			
7410 · Master Assoc Fees	5,319.76	4,793.33	526.43
Total 7400 · Master Association Fees	<u>5,319.76</u>	<u>4,793.33</u>	<u>526.43</u>
7500 · Utilities			
7510 · Water/Sewer	20,707.96	21,708.33	(1,000.37)
7515 · Water Reimbursement	(16,675.25)	(17,083.33)	408.08
7520 · Electric	2,411.32	3,250.00	(838.68)
7530 · Gas	139.37	333.33	(193.96)
7540 · Trash Removal	176.92	600.00	(423.08)
7555 · Office Internet	124.90	291.67	(166.77)
7560 · Cable TV - Fitness Room	39.90	56.67	(16.77)
Total 7500 · Utilities	<u>6,925.12</u>	<u>9,156.67</u>	<u>(2,231.55)</u>
7700 · Payroll			
7711 · Payroll	25,795.14	20,000.00	5,795.14
7725 · Outside Help	2,040.00	416.67	1,623.33
7745 · Uniforms	0.00	75.00	(75.00)
Total 7700 · Payroll	<u>27,835.14</u>	<u>20,491.67</u>	<u>7,343.47</u>
7800 · Administration			
7810 · Insurance - Property	19,980.85	19,583.33	397.52
7815 · Background Check	0.00	375.00	(375.00)
7820 · Legal	1,414.00	7,500.00	(6,086.00)
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	469.95	75.00	394.95
7870 · Management Fee	4,212.00	4,212.00	0.00
7875 · Telephone	338.30	440.00	(101.70)
7877 · Answering Service	65.00	65.00	0.00
7880 · Office Supplies	(1.45)	583.33	(584.78)
7881 · Postage, etc.	29.95	333.33	(303.38)
7882 · Printing & Reproduction	286.76	41.67	245.09
7883 · Office Equipment Rental	249.74	291.67	(41.93)

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

	Nov 17	Budget	\$ Over Budget
7884 - PC/Software Exp	0.00	300.00	(300.00)
7885 - Bank Service Charge	0.00	75.00	(75.00)
7896 - Misc Admin Expenses	93.00	41.67	51.33
7897 - Bad Debt	0.00	2,160.00	(2,160.00)
Total 7800 - Administration	27,138.10	36,827.00	(9,688.90)
Total 7000 - Disbursements	89,057.93	105,393.69	(16,335.76)
Total Expense	89,057.93	105,393.69	(16,335.76)
Net Income	17,800.73	(0.02)	17,800.75

