

**VINTAGE GRAND
CONDOMINIUM ASSOCIATION, INC.**

FINANCIAL STATEMENTS
Unaudited
for the Period Ending February 28, 2018

Accountant: Julie Long
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Property Manager: Gina Fouquet
941-923-7380 VintageGrandOffice@gmail.com

PREPARED BY ARGUS PROPERTY MANAGEMENT, INC.

Vintage Grand Condominium Association

Balance Sheet

Feb 28, 18

ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	529,313.42
1020 · Reserve Accounts	1,660,728.28
1030 · Petty Cash Account	1,694.84
Total Checking/Savings	<u>2,191,736.54</u>
Accounts Receivable	
1040 · Assessment Receivable	89,178.51
Total Accounts Receivable	<u>89,178.51</u>
Other Current Assets	
1041 · Allowance for Doubtful	(20,550.90)
1042 · AR- Water Reimbursement	33,679.12
1045 · Petty Cash	200.00
1050 · Prepaid Insurance	64,687.67
1055 · Prepaid Expenses	845.44
1060 · Prepaid Master Fees	4,328.09
1210 · Utility Deposits	12,269.46
Total Other Current Assets	<u>95,458.88</u>
Total Current Assets	<u>2,376,373.93</u>
TOTAL ASSETS	<u><u>2,376,373.93</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	283,319.53
Total Accounts Payable	<u>283,319.53</u>
Other Current Liabilities	
3020 · Insurance Loan Payable	54,219.04
3040 · Prepaid Assessments	136,010.71
3260 · Suspense	29.24
Total Other Current Liabilities	<u>190,258.99</u>
Total Current Liabilities	473,578.52
Long Term Liabilities	
3410 · Contingency Rebuilding Fund	(52,159.73)
3416 · Accrued Construction Retainage	186,648.49
3500 · Reserve Fund	1,660,728.28
Total Long Term Liabilities	<u>1,795,217.04</u>
Total Liabilities	2,268,795.56
Equity	
3990 · Operating Fund Balance	187,646.65
Net Income	(80,068.28)
Total Equity	<u>107,578.37</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,376,373.93</u></u>

Vintage Grand Condominium Association Bank Account Report

	<u>Feb 18</u>
1010 - Checking	
1011 - Stonegate Oper*9203	82,557.84
1013 - Stonegate Oper ICS*203	446,755.58
Total 1010 - Checking	<u>529,313.42</u>
1020 - Reserve Accounts	
1021 - Stonegate Res*9211	100,087.08
1022 - Stonegate Res ICS*211	1,158,939.60
1023 - Stonegate CD-CDARS*9459	200,850.81
1024 - Stonegate CD-CDARS*9572	200,850.79
Total 1020 - Reserve Accounts	<u>1,660,728.28</u>
1030 - Petty Cash Account	
1032 - Suntrust Petty Cash*8260	1,694.84
Total 1030 - Petty Cash Account	<u>1,694.84</u>
TOTAL	<u><u>2,191,736.54</u></u>

**Vintage Grand Condominium Association
Reserve Report**

	Feb 18
3500 · Reserve Fund	
3510 · Roof Replacement	
3511 · Beg Bal - Roof Replacement	1,039,714.55
3512 · Allocation - Roof Replacement	29,166.66
3513 · Expense - Roof Replacement	0.00
Total 3510 · Roof Replacement	1,068,881.21
3520 · Exterior Paint	
3521 · Beg Bal - Exterior Paint	290,947.50
3522 · Allocation - Exterior Paint	4,166.66
3524 · Transfer - Exterior Painting	0.00
Total 3520 · Exterior Paint	295,114.16
3530 · Pavement Resurfacing	
3531 · Beg Bal - Pavement Resurfacing	75,544.84
3532 · Allocation - Pavement Resurface	833.34
Total 3530 · Pavement Resurfacing	76,378.18
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	69,875.53
3562 · Allocation - Electrical	0.00
3563 · Expense - Electrical	0.00
Total 3560 · Electrical	69,875.53
3570 · Fire & Safety	
3571 · Beg Bal - Fire & Safety	75,779.01
3572 · Allocation - Fire & Safety	3,333.34
Total 3570 · Fire & Safety	79,112.35
3580 · Plumbing	
3581 · Beg Bal - Plumbing	34,477.68
3582 · Allocation - Plumbing	827.00
Total 3580 · Plumbing	35,304.68
3590 · Drainage	
3591 · Beg Bal - Drainage	0.13
3592 · Allocation - Drainage	0.00
3593 · Expense - Drainage	0.00
Total 3590 · Drainage	0.13
3890 · Reserve Interest	
3891 · Beg. Bal. - Interest	10,562.21
3892 · Earned YTD - Interest	1,076.46
3893 · Transferred - Interest	0.00
Total 3890 · Reserve Interest	11,638.67
Total 3500 · Reserve Fund	1,660,728.28
TOTAL	1,660,728.28

**Vintage Grand Condominium Association
Contingency Rebuilding Fund**

	<u>Feb 18</u>
3410 · Contingency Rebuilding Fund	
3412 · Contingency Rebuilding Income	2,333,205.34
3413 · Rebuilding Expenses	<u>(2,385,365.07)</u>
Total 3410 · Contingency Rebuilding Fund	<u>(52,159.73)</u>
 TOTAL	 <u><u>(52,159.73)</u></u>

Vintage Grand Condominium Association
Transactions by Account
As of February 28, 2018

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
3410 - Contingency Rebuilding Fund									(2,082,963.69)
3413 - Rebuilding Expenses									(2,082,963.69)
Bill	01/01/2018	16514	Delta Engineering	R1503-302-4 Wood Frame Rpr 5 Bldgs	3010 - Accounts Payable		9,490.05		(2,092,453.74)
Bill	01/01/2018	16515	Delta Engineering	R1503-302-5 Wood Frame Claim Support	3010 - Accounts Payable		682.50		(2,093,136.24)
Bill	01/01/2018	16516	Delta Engineering	R1503-302A Wood Frame Rpr 5 Bldgs (Add Sv	3010 - Accounts Payable		1,096.25		(2,094,232.49)
Bill	01/01/2018	16517	Delta Engineering	R1503-302C-4 Temp Bale Guardrail CA	3010 - Accounts Payable		740.00		(2,094,972.49)
Bill	01/01/2018	16518	Delta Engineering	R1503-302D-3 Wood Frame Rpr 23 Bldgs (Bid)	3010 - Accounts Payable		1,978.81		(2,096,951.30)
Bill	01/01/2018	16519	Delta Engineering	R1503-302DA Wood Frame Rpr 5 Bldgs (Add S	3010 - Accounts Payable		1,382.01		(2,098,333.31)
Bill	01/15/2018	16561	Delta Engineering	R1503-302C-4 Temp Balc Guardrail CA	3010 - Accounts Payable		207.50		(2,098,540.81)
Bill	01/15/2018	16566	Delta Engineering	R1503-302-4 Wood Framw Rpr- 5 Bldgs	3010 - Accounts Payable		7,172.06		(2,105,712.87)
Bill	01/15/2018	16562	Delta Engineering	R1503-302A Wood Frame Rpr 5 Bldg (Add Svc)	3010 - Accounts Payable		110.00		(2,105,822.87)
Bill	01/15/2018	16563	Delta Engineering	R1503-302D-3 Wood Frame Rpr 23 Bldgs (Bid)	3010 - Accounts Payable		48.75		(2,105,871.62)
Bill	01/15/2018	16564	Delta Engineering	R1503-302DA Wood Frame Rpr 23 Bldg (add sv	3010 - Accounts Payable		1,017.50		(2,106,889.12)
Bill	01/15/2018	16565	Delta Engineering	R1503-302-5 Wood Frame Claim Support	3010 - Accounts Payable		7,531.25		(2,114,420.37)
Bill	01/29/2018	10629	Elias Brothers Group Painting & Contract	Monthly Rental & Maintenace Costs	3010 - Accounts Payable		1,150.00		(2,115,570.37)
Bill	02/01/2018	16635	Delta Engineering	R1503-302-5 Wood Frme Claim Support	3010 - Accounts Payable		5,825.00		(2,121,395.37)
Bill	02/01/2018	16636	Delta Engineering	R1503-302A Wood Frame Rpr 5 Bldg (Add Svc)	3010 - Accounts Payable		853.75		(2,122,249.12)
Bill	02/01/2018	16637	Delta Engineering	R1503-302DA Wood Fram Rpr 23 Bldg	3010 - Accounts Payable		3,819.51		(2,126,068.63)
Bill	02/01/2018	16638	Delta Engineering	R1503-302-4 Wood Frame Rpr - 5 Bldgs	3010 - Accounts Payable		10,393.31		(2,136,461.94)
Bill	02/01/2018	020118	Du-All Service., Inc	Remove gross bars on exterior sliding doors	3010 - Accounts Payable		1,230.00		(2,137,691.94)
General Journal	02/08/2018			10% retainage	3416 - Accrued Construction Retainage		24,767.31		(2,162,459.25)
Bill	02/21/2018	022118	Elias Brothers Group Painting & Contract	Draw 12	3010 - Accounts Payable		<u>222,905.82</u>		<u>(2,385,365.07)</u>
Total 3413 - Rebuilding Expenses							<u>302,401.38</u>	<u>0.00</u>	<u>(2,385,365.07)</u>
Total 3410 - Contingency Rebuilding Fund							<u>302,401.38</u>	<u>0.00</u>	<u>(2,385,365.07)</u>
TOTAL							<u>302,401.38</u>	<u>0.00</u>	<u>(2,385,365.07)</u>

