

**VINTAGE GRAND  
CONDOMINIUM ASSOCIATION, INC.**

**FINANCIAL STATEMENTS**  
Unaudited  
for the Period Ending January 31, 2018

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

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PREPARED BY ARGUS PROPERTY MANAGEMENT, INC.

**Vintage Grand Condominium Association  
Balance Sheet**

Jan 31, 18

<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 - Checking	372,322.51
1020 - Reserve Accounts	1,641,042.81
1030 - Petty Cash Account	1,694.84
<b>Total Checking/Savings</b>	<u>2,015,060.16</u>
<b>Accounts Receivable</b>	
1040 - Assessment Receivable	87,875.36
<b>Total Accounts Receivable</b>	<u>87,875.36</u>
<b>Other Current Assets</b>	
1041 - Allowance for Doubtful	(20,550.90)
1042 - AR- Water Reimbursement	33,508.83
1045 - Petty Cash	200.00
1050 - Prepaid Insurance	83,399.22
1055 - Prepaid Expenses	130.97
1060 - Prepaid Master Fees	8,656.17
1210 - Utility Deposits	12,269.46
<b>Total Other Current Assets</b>	<u>117,613.75</u>
<b>Total Current Assets</b>	<u>2,220,549.27</u>
<b>TOTAL ASSETS</b>	<u><u>2,220,549.27</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 - Accounts Payable	40,361.36
<b>Total Accounts Payable</b>	<u>40,361.36</u>
<b>Other Current Liabilities</b>	
3020 - Insurance Loan Payable	72,915.26
3040 - Prepaid Assessments	138,952.07
3260 - Suspense	29.24
<b>Total Other Current Liabilities</b>	<u>211,896.57</u>
<b>Total Current Liabilities</b>	252,257.93
<b>Long Term Liabilities</b>	
3410 - Contingency Rebuilding Fund	50,968.30
3416 - Accrued Construction Retainage	161,881.18
3500 - Reserve Fund	1,641,042.81
<b>Total Long Term Liabilities</b>	<u>1,853,892.29</u>
<b>Total Liabilities</b>	2,106,150.22
<b>Equity</b>	
3990 - Operating Fund Balance	187,646.65
Net Income	(73,247.60)
<b>Total Equity</b>	<u>114,399.05</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>2,220,549.27</u></u>

**Vintage Grand Condominium Association  
Reserve Report**

	<u>Jan 18</u>
<b>3500 - Reserve Fund</b>	
<b>3510 - Roof Replacement</b>	
3511 - Beg Bal - Roof Replacement	1,039,714.55
3512 - Allocation - Roof Replacement	14,583.33
3513 - Expense - Roof Replacement	0.00
<b>Total 3510 - Roof Replacement</b>	<u>1,054,297.88</u>
<b>3520 - Exterior Paint</b>	
3521 - Beg Bal - Exterior Paint	290,947.50
3522 - Allocation - Exterior Paint	2,083.33
3524 - Transfer - Exterior Painting	0.00
<b>Total 3520 - Exterior Paint</b>	<u>293,030.83</u>
<b>3530 - Pavement Resurfacing</b>	
3531 - Beg Bal - Pavement Resurfacing	75,544.84
3532 - Allocation - Pavement Resurface	416.67
<b>Total 3530 - Pavement Resurfacing</b>	<u>75,961.51</u>
<b>3540 - HVAC</b>	
3541 - Beg Bal - HVAC	3,587.28
3542 - Allocation - HVAC	0.00
<b>Total 3540 - HVAC</b>	<u>3,587.28</u>
<b>3550 - Pool &amp; Spa</b>	
3551 - Beg Bal - Pool & Spa	18,727.09
3552 - Allocation - Pool & Spa	0.00
3553 - Expense - Pool & Spa	0.00
<b>Total 3550 - Pool &amp; Spa</b>	<u>18,727.09</u>
<b>3555 - Pool Deck</b>	
3556 - Beg Balance - Pool Deck	2,109.00
3557 - Allocations - Pool Deck	0.00
<b>Total 3555 - Pool Deck</b>	<u>2,109.00</u>
<b>3560 - Electrical</b>	
3561 - Beg Bal - Electrical	69,875.53
3562 - Allocation - Electrical	0.00
3563 - Expense - Electrical	0.00
<b>Total 3560 - Electrical</b>	<u>69,875.53</u>
<b>3570 - Fire &amp; Safety</b>	
3571 - Beg Bal - Fire & Safety	75,779.01
3572 - Allocation - Fire & Safety	1,666.67
<b>Total 3570 - Fire &amp; Safety</b>	<u>77,445.68</u>
<b>3580 - Plumbing</b>	
3581 - Beg Bal - Plumbing	34,477.68
3582 - Allocation - Plumbing	413.50
<b>Total 3580 - Plumbing</b>	<u>34,891.18</u>
<b>3590 - Drainage</b>	
3591 - Beg Bal - Drainage	0.13
3592 - Allocation - Drainage	0.00
3593 - Expense - Drainage	0.00
<b>Total 3590 - Drainage</b>	<u>0.13</u>
<b>3890 - Reserve Interest</b>	
3891 - Beg. Bal. - Interest	10,562.21
3892 - Earned YTD - Interest	554.49
3893 - Transferred - Interest	0.00
<b>Total 3890 - Reserve Interest</b>	<u>11,116.70</u>
<b>Total 3500 - Reserve Fund</b>	<u>1,641,042.81</u>