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

	<u>Nov 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 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)	1,151,266.38	1,151,355.33	(88.95)	1,256,024.00
5025 - Carport Parking	120.00	225.00	(105.00)	2,249.77	2,475.00	(225.23)	2,700.00
5030 - Application Fees	1,550.00	500.00	1,050.00	13,475.00	5,500.00	7,975.00	6,000.00
5040 - Background Fee	0.00	0.00	0.00	150.00	0.00	150.00	0.00
5045 - Late Fee Income	269.36	0.00	269.36	8,388.42	0.00	8,388.42	0.00
5050 - Interest	158.72	0.00	158.72	1,400.83	0.00	1,400.83	0.00
5065 - Keys & Locks	100.00	0.00	100.00	805.00	0.00	805.00	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	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
Total Income	<u>106,858.66</u>	<u>105,393.67</u>	<u>1,464.99</u>	<u>1,178,390.71</u>	<u>1,159,330.33</u>	<u>19,060.38</u>	<u>1,264,724.00</u>
Gross Profit	106,858.66	105,393.67	1,464.99	1,178,390.71	1,159,330.33	19,060.38	1,264,724.00
Expense							
7000 - Disbursements							
7100 - Grounds							
7110 - Grounds Contract	8,425.00	8,350.00	75.00	93,398.25	91,850.00	1,548.25	100,200.00
7115 - Lawn & Ground Supplies	0.00	416.67	(416.67)	60.91	4,583.33	(4,522.42)	5,000.00
7120 - Additional Plantings	0.00	416.67	(416.67)	0.00	4,583.33	(4,583.33)	5,000.00
7150 - Irrigation Repairs & Maint	257.50	1,250.00	(992.50)	29,681.96	13,750.00	15,931.96	15,000.00
7155 - Misc Grounds Expense	3,691.16	2,500.00	1,191.16	49,678.39	27,500.00	22,178.39	30,000.00
7160 - Gasoline/Golf Carts	0.00	250.00	(250.00)	2,410.32	2,750.00	(339.68)	3,000.00
Total 7100 - Grounds	<u>12,373.66</u>	<u>13,183.34</u>	<u>(809.68)</u>	<u>175,229.83</u>	<u>145,016.66</u>	<u>30,213.17</u>	<u>158,200.00</u>
7200 - Building Maintenance							
7210 - Repairs & Maintenance	90.88	3,833.33	(3,742.45)	25,786.12	42,166.67	(16,380.55)	46,000.00
7215 - Security	0.00	1,541.67	(1,541.67)	6,365.80	16,958.33	(10,592.53)	18,500.00
7220 - Pest Control	2,180.00	1,000.00	1,180.00	24,865.00	11,000.00	13,865.00	12,000.00
7225 - Fire Alarm Monitoring	0.00	125.00	(125.00)	0.00	1,375.00	(1,375.00)	1,500.00
7230 - Drywall Repairs	1,966.79	2,500.00	(533.21)	9,914.39	27,500.00	(17,585.61)	30,000.00
7235 - Locks & Keys	150.28	50.00	100.28	3,261.32	550.00	2,711.32	600.00
7240 - Roof Repairs	0.00	4,166.67	(4,166.67)	14,041.00	45,833.33	(31,792.33)	50,000.00
7245 - Small Tools & Equipment	0.00	216.67	(216.67)	13,000.60	2,383.33	10,617.27	2,600.00
7250 - HVAC R & M	1,972.63	500.00	1,472.63	2,201.63	5,500.00	(3,298.37)	6,000.00
7255 - Safety	621.09	3,000.00	(2,378.91)	14,398.58	33,000.00	(18,601.42)	36,000.00
7260 - Common Area Cleaning	0.00	166.67	(166.67)	2,470.00	1,833.33	636.67	2,000.00
7265 - Common Area Painting	20.08	83.33	(63.25)	184.92	916.67	(731.75)	1,000.00