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

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 · Assessments	106,832.55	106,851.17	(18.62)
5020 · Fines	30.00	0.00	30.00
5025 · Carport Parking	330.00	225.00	105.00
5030 · Application Fees	1,400.00	608.33	791.67
5045 · Late Fee Income	446.59	0.00	446.59
5050 · Interest	85.02	0.00	85.02
Total Income	<u>109,124.16</u>	<u>107,684.50</u>	<u>1,439.66</u>
Gross Profit	109,124.16	107,684.50	1,439.66
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract			
7110a · EXT. Boneyard 1	0.00	1,666.67	(1,666.67)
7110 · Grounds Contract - Other	8,425.00	8,500.00	(75.00)
Total 7110 · Grounds Contract	<u>8,425.00</u>	<u>10,166.67</u>	<u>(1,741.67)</u>
7115 · Lawn & Ground Supplies	0.00	416.67	(416.67)
7120 · Additional Plantings	0.00	416.67	(416.67)
7150 · Irrigation Repairs & Maint	1,001.10	1,000.00	1.10
7155 · Misc Grounds Expense	2,608.37	3,333.33	(724.96)
7160 · Gasoline/Golf Carts	0.00	416.67	(416.67)
Total 7100 · Grounds	<u>12,034.47</u>	<u>15,750.01</u>	<u>(3,715.54)</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	12,376.31	2,625.00	9,751.31
7220 · Pest Control	1,215.00	2,000.00	(785.00)
7230 · Drywall Repairs	2,416.43	625.00	1,791.43
7235 · Locks & Keys	0.00	200.00	(200.00)
7240 · Roof Repairs	5,985.00	3,750.00	2,235.00
7245 · Small Tools & Equipment	215.53	216.67	(1.14)
7250 · HVAC R&M	192.08	166.67	25.41
7255 · Safety	564.76	866.67	(301.91)
7260 · Common Area Cleaning	0.00	200.00	(200.00)
7265 · Common Area Painting	76.92	83.33	(6.41)
7275 · Window Repairs	0.00	208.33	(208.33)
7280 · Gutter Repairs	315.00	100.00	215.00
7290 · Electric R&M	2,223.57	250.00	1,973.57
7295 · Plumbing R&M	568.23	266.67	301.56
Total 7200 · Building Maintenance	<u>26,148.83</u>	<u>11,558.34</u>	<u>14,590.49</u>

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

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7300 · Rec Facilities Rep & Maint			
7310 · Tennis & Basketball Courts	103.15	83.33	19.82
7315 · Rec Facilities Misc Exp	0.00	250.00	(250.00)
7325 · Pool Supplies	0.00	83.33	(83.33)
7330 · Pool R&M	1,150.00	1,666.67	(516.67)
7340 · Exercise Room R&M	0.00	125.00	(125.00)
7345 · TV Room/Fitness Room Furniture	0.00	250.00	(250.00)
7350 · Pool Fence Repairs	0.00	125.00	(125.00)
Total 7300 · Rec Facilities Rep & Maint	<u>1,253.15</u>	<u>2,583.33</u>	<u>(1,330.18)</u>
7400 · Master Association Fees			
7410 · Master Assoc Fees	4,328.08	4,793.33	(465.25)
Total 7400 · Master Association Fees	<u>4,328.08</u>	<u>4,793.33</u>	<u>(465.25)</u>
7500 · Utilities			
7510 · Water/Sewer	21,720.07	23,083.33	(1,363.26)
7515 · Water Reimbursement	(17,129.12)	(17,500.00)	370.88
7520 · Electric	2,369.15	2,875.00	(505.85)
7530 · Gas	599.28	333.33	265.95
7540 · Trash Removal	598.85	600.00	(1.15)
7555 · Office Internet	210.85	229.17	(18.32)
7560 · Cable TV - Fitness Room	28.20	41.67	(13.47)
Total 7500 · Utilities	<u>8,397.28</u>	<u>9,662.50</u>	<u>(1,265.22)</u>
7700 · Payroll			
7711 · Payroll	26,249.43	24,583.33	1,666.10
7725 · Outside Help	1,142.40	1,000.00	142.40
7745 · Uniforms	0.00	75.00	(75.00)
Total 7700 · Payroll	<u>27,391.83</u>	<u>25,658.33</u>	<u>1,733.50</u>
7800 · Administration			
7810 · Insurance - Property	18,711.55	20,833.33	(2,121.78)
7815 · Background Check	0.00	166.67	(166.67)
7820 · Legal			
7820a · Legal Association	2,625.00	1,958.33	666.67
7820b · Legal Coll/Forclosur	0.00	750.00	(750.00)
7820c · Legal Rental Suit	1,706.56	1,250.00	456.56
7820d · Legal Law Suit	5,705.50	3,333.33	2,372.17
Total 7820 · Legal	<u>10,037.06</u>	<u>7,291.66</u>	<u>2,745.40</u>

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

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7825 · Accounting Services	0.00	416.67	(416.67)
7827 · Professional Services	0.00	625.00	(625.00)
7830 · License/Filing Fees	0.00	133.33	(133.33)
7835 · Membership Dues	69.95	83.33	(13.38)
7870 · Management Fee	4,212.00	4,212.00	0.00
7875 · Telephone	380.39	458.33	(77.94)
7877 · Answering Service	65.00	66.67	(1.67)
7880 · Office Supplies	314.71	583.33	(268.62)
7881 · Postage, etc.	1,821.12	375.00	1,446.12
7882 · Printing & Reproduction	138.03	41.67	96.36
7883 · Office Equipment Rental	516.39	133.33	383.06
7885 · Bank Service Charge	0.00	75.00	(75.00)
7896 · Misc Admin Expenses	125.00	100.00	25.00
7897 · Bad Debt	0.00	2,083.33	(2,083.33)
Total 7800 · Administration	<u>36,391.20</u>	<u>37,678.65</u>	<u>(1,287.45)</u>
Total 7000 · Disbursements	<u>115,944.84</u>	<u>107,684.49</u>	<u>8,260.35</u>
Total Expense	<u>115,944.84</u>	<u>107,684.49</u>	<u>8,260.35</u>
Net Income	<u><u>(6,820.68)</u></u>	<u><u>0.01</u></u>	<u><u>(6,820.69)</u></u>