**TOTAL** 1,641,042.81

**Vintage Grand Condominium Association  
Contingency Rebuilding Fund**

	<u>Jan 18</u>
<b>3410 - Contingency Rebuilding Fund</b>	
<b>3412 - Contingency Rebuilding Income</b>	2,166,538.67
<b>3413 - Rebuilding Expenses</b>	<u>(2,115,570.37)</u>
<b>Total 3410 - Contingency Rebuilding Fund</b>	<u>50,968.30</u>
 <b>TOTAL</b>	 <u><u>50,968.30</u></u>

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

	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
<b>5010 · Assessments</b>	106,832.55	106,851.16	(18.61)
<b>5025 · Carport Parking</b>	120.00	225.00	(105.00)
<b>5030 · Application Fees</b>	250.00	608.34	(358.34)
<b>5045 · Late Fee Income</b>	19.63	0.00	19.63
<b>5050 · Interest</b>	122.42	0.00	122.42
<b>Total Income</b>	<u>107,344.60</u>	<u>107,684.50</u>	<u>(339.90)</u>
<b>Gross Profit</b>	107,344.60	107,684.50	(339.90)
<b>Expense</b>			
<b>7000 · Disbursements</b>			
<b>7100 · Grounds</b>			
<b>7110 · Grounds Contract</b>			
7110a · EXT. Boneyard 1	0.00	1,666.66	(1,666.66)
7110 · Grounds Contract - Other	8,425.00	8,500.00	(75.00)
<b>Total 7110 · Grounds Contract</b>	<u>8,425.00</u>	<u>10,166.66</u>	<u>(1,741.66)</u>
7115 · Lawn & Ground Supplies	0.00	416.66	(416.66)
7120 · Additional Plantings	0.00	416.66	(416.66)
7150 · Irrigation Repairs & Maint	1,166.46	1,000.00	166.46
7155 · Misc Grounds Expense	42,365.00	3,333.34	39,031.66
7160 · Gasoline/Golf Carts	572.01	416.66	155.35
<b>Total 7100 · Grounds</b>	<u>52,528.47</u>	<u>15,749.98</u>	<u>36,778.49</u>
<b>7200 · Building Maintenance</b>			
7210 · Repairs & Maintenance	3,774.91	2,625.00	1,149.91
7215 · Security	256.80	0.00	256.80
7220 · Pest Control	1,000.00	2,000.00	(1,000.00)
7230 · Drywall Repairs	13,824.47	625.00	13,199.47
7235 · Locks & Keys	0.00	200.00	(200.00)
7240 · Roof Repairs	13,584.50	3,750.00	9,834.50
7245 · Small Tools & Equipment	0.00	216.66	(216.66)
7250 · HVAC R&M	54.55	166.66	(112.11)
7255 · Safety	9,312.85	866.66	8,446.19
7260 · Common Area Cleaning	260.00	200.00	60.00
7265 · Common Area Painting	0.00	83.34	(83.34)
7275 · Window Repairs	0.00	208.34	(208.34)
7280 · Gutter Repairs	0.00	100.00	(100.00)
7290 · Electric R&M	0.00	250.00	(250.00)
7295 · Plumbing R&M	135.00	266.66	(131.66)
<b>Total 7200 · Building Maintenance</b>	<u>42,203.08</u>	<u>11,558.32</u>	<u>30,644.76</u>