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

	<u>Nov 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
7270 - Receivership Maintenance	0.00	75.00	(75.00)	(985.00)	825.00	(1,810.00)	900.00
7275 - Window Repairs	0.00	416.67	(416.67)	2,631.96	4,583.33	(1,951.37)	5,000.00
7280 - Gutter Repairs	0.00	100.00	(100.00)	770.00	1,100.00	(330.00)	1,200.00
7290 - Electric R&M	0.00	250.00	(250.00)	736.10	2,750.00	(2,013.90)	3,000.00
7295 - Plumbing R&M	1,089.62	416.67	672.95	12,963.61	4,583.33	8,380.28	5,000.00
Total 7200 - Building Maintenance	<u>8,091.37</u>	<u>18,441.68</u>	<u>(10,350.31)</u>	<u>132,606.03</u>	<u>202,858.32</u>	<u>(70,252.29)</u>	<u>221,300.00</u>
7300 - Rec Facilities Rep & Maint							
7310 - Tennis & Basketball Courts	0.00	83.33	(83.33)	590.29	916.67	(326.38)	1,000.00
7315 - Rec Facilities Misc Exp	0.00	1,000.00	(1,000.00)	0.00	11,000.00	(11,000.00)	12,000.00
7320 - Pool Chemicals	0.00	0.00	0.00	66.76	0.00	66.76	0.00
7325 - Pool Supplies	89.78	0.00	89.78	208.55	0.00	208.55	0.00
7330 - Pool R&M	1,150.00	1,250.00	(100.00)	21,206.72	13,750.00	7,456.72	15,000.00
7340 - Exercise Room R&M	135.00	125.00	10.00	1,932.08	1,375.00	557.08	1,500.00
7350 - Pool Fence Repairs	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
Total 7300 - Rec Facilities Rep & Maint	<u>1,374.78</u>	<u>2,500.00</u>	<u>(1,125.22)</u>	<u>24,004.40</u>	<u>27,500.00</u>	<u>(3,495.60)</u>	<u>30,000.00</u>
7400 - Master Association Fees							
7410 - Master Assoc Fees	5,319.76	4,793.33	526.43	53,063.19	52,726.67	336.52	57,520.00
Total 7400 - Master Association Fees	<u>5,319.76</u>	<u>4,793.33</u>	<u>526.43</u>	<u>53,063.19</u>	<u>52,726.67</u>	<u>336.52</u>	<u>57,520.00</u>
7500 - Utilities							
7510 - Water/Sewer	20,707.96	21,708.33	(1,000.37)	239,689.82	238,791.67	898.15	260,500.00
7515 - Water Reimbursement	(16,675.25)	(17,083.33)	408.08	(188,453.84)	(187,916.67)	(537.17)	(205,000.00)
7520 - Electric	2,411.32	3,250.00	(838.68)	28,025.96	35,750.00	(7,724.04)	39,000.00
7530 - Gas	139.37	333.33	(193.96)	3,068.79	3,666.67	(597.88)	4,000.00
7540 - Trash Removal	176.92	600.00	(423.08)	4,673.59	6,600.00	(1,926.41)	7,200.00
7555 - Office Internet	124.90	291.67	(166.77)	2,235.04	3,208.33	(973.29)	3,500.00
7560 - Cable TV - Fitness Room	39.90	56.67	(16.77)	438.90	623.33	(184.43)	680.00
Total 7500 - Utilities	<u>6,925.12</u>	<u>9,156.67</u>	<u>(2,231.55)</u>	<u>89,678.26</u>	<u>100,723.33</u>	<u>(11,045.07)</u>	<u>109,880.00</u>
7700 - Payroll							
7711 - Payroll	25,795.14	20,000.00	5,795.14	222,525.68	220,000.00	2,525.68	240,000.00
7725 - Outside Help	2,040.00	416.67	1,623.33	34,316.54	4,583.33	29,733.21	5,000.00
7745 - Uniforms	0.00	75.00	(75.00)	487.36	825.00	(337.64)	900.00
Total 7700 - Payroll	<u>27,835.14</u>	<u>20,491.67</u>	<u>7,343.47</u>	<u>257,329.58</u>	<u>225,408.33</u>	<u>31,921.25</u>	<u>245,900.00</u>
7800 - Administration							
7810 - Insurance - Property	19,980.85	19,583.33	397.52	215,230.75	215,416.67	(185.92)	235,000.00

