

**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>2,376,373.93</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>2,376,373.93</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**

	<u>Feb 18</u>
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	<u>0.00</u>
Total 3510 · Roof Replacement	<u>1,068,881.21</u>
3520 · Exterior Paint	
3521 · Beg Bal - Exterior Paint	290,947.50
3522 · Allocation - Exterior Paint	4,166.66
3524 · Transfer - Exterior Painting	<u>0.00</u>
Total 3520 · Exterior Paint	<u>295,114.16</u>
3530 · Pavement Resurfacing	
3531 · Beg Bal - Pavement Resurfacing	75,544.84
3532 · Allocation - Pavement Resurface	<u>833.34</u>
Total 3530 · Pavement Resurfacing	<u>76,378.18</u>
3540 · HVAC	
3541 · Beg Bal - HVAC	3,587.28
3542 · Allocation - HVAC	<u>0.00</u>
Total 3540 · HVAC	<u>3,587.28</u>
3550 · Pool & Spa	
3551 · Beg Bal - Pool & Spa	18,727.09
3552 · Allocation - Pool & Spa	0.00
3553 · Expense - Pool & Spa	<u>0.00</u>
Total 3550 · Pool & Spa	<u>18,727.09</u>
3555 · Pool Deck	
3556 · Beg Balance - Pool Deck	2,109.00
3557 · Allocations - Pool Deck	<u>0.00</u>
Total 3555 · Pool Deck	<u>2,109.00</u>
3560 · Electrical	
3561 · Beg Bal - Electrical	69,875.53
3562 · Allocation - Electrical	0.00
3563 · Expense - Electrical	<u>0.00</u>
Total 3560 · Electrical	<u>69,875.53</u>
3570 · Fire & Safety	
3571 · Beg Bal - Fire & Safety	75,779.01
3572 · Allocation - Fire & Safety	<u>3,333.34</u>
Total 3570 · Fire & Safety	<u>79,112.35</u>
3580 · Plumbing	
3581 · Beg Bal - Plumbing	34,477.68
3582 · Allocation - Plumbing	<u>827.00</u>
Total 3580 · Plumbing	<u>35,304.68</u>
3590 · Drainage	
3591 · Beg Bal - Drainage	0.13
3592 · Allocation - Drainage	0.00
3593 · Expense - Drainage	<u>0.00</u>
Total 3590 · Drainage	<u>0.13</u>
3890 · Reserve Interest	
3891 · Beg. Bal. - Interest	10,562.21
3892 · Earned YTD - Interest	1,076.46
3893 · Transferred - Interest	<u>0.00</u>
Total 3890 · Reserve Interest	<u>11,638.67</u>
Total 3500 · Reserve Fund	<u><u>1,660,728.28</u></u>
TOTAL	<u><u>1,660,728.28</u></u>

**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									
3413 - Rebuilding Expenses									
Bill	01/01/2018	16514	Delta Engineering	R1503-302-4 Wood Frame Rpr 5 Bldgs		3010 - Accounts Payable	9,490.05		(2,082,963.69)
Bill	01/01/2018	16515	Delta Engineering	R1503-302-5 Wood Frame Claim Support		3010 - Accounts Payable	682.50		(2,092,453.74)
Bill	01/01/2018	16516	Delta Engineering	R1503-302A Wood Frame Rpr 5 Bldgs (Add Sv)		3010 - Accounts Payable	1,096.25		(2,093,136.24)
Bill	01/01/2018	16517	Delta Engineering	R1503-302C-4 Temp Bale Guardrail CA		3010 - Accounts Payable	740.00		(2,094,232.49)
Bill	01/01/2018	16518	Delta Engineering	R1503-302D-3 Wood Frame Rpr 23 Bldgs (Bid)		3010 - Accounts Payable	1,978.81		(2,094,972.49)
Bill	01/01/2018	16519	Delta Engineering	R1503-302DA Wood Frame Rpr 5 Bldgs (Add S)		3010 - Accounts Payable	1,382.01		(2,096,951.30)
Bill	01/15/2018	16561	Delta Engineering	R1503-302C-4 Temp Balc Guardrail CA		3010 - Accounts Payable	207.50		(2,098,333.31)
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	16629	Elias Brothers Group	Monthly Rental & Maintenance 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	222,905.82		(2,385,365.07)
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

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
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	1,253.15	2,583.33	(1,330.18)	3,569.45	5,166.67	(1,597.22)	31,000.00
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	4,328.08	4,793.33	(465.25)	8,656.16	9,586.67	(930.51)	57,520.00
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	8,397.28	9,662.50	(1,265.22)	19,240.47	19,325.00	(84.53)	115,950.00
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	27,391.83	25,658.33	1,733.50	57,407.11	51,316.67	6,090.44	307,900.00
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	10,037.06	7,291.66	2,745.40	15,321.93	14,583.34	738.59	87,500.00

**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	36,391.20	37,678.65	(1,287.45)	74,749.00	75,357.35	(608.35)	452,144.00
Total 7000 · Disbursements	115,944.84	107,684.49	8,260.35	296,537.04	215,369.01	81,168.03	1,292,214.00
Total Expense	115,944.84	107,684.49	8,260.35	296,537.04	215,369.01	81,168.03	1,292,214.00
Net Income	(6,820.68)	0.01	(6,820.69)	(80,068.28)	(0.01)	(80,068.27)	0.00

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>
02/01/2018	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)