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

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010 · Assessments	106,832.55	106,851.17	(18.62)	213,665.10	213,702.33	(37.23)	1,282,214.00
5020 · Fines	30.00	0.00	30.00	30.00	0.00	30.00	0.00
5025 · Carport Parking	330.00	225.00	105.00	450.00	450.00	0.00	2,700.00
5030 · Application Fees	1,400.00	608.33	791.67	1,650.00	1,216.67	433.33	7,300.00
5045 · Late Fee Income	446.59	0.00	446.59	466.22	0.00	466.22	0.00
5050 · Interest	85.02	0.00	85.02	207.44	0.00	207.44	0.00
Total Income	<u>109,124.16</u>	<u>107,684.50</u>	<u>1,439.66</u>	<u>216,468.76</u>	<u>215,369.00</u>	<u>1,099.76</u>	<u>1,292,214.00</u>
Gross Profit	109,124.16	107,684.50	1,439.66	216,468.76	215,369.00	1,099.76	1,292,214.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract							
7110a · EXT. Boneyard 1	0.00	1,666.67	(1,666.67)	0.00	3,333.33	(3,333.33)	20,000.00
7110 · Grounds Contract - Other	8,425.00	8,500.00	(75.00)	16,850.00	17,000.00	(150.00)	102,000.00
Total 7110 · Grounds Contract	<u>8,425.00</u>	<u>10,166.67</u>	<u>(1,741.67)</u>	<u>16,850.00</u>	<u>20,333.33</u>	<u>(3,483.33)</u>	<u>122,000.00</u>
7115 · Lawn & Ground Supplies	0.00	416.67	(416.67)	0.00	833.33	(833.33)	5,000.00
7120 · Additional Plantings	0.00	416.67	(416.67)	0.00	833.33	(833.33)	5,000.00
7150 · Irrigation Repairs & Maint	1,001.10	1,000.00	1.10	2,167.56	2,000.00	167.56	12,000.00
7155 · Misc Grounds Expense	2,608.37	3,333.33	(724.96)	44,973.37	6,666.67	38,306.70	40,000.00
7160 · Gasoline/Golf Carts	0.00	416.67	(416.67)	572.01	833.33	(261.32)	5,000.00
Total 7100 · Grounds	<u>12,034.47</u>	<u>15,750.01</u>	<u>(3,715.54)</u>	<u>64,562.94</u>	<u>31,499.99</u>	<u>33,062.95</u>	<u>189,000.00</u>
7200 · Building Maintenance							
7210 · Repairs & Maintenance	12,376.31	2,625.00	9,751.31	16,151.22	5,250.00	10,901.22	31,500.00
7215 · Security	0.00	0.00	0.00	256.80	0.00	256.80	0.00
7220 · Pest Control	1,215.00	2,000.00	(785.00)	2,215.00	4,000.00	(1,785.00)	24,000.00
7230 · Drywall Repairs	2,416.43	625.00	1,791.43	16,240.90	1,250.00	14,990.90	7,500.00
7235 · Locks & Keys	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00
7240 · Roof Repairs	5,985.00	3,750.00	2,235.00	19,569.50	7,500.00	12,069.50	45,000.00
7245 · Small Tools & Equipment	215.53	216.67	(1.14)	215.53	433.33	(217.80)	2,600.00
7250 · HVAC R&M	192.08	166.67	25.41	246.63	333.33	(86.70)	2,000.00
7255 · Safety	564.76	866.67	(301.91)	9,877.61	1,733.33	8,144.28	10,400.00
7260 · Common Area Cleaning	0.00	200.00	(200.00)	260.00	400.00	(140.00)	2,400.00
7265 · Common Area Painting	76.92	83.33	(6.41)	76.92	166.67	(89.75)	1,000.00
7275 · Window Repairs	0.00	208.33	(208.33)	0.00	416.67	(416.67)	2,500.00
7280 · Gutter Repairs	315.00	100.00	215.00	315.00	200.00	115.00	1,200.00
7290 · Electric R&M	2,223.57	250.00	1,973.57	2,223.57	500.00	1,723.57	3,000.00
7295 · Plumbing R&M	568.23	266.67	301.56	703.23	533.33	169.90	3,200.00
Total 7200 · Building Maintenance	<u>26,148.83</u>	<u>11,558.34</u>	<u>14,590.49</u>	<u>68,351.91</u>	<u>23,116.66</u>	<u>45,235.25</u>	<u>138,700.00</u>

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

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
7300 · Rec Facilities Rep & Maint							
7310 · Tennis & Basketball Courts	103.15	83.33	19.82	103.15	166.67	(63.52)	1,000.00
7315 · Rec Facilities Misc Exp	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7325 · Pool Supplies	0.00	83.33	(83.33)	0.00	166.67	(166.67)	1,000.00
7330 · Pool R&M	1,150.00	1,666.67	(516.67)	3,466.30	3,333.33	132.97	20,000.00
7340 · Exercise Room R&M	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
7345 · TV Room/Fitness Room Furniture	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7350 · Pool Fence Repairs	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
Total 7300 · Rec Facilities Rep & Maint	<u>1,253.15</u>	<u>2,583.33</u>	<u>(1,330.18)</u>	<u>3,569.45</u>	<u>5,166.67</u>	<u>(1,597.22)</u>	<u>31,000.00</u>
7400 · Master Association Fees							
7410 · Master Assoc Fees	4,328.08	4,793.33	(465.25)	8,656.16	9,586.67	(930.51)	57,520.00
Total 7400 · Master Association Fees	<u>4,328.08</u>	<u>4,793.33</u>	<u>(465.25)</u>	<u>8,656.16</u>	<u>9,586.67</u>	<u>(930.51)</u>	<u>57,520.00</u>
7500 · Utilities							
7510 · Water/Sewer	21,720.07	23,083.33	(1,363.26)	45,823.34	46,166.67	(343.33)	277,000.00
7515 · Water Reimbursement	(17,129.12)	(17,500.00)	370.88	(34,187.57)	(35,000.00)	812.43	(210,000.00)
7520 · Electric	2,369.15	2,875.00	(505.85)	4,952.96	5,750.00	(797.04)	34,500.00
7530 · Gas	599.28	333.33	265.95	975.94	666.67	309.27	4,000.00
7540 · Trash Removal	598.85	600.00	(1.15)	1,197.70	1,200.00	(2.30)	7,200.00
7555 · Office Internet	210.85	229.17	(18.32)	421.70	458.33	(36.63)	2,750.00
7560 · Cable TV - Fitness Room	28.20	41.67	(13.47)	56.40	83.33	(26.93)	500.00
Total 7500 · Utilities	<u>8,397.28</u>	<u>9,662.50</u>	<u>(1,265.22)</u>	<u>19,240.47</u>	<u>19,325.00</u>	<u>(84.53)</u>	<u>115,950.00</u>
7700 · Payroll							
7711 · Payroll	26,249.43	24,583.33	1,666.10	53,979.91	49,166.67	4,813.24	295,000.00
7725 · Outside Help	1,142.40	1,000.00	142.40	3,427.20	2,000.00	1,427.20	12,000.00
7745 · Uniforms	0.00	75.00	(75.00)	0.00	150.00	(150.00)	900.00
Total 7700 · Payroll	<u>27,391.83</u>	<u>25,658.33</u>	<u>1,733.50</u>	<u>57,407.11</u>	<u>51,316.67</u>	<u>6,090.44</u>	<u>307,900.00</u>
7800 · Administration							
7810 · Insurance - Property	18,711.55	20,833.33	(2,121.78)	39,427.90	41,666.67	(2,238.77)	250,000.00
7815 · Background Check	0.00	166.67	(166.67)	104.00	333.33	(229.33)	2,000.00
7820 · Legal							
7820a · Legal Association	2,625.00	1,958.33	666.67	4,725.00	3,916.67	808.33	23,500.00
7820b · Legal Coll/Forclosur	0.00	750.00	(750.00)	2,324.37	1,500.00	824.37	9,000.00
7820c · Legal Rental Suit	1,706.56	1,250.00	456.56	1,706.56	2,500.00	(793.44)	15,000.00
7820d · Legal Law Suit	5,705.50	3,333.33	2,372.17	6,566.00	6,666.67	(100.67)	40,000.00
Total 7820 · Legal	<u>10,037.06</u>	<u>7,291.66</u>	<u>2,745.40</u>	<u>15,321.93</u>	<u>14,583.34</u>	<u>738.59</u>	<u>87,500.00</u>

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

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
7825 · Accounting Services	0.00	416.67	(416.67)	0.00	833.33	(833.33)	5,000.00
7827 · Professional Services	0.00	625.00	(625.00)	2,208.82	1,250.00	958.82	7,500.00
7830 · License/Filing Fees	0.00	133.33	(133.33)	1,884.96	266.67	1,618.29	1,600.00
7835 · Membership Dues	69.95	83.33	(13.38)	139.90	166.67	(26.77)	1,000.00
7870 · Management Fee	4,212.00	4,212.00	0.00	8,424.00	8,424.00	0.00	50,544.00
7875 · Telephone	380.39	458.33	(77.94)	868.47	916.67	(48.20)	5,500.00
7877 · Answering Service	65.00	66.67	(1.67)	130.00	133.33	(3.33)	800.00
7880 · Office Supplies	314.71	583.33	(268.62)	1,216.99	1,166.67	50.32	7,000.00
7881 · Postage, etc.	1,821.12	375.00	1,446.12	3,208.58	750.00	2,458.58	4,500.00
7882 · Printing & Reproduction	138.03	41.67	96.36	741.85	83.33	658.52	500.00
7883 · Office Equipment Rental	516.39	133.33	383.06	946.60	266.67	679.93	1,600.00
7885 · Bank Service Charge	0.00	75.00	(75.00)	0.00	150.00	(150.00)	900.00
7896 · Misc Admin Expenses	125.00	100.00	25.00	125.00	200.00	(75.00)	1,200.00
7897 · Bad Debt	0.00	2,083.33	(2,083.33)	0.00	4,166.67	(4,166.67)	25,000.00
Total 7800 · Administration	<u>36,391.20</u>	<u>37,678.65</u>	<u>(1,287.45)</u>	<u>74,749.00</u>	<u>75,357.35</u>	<u>(608.35)</u>	<u>452,144.00</u>
Total 7000 · Disbursements	<u>115,944.84</u>	<u>107,684.49</u>	<u>8,260.35</u>	<u>296,537.04</u>	<u>215,369.01</u>	<u>81,168.03</u>	<u>1,292,214.00</u>
Total Expense	<u>115,944.84</u>	<u>107,684.49</u>	<u>8,260.35</u>	<u>296,537.04</u>	<u>215,369.01</u>	<u>81,168.03</u>	<u>1,292,214.00</u>
Net Income	<u>(6,820.68)</u>	<u>0.01</u>	<u>(6,820.69)</u>	<u>(80,068.28)</u>	<u>(0.01)</u>	<u>(80,068.27)</u>	<u>0.00</u>