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

	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>7300 - Rec Facilities Rep &amp; Maint</b>			
7310 - Tennis & Basketball Courts	0.00	83.34	(83.34)
7315 - Rec Facilities Misc Exp	0.00	250.00	(250.00)
7325 - Pool Supplies	0.00	83.34	(83.34)
7330 - Pool R&M	2,316.30	1,666.66	649.64
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)
<b>Total 7300 - Rec Facilities Rep &amp; Maint</b>	<u>2,316.30</u>	<u>2,583.34</u>	<u>(267.04)</u>
<b>7400 - Master Association Fees</b>			
7410 - Master Assoc Fees	4,328.08	4,793.34	(465.26)
<b>Total 7400 - Master Association Fees</b>	<u>4,328.08</u>	<u>4,793.34</u>	<u>(465.26)</u>
<b>7500 - Utilities</b>			
7510 - Water/Sewer	24,103.27	23,083.34	1,019.93
7515 - Water Reimbursement	(17,058.45)	(17,500.00)	441.55
7520 - Electric	2,583.81	2,875.00	(291.19)
7530 - Gas	376.66	333.34	43.32
7540 - Trash Removal	598.85	600.00	(1.15)
7555 - Office Internet	210.85	229.16	(18.31)
7560 - Cable TV - Fitness Room	28.20	41.66	(13.46)
<b>Total 7500 - Utilities</b>	<u>10,843.19</u>	<u>9,662.50</u>	<u>1,180.69</u>
<b>7700 - Payroll</b>			
7711 - Payroll	27,730.48	24,583.34	3,147.14
7725 - Outside Help	2,284.80	1,000.00	1,284.80
7745 - Uniforms	0.00	75.00	(75.00)
<b>Total 7700 - Payroll</b>	<u>30,015.28</u>	<u>25,658.34</u>	<u>4,356.94</u>
<b>7800 - Administration</b>			
7810 - Insurance - Property	20,716.35	20,833.34	(116.99)
7815 - Background Check	104.00	166.66	(62.66)
7820 - Legal			
7820a - Legal Association	2,100.00	1,958.34	141.66
7820b - Legal Coll/Forclosur	2,324.37	750.00	1,574.37
7820c - Legal Rental Suit	0.00	1,250.00	(1,250.00)
7820d - Legal Law Suit	860.50	3,333.34	(2,472.84)
<b>Total 7820 - Legal</b>	<u>5,284.87</u>	<u>7,291.68</u>	<u>(2,006.81)</u>
7825 - Accounting Services	0.00	416.66	(416.66)
7827 - Professional Services	2,208.82	625.00	1,583.82