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

	Nov 17	Budget	\$ Over Budget	Jan - Nov 17	YTD Budget	\$ Over Budget	Annual Budget
7815 · Background Check	0.00	375.00	(375.00)	1,278.50	4,125.00	(2,846.50)	4,500.00
7820 · Legal	1,414.00	7,500.00	(6,086.00)	91,554.13	82,500.00	9,054.13	90,000.00
7825 · Accounting Services	0.00	416.67	(416.67)	4,990.00	4,583.33	406.67	5,000.00
7827 · Professional Services	0.00	208.33	(208.33)	7,067.32	2,291.67	4,775.65	2,500.00
7830 · License/Filing Fees	0.00	125.00	(125.00)	1,145.00	1,375.00	(230.00)	1,500.00
7835 · Membership Dues	469.95	75.00	394.95	1,274.87	825.00	449.87	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	46,332.00	46,332.00	0.00	50,544.00
7875 · Telephone	338.30	440.00	(101.70)	4,436.64	4,840.00	(403.36)	5,280.00
7877 · Answering Service	65.00	65.00	0.00	715.00	715.00	0.00	780.00
7880 · Office Supplies	(1.45)	583.33	(584.78)	7,412.66	6,416.67	995.99	7,000.00
7881 · Postage, etc.	29.95	333.33	(303.38)	3,675.03	3,666.67	8.36	4,000.00
7882 · Printing & Reproduction	286.76	41.67	245.09	2,876.13	458.33	2,417.80	500.00
7883 · Office Equipment Rental	249.74	291.67	(41.93)	2,676.89	3,208.33	(531.44)	3,500.00
7884 · PC/Software Exp	0.00	300.00	(300.00)	0.00	3,300.00	(3,300.00)	3,600.00
7885 · Bank Service Charge	0.00	75.00	(75.00)	425.62	825.00	(399.38)	900.00
7896 · Misc Admin Expenses	93.00	41.67	51.33	2,108.13	458.33	1,649.80	500.00
7897 · Bad Debt	0.00	2,160.00	(2,160.00)	15,484.85	23,760.00	(8,275.15)	25,920.00
Total 7800 · Administration	<u>27,138.10</u>	<u>36,827.00</u>	<u>(9,688.90)</u>	<u>409,147.52</u>	<u>405,097.00</u>	<u>4,050.52</u>	<u>441,924.00</u>
Total 7000 · Disbursements	<u>89,057.93</u>	<u>105,393.69</u>	<u>(16,335.76)</u>	<u>1,141,058.81</u>	<u>1,159,330.31</u>	<u>(18,271.50)</u>	<u>1,264,724.00</u>
Total Expense	<u>89,057.93</u>	<u>105,393.69</u>	<u>(16,335.76)</u>	<u>1,141,058.81</u>	<u>1,159,330.31</u>	<u>(18,271.50)</u>	<u>1,264,724.00</u>
Net Income	<u><u>17,800.73</u></u>	<u><u>(0.02)</u></u>	<u><u>17,800.75</u></u>	<u><u>37,331.90</u></u>	<u><u>0.02</u></u>	<u><u>37,331.88</u></u>	<u><u>0.00</u></u>

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

	<u>Jan - Nov 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 · Assessments	1,151,266.38	1,151,355.33	(88.95)
5025 · Carport Parking	2,249.77	2,475.00	(225.23)
5030 · Application Fees	13,475.00	5,500.00	7,975.00
5040 · Background Fee	150.00	0.00	150.00
5045 · Late Fee Income	8,388.42	0.00	8,388.42
5050 · Interest	1,400.83	0.00	1,400.83
5065 · Keys & Locks	805.00	0.00	805.00
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)
Total Income	<u>1,178,390.71</u>	<u>1,159,330.33</u>	<u>19,060.38</u>
Gross Profit	1,178,390.71	1,159,330.33	19,060.38
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	93,398.25	91,850.00	1,548.25
7115 · Lawn & Ground Supplies	60.91	4,583.33	(4,522.42)
7120 · Additional Plantings	0.00	4,583.33	(4,583.33)
7150 · Irrigation Repairs & Maint	29,681.96	13,750.00	15,931.96
7155 · Misc Grounds Expense	49,678.39	27,500.00	22,178.39
7160 · Gasoline/Golf Carts	2,410.32	2,750.00	(339.68)
Total 7100 · Grounds	<u>175,229.83</u>	<u>145,016.66</u>	<u>30,213.17</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	25,786.12	42,166.67	(16,380.55)
7215 · Security	6,365.80	16,958.33	(10,592.53)
7220 · Pest Control	24,865.00	11,000.00	13,865.00
7225 · Fire Alarm Monitoring	0.00	1,375.00	(1,375.00)
7230 · Drywall Repairs	9,914.39	27,500.00	(17,585.61)
7235 · Locks & Keys	3,261.32	550.00	2,711.32
7240 · Roof Repairs	14,041.00	45,833.33	(31,792.33)
7245 · Small Tools & Equipment	13,000.60	2,383.33	10,617.27
7250 · HVAC R&M	2,201.63	5,500.00	(3,298.37)
7255 · Safety	14,398.58	33,000.00	(18,601.42)
7260 · Common Area Cleaning	2,470.00	1,833.33	636.67
7265 · Common Area Painting	184.92	916.67	(731.75)
7270 · Receivership Maintenance	(985.00)	825.00	(1,810.00)
7275 · Window Repairs	2,631.96	4,583.33	(1,951.37)
7280 · Gutter Repairs	770.00	1,100.00	(330.00)
7290 · Electric R&M	736.10	2,750.00	(2,013.90)
7295 · Plumbing R&M	12,963.61	4,583.33	8,380.28
Total 7200 · Building Maintenance	<u>132,606.03</u>	<u>202,858.32</u>	<u>(70,252.29)</u>
7300 · Rec Facilities Rep & Maint			
7310 · Tennis & Basketball Courts	590.29	916.67	(326.38)
7315 · Rec Facilities Misc Exp	0.00	11,000.00	(11,000.00)
7320 · Pool Chemicals	66.76	0.00	66.76
7325 · Pool Supplies	208.55	0.00	208.55