Vintage Grand Condominium Association
Check Detail
February 2018

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
02/01/2018	ACH	Argus Property Management Inc	Management Fee	1011 - Stonegate Oper*9203	
			Management Fee	7870 - Management Fee	(4,212.00)
TOTAL					(4,212.00)
02/02/2018	ACH	Argus Property Management Inc		1011 - Stonegate Oper*9203	
			Payroll 2/2/18	7711 - Payroll	(12,860.70)
TOTAL					(12,860.70)
02/05/2018	ACH	Premium Assignment		1011 - Stonegate Oper*9203	
02/05/2018	00518		Loan 17234413 #8	3020 - Insurance Loan Payable	(18,696.22)
TOTAL					(18,696.22)
02/06/2018	6586.	Centennial Bank	Duplicate payment of credit card-ACH	1011 - Stonegate Oper*9203	
			Duplicate payment of credit card-ACH cle 1055	1055 - Prepaid Expenses	(845.44)
TOTAL					(845.44)
02/08/2018	ACH	Comcast Cable Communications		1011 - Stonegate Oper*9203	
02/10/2018	021018		Acct 8535 10 044 0190788	7555 - Office Internet	(85.95)
TOTAL					(85.95)
02/08/2018	6590	A&D Pool		1011 - Stonegate Oper*9203	
01/19/2018	24422		Stenner Pump	7330 - Pool R&M	(454.75)
01/30/2018	24754		Replaced damaged skimmer	7330 - Pool R&M	(26.75)
02/01/2018	24514		Monthly pool service	7330 - Pool R&M	(1,150.00)
TOTAL					(1,631.50)
02/08/2018	6591	Answer All Communications LLC		1011 - Stonegate Oper*9203	
02/01/2018	18756		Monthly Answering Service	7877 - Answering Service	(65.00)
TOTAL					(65.00)
02/08/2018	6592	Argus Property Management Inc		1011 - Stonegate Oper*9203	
01/01/2018	POST 123117		Dec. late statements	7880 - Office Supplies	(61.48)
01/11/2018	9174256810		Drug Screen Stan Snow & Kenneth Bake	7880 - Office Supplies	(93.00)
01/17/2018	POST 013118		1 Box Envelopes	7880 - Office Supplies	(50.00)
TOTAL					(204.48)
02/08/2018	6593	Bob Kresnik	Monthly Insurance Reimbursement	1011 - Stonegate Oper*9203	
02/01/2018			Monthly Insurance Reimbursement	7711 - Payroll	(487.50)
TOTAL					(487.50)
02/08/2018	6594	Chad M McClenathen, PA		1011 - Stonegate Oper*9203	
02/01/2018	102576		General association matters	7820a - Legal Association	(2,625.00)
TOTAL					(2,625.00)

Vintage Grand Condominium Association
Check Detail
February 2018

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
02/08/2018	6595	Chadwell Supply		1011 - Stonegate Oper*9203	
01/30/2018	001944311		Smoke Alarm W/Battery Backup	7255 - Safety	(179.51)
TOTAL					(179.51)
02/08/2018	6596	CreativeMinds Business Group		1011 - Stonegate Oper*9203	
01/25/2018	12599		Computer service	7827 - Professional Services	(85.00)
TOTAL					(85.00)
02/08/2018	6597	Crown Roofing		1011 - Stonegate Oper*9203	
01/31/2018	40233		#621, #2021	7240 - Roof Repairs	(6,810.00)
TOTAL					(6,810.00)
02/08/2018	6598	Dean's Tree Service		1011 - Stonegate Oper*9203	
01/25/2018	3664		Tree Removal	7155 - Misc Grounds Expense	(1,200.00)
TOTAL					(1,200.00)
02/08/2018	6599	Delta Engineering		1011 - Stonegate Oper*9203	
01/15/2018	16561		R1503-302C-4 Temp Balc Guardrail CA	3413 - Rebuilding Expenses	(207.50)
01/15/2018	16566		R1503-302-4 Wood Framw Rpr- 5 Bldgs	3413 - Rebuilding Expenses	(7,172.06)
01/15/2018	16562		R1503-302A Wood Frame Rpr 5 Bldg (Ac	3413 - Rebuilding Expenses	(110.00)
01/15/2018	16563		R1503-302D-3 Wood Frame Rpr 23 Bldg	3413 - Rebuilding Expenses	(48.75)
01/15/2018	16564		R1503-302DA Wood Frame Rpr 23 Bldg	3413 - Rebuilding Expenses	(1,017.50)
01/15/2018	16565		R1503-302-5 Wood Frame Claim Suppor	3413 - Rebuilding Expenses	(7,531.25)
TOTAL					(16,087.06)
02/08/2018	6600	Electro Mechanical South Inc.		1011 - Stonegate Oper*9203	
01/26/2018	137496		Field Service to respond - No Water	7150 - Irrigation Repairs & Maint	(521.96)
TOTAL					(521.96)
02/08/2018	6601	Elias Brothers Group Painting & Contract		1011 - Stonegate Oper*9203	
01/29/2018	10629		Monthly Rental & Maintenace Costs	3413 - Rebuilding Expenses	(1,150.00)
TOTAL					(1,150.00)
02/08/2018	6602	Frontier Lighting, Inc		1011 - Stonegate Oper*9203	
01/19/2018	S1891128.001		Lens Globe	7210 - Repairs & Maintenance	(96.30)
01/25/2018	S1884981.001		Bulbs	7210 - Repairs & Maintenance	(365.27)
01/25/2018	S1884981.002		Bulbs	7210 - Repairs & Maintenance	(14.02)
01/25/2018	S1892285.001		Bulbs	7210 - Repairs & Maintenance	(6.37)
01/25/2018	S1892318.001		Bulbs	7210 - Repairs & Maintenance	(47.07)
TOTAL					(529.03)
02/08/2018	6603	Gulf Business Systems		1011 - Stonegate Oper*9203	
01/29/2018	217149		Color copier	7880 - Office Supplies	(122.03)
TOTAL					(122.03)
02/08/2018	6604	Hall's Termite & Pest Co		1011 - Stonegate Oper*9203	

Vintage Grand Condominium Association
Check Detail
February 2018

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
01/22/2018	7353		Set Rodent Traps 2613, 2623, 2811	7220 · Pest Control	(70.00)
02/01/2018	7276		Pest Control	7220 · Pest Control	(930.00)
02/01/2018	7396		Check Rat Traps	7220 · Pest Control	(25.00)
TOTAL					(1,025.00)
02/08/2018	6605	HandyTrac Systems, Inc	Cust#400	1011 · Stonegate Oper*9203	
02/01/2018	8248		Online Monthly Subscription	7835 · Membership Dues	(69.95)
TOTAL					(69.95)
02/08/2018	6606	HH Staffing Services		1011 · Stonegate Oper*9203	
01/26/2018	9178494		Temporary Help - Micah King	7725 · Outside Help	(938.40)
02/02/2018	9178582		Temporary Help - Micah King	7725 · Outside Help	(816.00)
TOTAL					(1,754.40)
02/08/2018	6607	Lovina Shore		1011 · Stonegate Oper*9203	
01/25/2018	012518		Monthly Office Cleaning	7260 · Common Area Cleaning	(260.00)
TOTAL					(260.00)
02/08/2018	6608	MRI Software LLC		1011 · Stonegate Oper*9203	
01/30/2018	US-INV579573		Background check software	7815 · Background Check	(104.00)
TOTAL					(104.00)
02/08/2018	6609	Oakley Landscaping		1011 · Stonegate Oper*9203	
01/30/2018	3100		Pick up & Remove Christmas tree pile	7155 · Misc Grounds Expense	(415.00)
01/31/2018	3104		Irrigation repair	7150 · Irrigation Repairs & Maint	(644.50)
02/01/2018	3088		Monthly landscape maintenance	7110 · Grounds Contract	(8,425.00)
TOTAL					(9,484.50)
02/08/2018	6610	Piper Fire Protection, Inc		1011 · Stonegate Oper*9203	
01/06/2018	14378		Bldg 4 replaced bad flow switch	7255 · Safety	(491.20)
01/12/2018	14827		Bldg 18 replaced bad flow switch	7255 · Safety	(126.80)
01/19/2018	15227		Repair per Quote	7255 · Safety	(7,469.75)
01/23/2018	15341		Client#7324	7255 · Safety	(475.62)
01/26/2018	15376		Bldg 25 replaced bad flow switch	7255 · Safety	(196.00)
TOTAL					(8,759.37)
02/08/2018	6611	Purchase Power	Acct#8000-9090-0475-5083	1011 · Stonegate Oper*9203	
02/01/2018	020118-5083		Acct#8000-9090-0475-5083 Postage	7881 · Postage, etc.	(1,690.92)
TOTAL					(1,690.92)
02/08/2018	6612	Rite Technology	Acct#1-VINGR01-D	1011 · Stonegate Oper*9203	
01/01/2018	AR237330		Copier rental	7880 · Office Supplies	(51.99)
TOTAL					(51.99)
02/08/2018	6613	ServPro of Sarasota		1011 · Stonegate Oper*9203	
01/20/2018	1801251157		Residential Water Damamge Emergency 7230 · Drywall Repairs		(1,021.62)
01/20/2018	1801251038		Residential Water Damamge Emergency 7230 · Drywall Repairs		(568.95)