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

	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
7830 · License/Filing Fees	1,884.96	133.34	1,751.62
7835 · Membership Dues	69.95	83.34	(13.39)
7870 · Management Fee	4,212.00	4,212.00	0.00
7875 · Telephone	488.08	458.34	29.74
7877 · Answering Service	65.00	66.66	(1.66)
7880 · Office Supplies	902.28	583.34	318.94
7881 · Postage, etc.	1,387.46	375.00	1,012.46
7882 · Printing & Reproduction	603.82	41.66	562.16
7883 · Office Equipment Rental	430.21	133.34	296.87
7885 · Bank Service Charge	0.00	75.00	(75.00)
7896 · Misc Admin Expenses	0.00	100.00	(100.00)
7897 · Bad Debt	0.00	2,083.34	(2,083.34)
<b>Total 7800 · Administration</b>	<u>38,357.80</u>	<u>37,678.70</u>	<u>679.10</u>
<b>Total 7000 · Disbursements</b>	<u>180,592.20</u>	<u>107,684.52</u>	<u>72,907.68</u>
<b>Total Expense</b>	<u>180,592.20</u>	<u>107,684.52</u>	<u>72,907.68</u>
<b>Net Income</b>	<u><u>(73,247.60)</u></u>	<u><u>(0.02)</u></u>	<u><u>(73,247.58)</u></u>

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

	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Income</b>							
<b>5010 · Assessments</b>	106,832.55	106,851.16	(18.61)	106,832.55	106,851.16	(18.61)	1,282,214.00
<b>5025 · Carport Parking</b>	120.00	225.00	(105.00)	120.00	225.00	(105.00)	2,700.00
<b>5030 · Application Fees</b>	250.00	608.34	(358.34)	250.00	608.34	(358.34)	7,300.00
<b>5045 · Late Fee Income</b>	19.63	0.00	19.63	19.63	0.00	19.63	0.00
<b>5050 · Interest</b>	122.42	0.00	122.42	122.42	0.00	122.42	0.00
<b>Total Income</b>	<u>107,344.60</u>	<u>107,684.50</u>	<u>(339.90)</u>	<u>107,344.60</u>	<u>107,684.50</u>	<u>(339.90)</u>	<u>1,292,214.00</u>
<b>Gross Profit</b>	107,344.60	107,684.50	(339.90)	107,344.60	107,684.50	(339.90)	1,292,214.00
<b>Expense</b>							
<b>7000 · Disbursements</b>							
<b>7100 · Grounds</b>							
<b>7110 · Grounds Contract</b>							
<b>7110a · EXT. Boneyard 1</b>	0.00	1,666.66	(1,666.66)	0.00	1,666.66	(1,666.66)	20,000.00
<b>7110 · Grounds Contract - Other</b>	8,425.00	8,500.00	(75.00)	8,425.00	8,500.00	(75.00)	102,000.00
<b>Total 7110 · Grounds Contract</b>	<u>8,425.00</u>	<u>10,166.66</u>	<u>(1,741.66)</u>	<u>8,425.00</u>	<u>10,166.66</u>	<u>(1,741.66)</u>	<u>122,000.00</u>
<b>7115 · Lawn &amp; Ground Supplies</b>	0.00	416.66	(416.66)	0.00	416.66	(416.66)	5,000.00
<b>7120 · Additional Plantings</b>	0.00	416.66	(416.66)	0.00	416.66	(416.66)	5,000.00
<b>7150 · Irrigation Repairs &amp; Maint</b>	1,166.46	1,000.00	166.46	1,166.46	1,000.00	166.46	12,000.00
<b>7155 · Misc Grounds Expense</b>	42,365.00	3,333.34	39,031.66	42,365.00	3,333.34	39,031.66	40,000.00
<b>7160 · Gasoline/Golf Carts</b>	572.01	416.66	155.35	572.01	416.66	155.35	5,000.00
<b>Total 7100 · Grounds</b>	<u>52,528.47</u>	<u>15,749.98</u>	<u>36,778.49</u>	<u>52,528.47</u>	<u>15,749.98</u>	<u>36,778.49</u>	<u>189,000.00</u>
<b>7200 · Building Maintenance</b>							
<b>7210 · Repairs &amp; Maintenance</b>	3,774.91	2,625.00	1,149.91	3,774.91	2,625.00	1,149.91	31,500.00
<b>7215 · Security</b>	256.80	0.00	256.80	256.80	0.00	256.80	0.00
<b>7220 · Pest Control</b>	1,000.00	2,000.00	(1,000.00)	1,000.00	2,000.00	(1,000.00)	24,000.00
<b>7230 · Drywall Repairs</b>	13,824.47	625.00	13,199.47	13,824.47	625.00	13,199.47	7,500.00
<b>7235 · Locks &amp; Keys</b>	0.00	200.00	(200.00)	0.00	200.00	(200.00)	2,400.00
<b>7240 · Roof Repairs</b>	13,584.50	3,750.00	9,834.50	13,584.50	3,750.00	9,834.50	45,000.00
<b>7245 · Small Tools &amp; Equipment</b>	0.00	216.66	(216.66)	0.00	216.66	(216.66)	2,600.00
<b>7250 · HVAC R &amp; M</b>	54.55	166.66	(112.11)	54.55	166.66	(112.11)	2,000.00
<b>7255 · Safety</b>	9,312.85	866.66	8,446.19	9,312.85	866.66	8,446.19	10,400.00
<b>7260 · Common Area Cleaning</b>	260.00	200.00	60.00	260.00	200.00	60.00	2,400.00
<b>7265 · Common Area Painting</b>	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
<b>7275 · Window Repairs</b>	0.00	208.34	(208.34)	0.00	208.34	(208.34)	2,500.00
<b>7280 · Gutter Repairs</b>	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00