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

	<u>Jan - Nov 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7330 · Pool R&M	21,206.72	13,750.00	7,456.72
7340 · Exercise Room R&M	1,932.08	1,375.00	557.08
7350 · Pool Fence Repairs	0.00	458.33	(458.33)
Total 7300 · Rec Facilities Rep & Maint	<u>24,004.40</u>	<u>27,500.00</u>	<u>(3,495.60)</u>
7400 · Master Association Fees			
7410 · Master Assoc Fees	53,063.19	52,726.67	336.52
Total 7400 · Master Association Fees	<u>53,063.19</u>	<u>52,726.67</u>	<u>336.52</u>
7500 · Utilities			
7510 · Water/Sewer	239,689.82	238,791.67	898.15
7515 · Water Reimbursement	(188,453.84)	(187,916.67)	(537.17)
7520 · Electric	28,025.96	35,750.00	(7,724.04)
7530 · Gas	3,068.79	3,666.67	(597.88)
7540 · Trash Removal	4,673.59	6,600.00	(1,926.41)
7555 · Office Internet	2,235.04	3,208.33	(973.29)
7560 · Cable TV - Fitness Room	438.90	623.33	(184.43)
Total 7500 · Utilities	<u>89,678.26</u>	<u>100,723.33</u>	<u>(11,045.07)</u>
7700 · Payroll			
7711 · Payroll	222,525.68	220,000.00	2,525.68
7725 · Outside Help	34,316.54	4,583.33	29,733.21
7745 · Uniforms	487.36	825.00	(337.64)
Total 7700 · Payroll	<u>257,329.58</u>	<u>225,408.33</u>	<u>31,921.25</u>
7800 · Administration			
7810 · Insurance - Property	215,230.75	215,416.67	(185.92)
7815 · Background Check	1,278.50	4,125.00	(2,846.50)
7820 · Legal	91,554.13	82,500.00	9,054.13
7825 · Accounting Services	4,990.00	4,583.33	406.67
7827 · Professional Services	7,067.32	2,291.67	4,775.65
7830 · License/Filing Fees	1,145.00	1,375.00	(230.00)
7835 · Membership Dues	1,274.87	825.00	449.87
7836 · Training/Seminars	464.00	0.00	464.00
7870 · Management Fee	46,332.00	46,332.00	0.00
7875 · Telephone	4,436.64	4,840.00	(403.36)

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

	<u>Jan - Nov 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7877 · Answering Service	715.00	715.00	0.00
7880 · Office Supplies	7,412.66	6,416.67	995.99
7881 · Postage, etc.	3,675.03	3,666.67	8.36
7882 · Printing & Reproduction	2,876.13	458.33	2,417.80
7883 · Office Equipment Rental	2,676.89	3,208.33	(531.44)
7884 · PC/Software Exp	0.00	3,300.00	(3,300.00)
7885 · Bank Service Charge	425.62	825.00	(399.38)
7896 · Misc Admin Expenses	2,108.13	458.33	1,649.80
7897 · Bad Debt	15,484.85	23,760.00	(8,275.15)
Total 7800 · Administration	<u>409,147.52</u>	<u>405,097.00</u>	<u>4,050.52</u>
Total 7000 · Disbursements	<u>1,141,058.81</u>	<u>1,159,330.31</u>	<u>(18,271.50)</u>
Total Expense	<u>1,141,058.81</u>	<u>1,159,330.31</u>	<u>(18,271.50)</u>
Net Income	<u><u>37,331.90</u></u>	<u><u>0.02</u></u>	<u><u>37,331.88</u></u>