Vintage Grand Condominium Association
Check Detail
February 2018

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
TOTAL						(1,590.57)
	02/08/2018	6614	Sherwood Homes		1011 - Stonegate Oper*9203	
	01/22/2018	1356554		Sarasota County Government	7830 - License/Filing Fees	(156.96)
TOTAL						(156.96)
	02/08/2018	6615	Skyway Supply		1011 - Stonegate Oper*9203	
	02/02/2018	29825		Dog waste, Can Liner	7155 - Misc Grounds Expense	(408.37)
TOTAL						(408.37)
	02/13/2018	ACH	Teco Peoples Gas		1011 - Stonegate Oper*9203	
				Acct#18028837	7530 - Gas	(554.28)
TOTAL						(554.28)
	02/16/2018	ACH	Argus Property Management Inc		1011 - Stonegate Oper*9203	
				Payroll 01/27/18-02/09/18	7711 - Payroll	(12,901.23)
TOTAL						(12,901.23)
	02/28/2018	ACH	Comcast Cable Communications		1011 - Stonegate Oper*9203	
	02/04/2018	020418		Acct 8535 10 044 01598233	7560 - Cable TV - Fitness Room	(28.20)
				Acct 8535 10 044 01598233	7555 - Office Internet	(124.90)
				Acct 8535 10 044 01598233	7875 - Telephone	(343.10)
TOTAL						(496.20)
	02/28/2018	ACH	SCES		1011 - Stonegate Oper*9203	
				Acct 291739-612248	7510 - Water/Sewer	(21,720.07)
TOTAL						(21,720.07)
	02/28/2018	ACH	FP & L		1011 - Stonegate Oper*9203	
				31 Accounts	7520 - Electric	(2,369.15)
TOTAL						(2,369.15)

Vintage Grand Condominium Association

Transaction Detail by Account

February 2018

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
7000 - Disbursements									
7100 - Grounds									
7110 - Grounds Contract									
Bill	02/01/2018	3088	Oakley Landscaping	Monthly landscape maintenance		3010 - Accounts Payable	8,425.00		8,425.00
Total 7110 - Grounds Contract							8,425.00	0.00	8,425.00
7150 - Irrigation Repairs & Maint									
Bill	02/06/2018	3128	Oakley Landscaping	Irrigation repair		3010 - Accounts Payable	985.00		985.00
Bill	02/07/2018	020718	Lowes Business Account	Acct#821 3110 064973 5		3010 - Accounts Payable	16.10		1,001.10
Total 7150 - Irrigation Repairs & Maint							1,001.10	0.00	1,001.10
7155 - Misc Grounds Expense									
Bill	02/02/2018	29825	Skyway Supply	Dog waste, Can Liner		3010 - Accounts Payable	408.37		408.37
Bill	02/06/2018	3127	Oakley Landscaping	Grading		3010 - Accounts Payable	2,200.00		2,608.37
Total 7155 - Misc Grounds Expense							2,608.37	0.00	2,608.37
Total 7100 - Grounds							12,034.47	0.00	12,034.47
7200 - Building Maintenance									
7210 - Repairs & Maintenance									
Bill	02/05/2018	001951249	Chadwell Supply	Dog liners, mist refil, dust pay, carry caddy, spr		3010 - Accounts Payable	248.76		248.76
Bill	02/07/2018	020718	Lowes Business Account	Acct#821 3110 064973 5		3010 - Accounts Payable	248.10		496.86
Bill	02/07/2018	020718	Stonegate Bank			3010 - Accounts Payable	16.44		513.30
Strmt Charge	02/12/2018		1924 Pand	Water meter		1040 - Assessment Receivable		354.00	159.30
Bill	02/13/2018	S1895504.001	Frontier Lighting, Inc	Bulbs		3010 - Accounts Payable	46.22		205.52
Bill	02/19/2018	020918	Sherwood Homes	Building 9 Shoring		3010 - Accounts Payable	750.00		955.52
Bill	02/19/2018	020918	Sherwood Homes	Building 10 Shoring		3010 - Accounts Payable	3,000.00		3,955.52
Bill	02/19/2018	020918	Sherwood Homes	Building 11 Shoring		3010 - Accounts Payable	750.00		4,705.52
Bill	02/19/2018	020918	Sherwood Homes	Building 13 Shoring		3010 - Accounts Payable	2,250.00		6,955.52
Bill	02/19/2018	020918	Sherwood Homes	Building 16 Shoring		3010 - Accounts Payable	3,000.00		9,955.52
Bill	02/19/2018	020918	Sherwood Homes	Building 21 Shoring		3010 - Accounts Payable	1,500.00		11,455.52
Bill	02/19/2018	020918	Sherwood Homes	Building 23 Shoring		3010 - Accounts Payable	750.00		12,205.52
Bill	02/20/2018	001969651	Chadwell Supply	Fabulso, Bath Tissue, Paper Towels, Split Palm		3010 - Accounts Payable	170.79		12,376.31
Total 7210 - Repairs & Maintenance							12,730.31	354.00	12,376.31
7220 - Pest Control									
Bill	02/01/2018	7276	Hall's Termite & Pest Co	Pest Control		3010 - Accounts Payable	930.00		930.00
Bill	02/01/2018	7396	Hall's Termite & Pest Co	Check Rat Traps		3010 - Accounts Payable	25.00		955.00
Bill	02/01/2018	7379	Hall's Termite & Pest Co	Set Traps Unit 2323, 2811, 2613, 922 & 917		3010 - Accounts Payable	60.00		1,015.00
Bill	02/06/2018	7427	Hall's Termite & Pest Co	Set Traps Unit 2617 & 122		3010 - Accounts Payable	35.00		1,050.00
Bill	02/07/2018	7438	Hall's Termite & Pest Co	Set Traps		3010 - Accounts Payable	30.00		1,080.00
Bill	02/08/2018	7443	Hall's Termite & Pest Co	Set Traps Unit 922 & 924		3010 - Accounts Payable	50.00		1,130.00
Bill	02/16/2018	7500	Hall's Termite & Pest Co	Set Traps - Unit 122		3010 - Accounts Payable	55.00		1,185.00
Bill	02/20/2018	7514	Hall's Termite & Pest Co	Set Traps Unit 122		3010 - Accounts Payable	30.00		1,215.00
Total 7220 - Pest Control							1,215.00	0.00	1,215.00
7230 - Drywall Repairs									
Bill	02/07/2018	020718	Lowes Business Account	Acct#821 3110 064973 5		3010 - Accounts Payable	153.34		153.34
Bill	02/16/2018	1802081204	ServPro of Sarasota	Residential Water Damamge Emergency Mitigat		3010 - Accounts Payable	1,378.21		1,531.55
Bill	02/19/2018	18010916363	ServPro of Sarasota	Residential Water Damamge Restoration - 427		3010 - Accounts Payable	109.39		1,640.94
Bill	02/19/2018	1802191535	ServPro of Sarasota	Residential Water Damamge Emergency Mitigat		3010 - Accounts Payable	386.91		2,027.85
Bill	02/19/2018	802191554	ServPro of Sarasota	Residential Water Damamge Emergency Mitigat		3010 - Accounts Payable	388.58		2,416.43
Total 7230 - Drywall Repairs							2,416.43	0.00	2,416.43
7240 - Roof Repairs									
Bill	02/19/2018	41526	Crown Roofing	Repair 3 ield leaks & replace 3" lead boot		3010 - Accounts Payable	1,912.00		1,912.00
Bill	02/19/2018	41526	Crown Roofing	Replaced 25' of wall flashing		3010 - Accounts Payable	4,073.00		5,985.00
Total 7240 - Roof Repairs							5,985.00	0.00	5,985.00
7245 - Small Tools & Equipment									
Bill	02/07/2018	020718	Lowes Business Account	Acct#821 3110 064973 5		3010 - Accounts Payable	215.53		215.53
Total 7245 - Small Tools & Equipment							215.53	0.00	215.53