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

	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>7290 · Electric R&amp;M</b>	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
<b>7295 · Plumbing R&amp;M</b>	135.00	266.66	(131.66)	135.00	266.66	(131.66)	3,200.00
<b>Total 7200 · Building Maintenance</b>	<u>42,203.08</u>	<u>11,558.32</u>	<u>30,644.76</u>	<u>42,203.08</u>	<u>11,558.32</u>	<u>30,644.76</u>	<u>138,700.00</u>
<b>7300 · Rec Facilities Rep &amp; Maint</b>							
<b>7310 · Tennis &amp; Basketball Courts</b>	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
<b>7315 · Rec Facilities Misc Exp</b>	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
<b>7325 · Pool Supplies</b>	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
<b>7330 · Pool R&amp;M</b>	2,316.30	1,666.66	649.64	2,316.30	1,666.66	649.64	20,000.00
<b>7340 · Exercise Room R&amp;M</b>	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
<b>7345 · TV Room/Fitness Room Furniture</b>	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
<b>7350 · Pool Fence Repairs</b>	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
<b>Total 7300 · Rec Facilities Rep &amp; Maint</b>	<u>2,316.30</u>	<u>2,583.34</u>	<u>(267.04)</u>	<u>2,316.30</u>	<u>2,583.34</u>	<u>(267.04)</u>	<u>31,000.00</u>
<b>7400 · Master Association Fees</b>							
<b>7410 · Master Assoc Fees</b>	4,328.08	4,793.34	(465.26)	4,328.08	4,793.34	(465.26)	57,520.00
<b>Total 7400 · Master Association Fees</b>	<u>4,328.08</u>	<u>4,793.34</u>	<u>(465.26)</u>	<u>4,328.08</u>	<u>4,793.34</u>	<u>(465.26)</u>	<u>57,520.00</u>
<b>7500 · Utilities</b>							
<b>7510 · Water/Sewer</b>	24,103.27	23,083.34	1,019.93	24,103.27	23,083.34	1,019.93	277,000.00
<b>7515 · Water Reimbursement</b>	(17,058.45)	(17,500.00)	441.55	(17,058.45)	(17,500.00)	441.55	(210,000.00)
<b>7520 · Electric</b>	2,583.81	2,875.00	(291.19)	2,583.81	2,875.00	(291.19)	34,500.00
<b>7530 · Gas</b>	376.66	333.34	43.32	376.66	333.34	43.32	4,000.00
<b>7540 · Trash Removal</b>	598.85	600.00	(1.15)	598.85	600.00	(1.15)	7,200.00
<b>7555 · Office Internet</b>	210.85	229.16	(18.31)	210.85	229.16	(18.31)	2,750.00
<b>7560 · Cable TV - Fitness Room</b>	28.20	41.66	(13.46)	28.20	41.66	(13.46)	500.00
<b>Total 7500 · Utilities</b>	<u>10,843.19</u>	<u>9,662.50</u>	<u>1,180.69</u>	<u>10,843.19</u>	<u>9,662.50</u>	<u>1,180.69</u>	<u>115,950.00</u>
<b>7700 · Payroll</b>							
<b>7711 · Payroll</b>	27,730.48	24,583.34	3,147.14	27,730.48	24,583.34	3,147.14	295,000.00
<b>7725 · Outside Help</b>	2,284.80	1,000.00	1,284.80	2,284.80	1,000.00	1,284.80	12,000.00
<b>7745 · Uniforms</b>	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00
<b>Total 7700 · Payroll</b>	<u>30,015.28</u>	<u>25,658.34</u>	<u>4,356.94</u>	<u>30,015.28</u>	<u>25,658.34</u>	<u>4,356.94</u>	<u>307,900.00</u>
<b>7800 · Administration</b>							
<b>7810 · Insurance - Property</b>	20,716.35	20,833.34	(116.99)	20,716.35	20,833.34	(116.99)	250,000.00
<b>7815 · Background Check</b>	104.00	166.66	(62.66)	104.00	166.66	(62.66)	2,000.00
<b>7820 · Legal</b>							
<b>7820a · Legal Association</b>	2,100.00	1,958.34	141.66	2,100.00	1,958.34	141.66	23,500.00

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

	<b>Jan 18</b>	<b>Budget</b>	<b>\$ Over Budget</b>	<b>Jan 18</b>	<b>YTD Budget</b>	<b>\$ Over Budget</b>	<b>Annual Budget</b>
7820b · Legal Coll/Forclosur	2,324.37	750.00	1,574.37	2,324.37	750.00	1,574.37	9,000.00
7820c · Legal Rental Suit	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00
7820d · Legal Law Suit	860.50	3,333.34	(2,472.84)	860.50	3,333.34	(2,472.84)	40,000.00
<b>Total 7820 · Legal</b>	<b>5,284.87</b>	<b>7,291.68</b>	<b>(2,006.81)</b>	<b>5,284.87</b>	<b>7,291.68</b>	<b>(2,006.81)</b>	<b>87,500.00</b>
<b>7825 · Accounting Services</b>	0.00	416.66	(416.66)	0.00	416.66	(416.66)	5,000.00
<b>7827 · Professional Services</b>	2,208.82	625.00	1,583.82	2,208.82	625.00	1,583.82	7,500.00
<b>7830 · License/Filing Fees</b>	1,884.96	133.34	1,751.62	1,884.96	133.34	1,751.62	1,600.00
<b>7835 · Membership Dues</b>	69.95	83.34	(13.39)	69.95	83.34	(13.39)	1,000.00
<b>7870 · Management Fee</b>	4,212.00	4,212.00	0.00	4,212.00	4,212.00	0.00	50,544.00
<b>7875 · Telephone</b>	488.08	458.34	29.74	488.08	458.34	29.74	5,500.00
<b>7877 · Answering Service</b>	65.00	66.66	(1.66)	65.00	66.66	(1.66)	800.00
<b>7880 · Office Supplies</b>	902.28	583.34	318.94	902.28	583.34	318.94	7,000.00
<b>7881 · Postage, etc.</b>	1,387.46	375.00	1,012.46	1,387.46	375.00	1,012.46	4,500.00
<b>7882 · Printing &amp; Reproduction</b>	603.82	41.66	562.16	603.82	41.66	562.16	500.00
<b>7883 · Office Equipment Rental</b>	430.21	133.34	296.87	430.21	133.34	296.87	1,600.00
<b>7885 · Bank Service Charge</b>	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00
<b>7896 · Misc Admin Expenses</b>	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
<b>7897 · Bad Debt</b>	0.00	2,083.34	(2,083.34)	0.00	2,083.34	(2,083.34)	25,000.00
<b>Total 7800 · Administration</b>	<b>38,357.80</b>	<b>37,678.70</b>	<b>679.10</b>	<b>38,357.80</b>	<b>37,678.70</b>	<b>679.10</b>	<b>452,144.00</b>
<b>Total 7000 · Disbursements</b>	<b>180,592.20</b>	<b>107,684.52</b>	<b>72,907.68</b>	<b>180,592.20</b>	<b>107,684.52</b>	<b>72,907.68</b>	<b>1,292,214.00</b>
<b>Total Expense</b>	<b>180,592.20</b>	<b>107,684.52</b>	<b>72,907.68</b>	<b>180,592.20</b>	<b>107,684.52</b>	<b>72,907.68</b>	<b>1,292,214.00</b>
<b>Net Income</b>	<b>(73,247.60)</b>	<b>(0.02)</b>	<b>(73,247.58)</b>	<b>(73,247.60)</b>	<b>(0.02)</b>	<b>(73,247.58)</b>	<b>0.00</b>