Vintage Grand Condominium Association
Transaction Detail by Account
February 2018

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
7250 - HVAC R&M									
Bill	02/01/2018	00018860	Power Air Conditioning	Leak under building		3010 - Accounts Payable	160.00		160.00
Bill	02/20/2018	001969651	Chadwell Supply	Swoosh CO2 Cartridges		3010 - Accounts Payable	32.08		192.08
Total 7250 - HVAC R&M							192.08	0.00	192.08
7255 - Safety									
Bill	02/01/2018	15406	Piper Fire Protection, Inc	Repair broken plastic pipe in # 1421		3010 - Accounts Payable	203.53		203.53
Bill	02/01/2018	15383	Piper Fire Protection, Inc	Leaking sprinkler head - Bldg 4 # 426		3010 - Accounts Payable	361.23		564.76
Total 7255 - Safety							564.76	0.00	564.76
7265 - Common Area Painting									
Bill	02/07/2018	020718	Lowes Business Account	Acct#821 3110 064973 5		3010 - Accounts Payable	76.92		76.92
Total 7265 - Common Area Painting							76.92	0.00	76.92
7280 - Gutter Repairs									
Bill	02/08/2018	020818	Du-All Service., Inc	Finish & Install filter in gutter above unit 318		3010 - Accounts Payable	315.00		315.00
Total 7280 - Gutter Repairs							315.00	0.00	315.00
7290 - Electric R&M									
Bill	02/01/2018	902	Florida Lighting Maintenance	Bldg 11		3010 - Accounts Payable	1,718.57		1,718.57
Bill	02/01/2018	922	Florida Lighting Maintenance	Install customer supplied LED pole light		3010 - Accounts Payable	505.00		2,223.57
Total 7290 - Electric R&M							2,223.57	0.00	2,223.57
7295 - Plumbing R&M									
Bill	02/06/2018	88603	Cy Blue Plumbing, Inc	CPVC line in attic leaking - Unit 1128		3010 - Accounts Payable	119.63		119.63
Bill	02/07/2018	020718	Lowes Business Account	Acct#821 3110 064973 5		3010 - Accounts Payable	152.11		271.74
Bill	02/14/2018	88616	Cy Blue Plumbing, Inc	Leak from 1927 into 1917		3010 - Accounts Payable	110.00		381.74
Bill	02/20/2018	001969651	Chadwell Supply	Self Cleaning Pull Chain Shower Valve		3010 - Accounts Payable	32.08		413.82
Bill	02/22/2018	88641	Cy Blue Plumbing, Inc	Master bath tub drain leaking Bldg 28		3010 - Accounts Payable	154.41		568.23
Total 7295 - Plumbing R&M							568.23	0.00	568.23
Total 7200 - Building Maintenance							26,502.83	354.00	26,148.83
7300 - Rec Facilities Rep & Maint									
7310 - Tennis & Basketball Courts									
Bill	02/07/2018	020718	Lowes Business Account	Acct#821 3110 064973 5		3010 - Accounts Payable	103.15		103.15
Total 7310 - Tennis & Basketball Courts							103.15	0.00	103.15
7330 - Pool R&M									
Bill	02/01/2018	24514	A&D Pool	Monthly pool service		3010 - Accounts Payable	1,150.00		1,150.00
Total 7330 - Pool R&M							1,150.00	0.00	1,150.00
Total 7300 - Rec Facilities Rep & Maint							1,253.15	0.00	1,253.15
7400 - Master Association Fees									
7410 - Master Assoc Fees									
General Journal	02/01/2018			Palmer Ranch Master Fees		1060 - Prepaid Master Fees	4,328.08		4,328.08
Total 7410 - Master Assoc Fees							4,328.08	0.00	4,328.08
Total 7400 - Master Association Fees							4,328.08	0.00	4,328.08
7500 - Utilities									
7510 - Water/Sewer									
Check	02/28/2018	ACH	SCES	Acct 291739-612248		1011 - Stonegate Oper*9203	21,720.07		21,720.07
Total 7510 - Water/Sewer							21,720.07	0.00	21,720.07
7515 - Water Reimbursement									
General Journal	02/01/2018			Reverse of GJE -- water reimbursement		1042 - AR- Water Reimbursement	16,958.83		16,958.83
General Journal	02/01/2018			water reimbursement		1042 - AR- Water Reimbursement		17,129.12	(170.29)
Deposit	02/19/2018	6636		NES 12/1-12/31/17 billed \$17,868.84		1011 - Stonegate Oper*9203		16,958.83	(17,129.12)
Total 7515 - Water Reimbursement							16,958.83	34,087.95	(17,129.12)

Vintage Grand Condominium Association
Transaction Detail by Account
February 2018

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
7520 - Electric									
Check	02/28/2018	ACH	FP & L	31 Accounts		1011 - Stonegate Oper*9203	2,369.15		2,369.15
Total 7520 - Electric							2,369.15	0.00	2,369.15
7530 - Gas									
Bill	02/07/2018	020718	Stonegate Bank			3010 - Accounts Payable	45.00		45.00
Check	02/13/2018	ACH	Teco Peoples Gas	Acct#18028837		1011 - Stonegate Oper*9203	554.28		599.28
Total 7530 - Gas							599.28	0.00	599.28
7540 - Trash Removal									
Bill	02/01/2018	4278223-0487-4	Waste Management Inc of Florida	Monthly compactor		3010 - Accounts Payable	171.92		171.92
Bill	02/14/2018	R1754669	Greenleaf Compaction, Inc	Monthly compactor rental		3010 - Accounts Payable	426.93		598.85
Total 7540 - Trash Removal							598.85	0.00	598.85
7555 - Office Internet									
Bill	02/04/2018	020418	Comcast Cable Communications	Acct 8535 10 044 01598233		3010 - Accounts Payable	124.90		124.90
Bill	02/10/2018	021018	Comcast Cable Communications	Acct 8535 10 044 0190788		3010 - Accounts Payable	85.95		210.85
Total 7555 - Office Internet							210.85	0.00	210.85
7560 - Cable TV - Fitness Room									
Bill	02/04/2018	020418	Comcast Cable Communications	Acct 8535 10 044 01598233		3010 - Accounts Payable	28.20		28.20
Total 7560 - Cable TV - Fitness Room							28.20	0.00	28.20
Total 7500 - Utilities							42,485.23	34,087.95	8,397.28
7700 - Payroll									
7711 - Payroll									
Bill	02/01/2018		Bob Kresnik	Monthly Insurance Reimbursement		3010 - Accounts Payable	487.50		487.50
Check	02/02/2018	ACH	Argus Property Management Inc	Payroll 2/2/18		1011 - Stonegate Oper*9203	12,860.70		13,348.20
Check	02/16/2018	ACH	Argus Property Management Inc	Payroll 01/27/18-02/09/18		1011 - Stonegate Oper*9203	12,901.23		26,249.43
Total 7711 - Payroll							26,249.43	0.00	26,249.43
7725 - Outside Help									
Bill	02/02/2018	9178582	HH Staffing Services	Temporary Help - Micah King		3010 - Accounts Payable	816.00		816.00
Bill	02/04/2018	9178669	HH Staffing Services	Temporary Help - Micah King		3010 - Accounts Payable	326.40		1,142.40
Total 7725 - Outside Help							1,142.40	0.00	1,142.40
Total 7700 - Payroll							27,391.83	0.00	27,391.83
7800 - Administration									
7810 - Insurance - Property									
General Journal	02/28/2018			PPD Insurance		1050 - Prepaid Insurance	18,711.55		18,711.55
Total 7810 - Insurance - Property							18,711.55	0.00	18,711.55
7835 - Membership Dues									
Bill	02/01/2018	8248	HandyTrac Systems, Inc	Online Monthly Subscription		3010 - Accounts Payable	69.95		69.95
Total 7835 - Membership Dues							69.95	0.00	69.95
7870 - Management Fee									
Check	02/01/2018	ACH	Argus Property Management Inc	Management Fee		1011 - Stonegate Oper*9203	4,212.00		4,212.00
Total 7870 - Management Fee							4,212.00	0.00	4,212.00
7875 - Telephone									
Bill	02/01/2018	25205358	Premiere Global Services	12/27/17-01/26/18		3010 - Accounts Payable	37.29		37.29
Bill	02/04/2018	020418	Comcast Cable Communications	Acct 8535 10 044 01598233		3010 - Accounts Payable	343.10		380.39
Total 7875 - Telephone							380.39	0.00	380.39
7877 - Answering Service									
Bill	02/01/2018	18756	Answer All Communications LLC	Monthly Answering Service		3010 - Accounts Payable	65.00		65.00
Total 7877 - Answering Service							65.00	0.00	65.00
7880 - Office Supplies									

Vintage Grand Condominium Association

Transaction Detail by Account

February 2018

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
General Journal	02/01/2018					1011 - Stonegate Oper*9203	10.00		10.00
General Journal	02/06/2018			Coupon books		1011 - Stonegate Oper*9203	4.20		14.20
Bill	02/07/2018	020718	Staples Credit Plan	Office Supplies		3010 - Accounts Payable	239.82		254.02
Bill	02/07/2018	020718	Stonegate Bank			3010 - Accounts Payable	1.99		256.01
General Journal	02/14/2018			Harland Check Order		1011 - Stonegate Oper*9203	58.70		314.71
Total 7880 - Office Supplies							<u>314.71</u>	<u>0.00</u>	<u>314.71</u>
7881 - Postage, etc.									
Bill	02/01/2018	020118-5083	Purchase Power	Acct#8000-9090-0475-5083 Postage		3010 - Accounts Payable	1,690.92		1,690.92
Bill	02/07/2018	020718	Stonegate Bank			3010 - Accounts Payable	130.20		1,821.12
Stmt Charge	02/15/2018		0412 Peff	Admin fee		1040 - Assessment Receivable		2.50	1,818.62
Stmt Charge	02/15/2018		1824 Mont	Admin fee		1040 - Assessment Receivable		2.50	1,816.12
Stmt Charge	02/15/2018		2213 Pard	Admin fee		1040 - Assessment Receivable		2.50	1,813.62
Stmt Charge	02/26/2018		2617 Quir	Admin fee waived per BOD		1040 - Assessment Receivable	7.50		1,821.12
Total 7881 - Postage, etc.							<u>1,828.62</u>	<u>7.50</u>	<u>1,821.12</u>
7882 - Printing & Reproduction									
Bill	02/22/2018	5685	In-House Printing Solutions, Inc	Business Cards		3010 - Accounts Payable	138.03		138.03
Total 7882 - Printing & Reproduction							<u>138.03</u>	<u>0.00</u>	<u>138.03</u>
7883 - Office Equipment Rental									
General Journal	02/01/2018			Feb Lexmark copier		1055 - Prepaid Expenses	130.97		130.97
Bill	02/07/2018	15693893	Marlin Busines Bank	Copier lease		3010 - Accounts Payable	135.42		266.39
Bill	02/07/2018	5004589383	Wells Fargo Financial Leasing	Lexmaek Copier		3010 - Accounts Payable	250.00		516.39
Total 7883 - Office Equipment Rental							<u>516.39</u>	<u>0.00</u>	<u>516.39</u>
7896 - Misc Admin Expenses									
Bill	02/07/2018	020718	Stonegate Bank			3010 - Accounts Payable	125.00		125.00
Total 7896 - Misc Admin Expenses							<u>125.00</u>	<u>0.00</u>	<u>125.00</u>
Total 7800 - Administration							<u>26,361.64</u>	<u>7.50</u>	<u>26,354.14</u>
Total 7000 - Disbursements							<u>140,357.23</u>	<u>34,449.45</u>	<u>105,907.78</u>
TOTAL							<u>140,357.23</u>	<u>34,449.45</u>	<u>105,907.78</u>

Vintage Grand Condominium Association Customer Balance Summary

	Feb 28, 18
1723 Wadl	(5,360.36)
2322 Jens	(3,253.54)
2028 Poin	(3,024.00)
2222 Emmo	(2,906.99)
2421 Dors	(2,239.72)
2312 Camp	(2,055.90)
1412 Korn	(1,740.08)
0427 Yane	(1,512.00)
1922 Spor	(1,506.36)
1121 Gabr	(1,497.22)
0118 Flor*Atty*BP	(1,219.20)
1314 Sand	(1,114.17)
2511 Hutc	(1,060.87)
1125 Stak*Atty*PP	(1,046.45)
1828 Arse	(1,035.87)
1728 Palf	(1,010.87)
2522 Tyl	(996.41)
2721 Pyev	(971.41)
2628 Pyev	(971.41)
1827 Cost	(971.41)
0121 Bast	(971.41)
0111 WND	(971.41)
2517 MYG	(971.41)
2627 Rodr	(964.17)
2618 Jose	(964.17)
2612 Pevi	(964.17)
2518 Horn	(964.17)
2022 Russ	(905.76)
2625 Carr	(900.00)
2714 Thak	(877.01)
2216 Gers	(876.58)
1411 More	(876.58)
2723 Sanc	(876.58)
0125 Rada	(876.58)
0123 Pusk	(876.58)
2725 Tyce	(876.58)
2516 Pyev	(876.58)
2525 Batt	(876.58)
2614 Thie	(876.58)
1713 Harr	(876.58)
0124 Eman	(876.58)
2811 Ping	(876.58)
2713 Leun	(876.58)
0114 Toml	(876.58)
1715 Andr	(876.58)
1714 Pres	(876.58)
1617 Kam	(871.12)
2215 Nord	(870.04)
1424 Tanc	(870.04)
1816 Dora	(870.04)
2813 Zygm	(870.04)
1813 Vowe	(864.54)

Vintage Grand Condominium Association Customer Balance Summary

Feb 28, 18

0424 Wolf*B Chapter 13	(847.90)
2623 Pevi	(842.48)
1627 Caro	(817.26)
1018 Diam	(801.46)
0811 Zhan	(795.49)
1628 Ochs	(786.00)
2613 Pand	(776.58)
0523 Logo	(760.52)
2412 Rich	(760.36)
2417 Alle	(756.00)
1611 Smit	(756.00)
1612 636	(756.00)
0818 Inte	(756.00)
0821 Mush	(756.00)
2021 Cili	(756.00)
0422 Whit	(756.00)
0421 Uddg	(756.00)
2428 Dsou	(756.00)
0321 Hew	(756.00)
0317 Nevi	(756.00)
0311 Walk	(756.00)
0212 Jime	(756.00)
0828 Tays	(756.00)
0327 Ceel	(756.00)
1221 Zygm	(750.36)
0228 Tipp	(750.36)
2012 Sieg	(750.36)
1928 Laug	(750.36)
0917 Nacc	(745.96)
1911 Pand	(727.86)
0627 Howe	(715.75)
1321 Simo	(710.75)
0722 Cook	(708.67)
0512 Dora	(700.84)
1328 Henn	(690.97)
2317 Cons	(685.75)
2111 DiMa	(685.75)
1317 Nuss	(685.75)
0621 Fros	(685.75)
0618 Long	(685.75)
2117 StHi	(685.75)
1127 Spei	(685.75)
0612 Clay	(685.75)
1011 Moff	(685.75)
0622 Diaz	(685.75)
1118 Show	(685.75)
0521 Cowa	(685.75)
0611 Cond	(685.75)
0511 Sutt	(685.75)
2328 Cop	(680.64)
0912 RBH	(680.64)
0928 Camp	(680.64)

Vintage Grand Condominium Association Customer Balance Summary

Feb 28, 18

1027 Detw	(670.42)
0726 Keho	(660.66)
2323 Moff	(586.85)
1917 Shou	(585.11)
2621 Hrab	(584.61)
0418 MM	(551.09)
2325 Vera	(534.20)
1225 Van	(518.46)
0816 Sike	(516.82)
1222 Yani	(513.73)
1215 Gedj	(493.46)
1216 Krau	(493.46)
1223 Jame	(493.46)
0415 Frid	(493.46)
0325 Clay	(493.46)
0813 Knez	(493.46)
0315 KLE	(493.46)
0713 Rona	(493.46)
0425 Brad	(493.46)
0825 Clof	(493.46)
0826 Bien	(493.46)
0824 Tran	(493.46)
2414 Ande	(493.46)
0326 Gold	(482.42)
0312 Mill	(467.36)
0817 BR	(411.70)
0914 Lam	(408.12)
2316 Ramj	(408.12)
0926 Iaco	(408.12)
2013 Pand	(393.46)
0414 Pand	(393.46)
2415 Pand	(393.46)
1014 Mill	(383.16)
1524 Smit	(383.12)
1926 Engl	(383.12)
1015 Cons	(383.12)
0615 Wood	(383.12)
1913 Cons	(383.12)
1625 NG	(383.12)
1915 Peyp	(383.12)
2123 Ng	(383.12)
1123 Jame	(383.12)
1124 Frid	(383.12)
1325 Iaco	(383.12)
1323 Ng	(383.12)
0625 Brow	(383.12)
2124 Erne	(383.12)
0623 Show	(383.12)
2114 Mok	(383.12)
0624 Guil	(383.12)
0516 Leun	(383.12)

Vintage Grand Condominium Association Customer Balance Summary

Feb 28, 18

1523 Iaco	(383.12)
1024 Gian	(381.24)
1313 Pete	(380.26)
0924 Mart	(380.26)
0526 Karl	(380.26)
0626 Horn	(380.26)
1615 Peyp	(380.26)
2125 Boul	(380.26)
1624 Horn	(380.26)
0616 Gold	(374.54)
0913 Praz	(374.54)
2822 Neum	(371.51)
0328 2408	(360.00)
1423 Fowe	(358.43)
1012 Paci	(349.79)
2814 Lang	(334.95)
1711 Guil	(302.05)
2018 Falc	(298.22)
1128 Bene	(290.63)
2324 Pand	(283.12)
1618 Wong	(256.96)
2318 Rich	(256.83)
1316 Adam	(248.69)
0318 Wrig	(234.66)
0823 Elow	(232.95)
1112 Sbor	(232.28)
0116 Hamr	(212.63)
2024 Crew	(209.14)
0413 Pede	(194.67)
2015 Leun	(167.65)
0915 Craw	(166.53)
0314 Obre	(150.14)
2025 Tard	(142.72)
2128 Mull	(77.50)
0211 Gonz	(75.00)
1916 Indo	(75.00)
2224 Fabr	(64.70)
1722 Sick	(64.46)
1626 Horn	(50.02)
1924 Pand	(48.10)
0911 Ceri	(35.29)
0715 Debo	(28.64)
0628 Vinp	(28.50)
0218 Lont	(25.00)
0815 Puri	(15.28)
1912 Mast	(13.80)
0324 Vina	(13.08)
2016 Vinm	(13.08)
1727 Pasc	(3.32)
0122 Wild	(3.00)
2423 Ayar	(2.76)

Vintage Grand Condominium Association Customer Balance Summary

Feb 28, 18

1122 Suro	(0.10)
0423 Suro	(0.03)
1622 Faro	(0.02)
0921 Gira	(0.02)
2712 Vand	1.41
2526 Cucc	2.22
0417 Chow	2.50
1126 Smil	2.86
1513 Lavr	2.86
0113 Abba	3.12
0918 LAR	5.11
1117 Smil	5.11
2121 Hugh	5.11
1115 Venu	5.72
0525 Mcna	5.72
1716 Carv	6.54
0723 Vasq	7.36
2413 Brag	7.36
0316 Rady	7.36
0223 McNe	7.36
0714 Murr	10.00
0522 Ehab	10.22
2122 Sult	10.22
1312 Cudd	10.22
1218 Bail	11.28
1927 Alli	11.28
2427 Vasq	11.28
1825 Breu	13.08
2615 Vill	13.08
2624 Kave	13.08
2227 Nati**Bank Owned	14.48
0716 Amar	31.17
0613 Spri	35.61
0323 Jaff	339.44
2422 Plaz**ATTY	369.05
0527 McKe	431.23
2026 Leit	493.46
2023 Pizz	557.50
1327 Smil	721.04
2411 Corr	752.40
0412 Peff	795.86
1724 Iaco	841.54
0923 Schu	912.41
2213 Pard	917.23
1824 Mont	917.23
0718 Bust	918.29
2622 Cast	1,010.98
1213 Mari	1,061.88
1022 Crow*Atty	1,070.65
1212 Cart	1,400.72
1522 Drak	1,490.42
2616 Orcu	1,806.41
0727 Band	1,907.43
1116 Eile**ATTY	2,517.98

**Vintage Grand Condominium Association
Customer Balance Summary**

	<u>Feb 28, 18</u>
2418 Gonz	2,830.04
1021 Care**ATTY	6,294.28
2823 EISh*Assoc FC	9,050.77
2217 Kein**ATTY	15,261.49
1422 Ange*FC Sale 9/7/16*Bankruptcy*	<u>34,236.06</u>
TOTAL	<u>(46,832.20)</u>

Vintage Grand Condominium Association

A/R Aging Summary

As of February 28, 2018

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
2712 Vand	0.00	0.00	1.41	0.00	0.00	1.41
2526 Cucc	0.00	3.57	3.57	(2.97)	(1.95)	2.22
0417 Chow	373.22	756.00	(1,542.62)	714.12	(298.22)	2.50
1513 Lavr	75.00	0.00	(13.42)	0.00	(58.72)	2.86
1126 Smil	0.00	0.00	383.12	(380.26)	0.00	2.86
0113 Abba	1,969.19	(3.42)	(904.05)	910.59	(1,969.19)	3.12
2121 Hugh	1,352.45	0.00	685.75	(680.64)	(1,352.45)	5.11
0918 LAR	540.98	0.00	5.11	0.00	(540.98)	5.11
1117 Smil	0.00	0.00	685.75	(680.64)	0.00	5.11
1115 Venu	0.00	2.86	383.12	(380.26)	0.00	5.72
0525 Mcna	512.98	2.86	383.12	(380.26)	(512.98)	5.72
1716 Carv	0.00	0.00	6.54	0.00	0.00	6.54
0723 Vasq	75.00	3.68	493.46	(489.78)	(75.00)	7.36
2413 Brag	793.30	3.68	3.68	414.78	(1,208.08)	7.36
0316 Rady	(32.35)	3.68	3.68	0.00	32.35	7.36
0223 McNe	0.00	3.68	3.68	0.00	0.00	7.36
0714 Murr	698.46	493.46	(986.92)	0.00	(195.00)	10.00
1312 Cudd	1,352.45	5.11	5.11	0.00	(1,352.45)	10.22
0522 Ehab	74.30	5.11	5.11	0.00	(74.30)	10.22
2122 Sult	0.00	5.11	5.11	0.00	0.00	10.22
1927 Alli	0.00	5.64	5.64	0.00	0.00	11.28
1218 Bail	0.00	5.64	5.64	0.00	0.00	11.28
2427 Vasq	(50.03)	5.64	756.00	(750.36)	50.03	11.28
1825 Breu	75.00	6.54	6.54	0.00	(75.00)	13.08
2624 Kave	75.00	801.58	876.58	0.00	(1,740.08)	13.08
2615 Vill	(375.00)	6.54	6.54	0.00	375.00	13.08
2227 Nati**Bank Owned	0.00	7.24	7.24	964.17	(964.17)	14.48
0716 Amar	(2.00)	0.00	0.00	31.17	2.00	31.17
0613 Spri	1.39	62.86	2.75	(60.00)	28.61	35.61
0323 Jaff	30.57	523.11	(6.54)	489.78	(697.48)	339.44
2422 Plaz**ATTY	1,672.63	(44.00)	(44.00)	(1,975.94)	760.36	369.05
0527 McKe	3,245.88	426.12	5.11	0.00	(3,245.88)	431.23
2026 Leit	0.00	493.46	0.00	489.78	(489.78)	493.46
2023 Pizz	(44.95)	29.19	3.68	524.63	44.95	557.50
1327 Smil	0.00	35.29	685.75	0.00	0.00	721.04
2411 Corr	3,951.37	(200.00)	(200.00)	(200.00)	(2,598.97)	752.40
0412 Peff	0.00	794.86	1.00	0.00	0.00	795.86
1724 Iaco	(1,822.21)	876.58	876.58	910.59	0.00	841.54
0923 Schu	1,283.72	421.23	383.12	(276.57)	(899.09)	912.41
2213 Pard	3,503.45	917.23	(778.08)	909.00	(3,634.37)	917.23
1824 Mont	4,749.07	917.23	0.00	(174.99)	(4,574.08)	917.23
0718 Bust	0.00	29.20	5.64	790.88	92.57	918.29
2622 Cast	0.00	39.57	971.41	0.00	0.00	1,010.98
1213 Mari	175.00	491.39	493.46	34.84	(132.81)	1,061.88
1022 Crow*Atty	0.00	0.00	0.00	0.00	1,070.65	1,070.65
1212 Cart	0.00	756.00	(1,544.00)	816.18	1,372.54	1,400.72
1522 Drak	0.00	732.41	685.75	34.91	37.35	1,490.42
2616 Orcu	0.00	0.00	876.58	47.25	882.58	1,806.41
0727 Band	0.00	(291.18)	756.00	798.77	643.84	1,907.43
1116 Eile**ATTY	0.00	(744.86)	2.86	0.00	3,259.98	2,517.98
2418 Gonz	(83.71)	756.00	756.00	750.36	651.39	2,830.04
1021 Care**ATTY	0.00	0.00	0.00	680.64	5,613.64	6,294.28
2823 EISH*Assoc FC	0.00	(346.00)	(326.00)	(346.00)	10,068.77	9,050.77
2217 Kein**ATTY	0.00	971.41	971.41	964.17	12,354.50	15,261.49
1422 Ange*FC Sale 9/7/16*Bankruptcy*	0.00	876.58	876.58	870.04	31,612.86	34,236.06

Vintage Grand Condominium Association

A/R Aging Summary

As of February 28, 2018

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
TOTAL	<u>24,170.16</u>	<u>10,647.88</u>	<u>6,729.55</u>	<u>5,367.98</u>	<u>42,262.94</u>	<u>89,178.51</u>