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

	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
5010 · Assessments	106,832.55	106,851.16	(18.61)
5025 · Carport Parking	120.00	225.00	(105.00)
5030 · Application Fees	250.00	608.34	(358.34)
5045 · Late Fee Income	19.63	0.00	19.63
5050 · Interest	122.42	0.00	122.42
<b>Total Income</b>	<u>107,344.60</u>	<u>107,684.50</u>	<u>(339.90)</u>
<b>Gross Profit</b>	107,344.60	107,684.50	(339.90)
<b>Expense</b>			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract			
7110a · EXT. Boneyard 1	0.00	1,666.66	(1,666.66)
7110 · Grounds Contract - Other	8,425.00	8,500.00	(75.00)
<b>Total 7110 · Grounds Contract</b>	<u>8,425.00</u>	<u>10,166.66</u>	<u>(1,741.66)</u>
7115 · Lawn & Ground Supplies	0.00	416.66	(416.66)
7120 · Additional Plantings	0.00	416.66	(416.66)
7150 · Irrigation Repairs & Maint	1,166.46	1,000.00	166.46
7155 · Misc Grounds Expense	42,365.00	3,333.34	39,031.66
7160 · Gasoline/Golf Carts	572.01	416.66	155.35
<b>Total 7100 · Grounds</b>	<u>52,528.47</u>	<u>15,749.98</u>	<u>36,778.49</u>
7200 · Building Maintenance			
7210 · Repairs & Maintenance	3,774.91	2,625.00	1,149.91
7215 · Security	256.80	0.00	256.80
7220 · Pest Control	1,000.00	2,000.00	(1,000.00)
7230 · Drywall Repairs	13,824.47	625.00	13,199.47
7235 · Locks & Keys	0.00	200.00	(200.00)
7240 · Roof Repairs	13,584.50	3,750.00	9,834.50
7245 · Small Tools & Equipment	0.00	216.66	(216.66)
7250 · HVAC R& M	54.55	166.66	(112.11)
7255 · Safety	9,312.85	866.66	8,446.19
7260 · Common Area Cleaning	260.00	200.00	60.00
7265 · Common Area Painting	0.00	83.34	(83.34)
7275 · Window Repairs	0.00	208.34	(208.34)
7280 · Gutter Repairs	0.00	100.00	(100.00)
7290 · Electric R&M	0.00	250.00	(250.00)
7295 · Plumbing R&M	135.00	266.66	(131.66)
<b>Total 7200 · Building Maintenance</b>	<u>42,203.08</u>	<u>11,558.32</u>	<u>30,644.76</u>
7300 · Rec Facilities Rep & Maint			
7310 · Tennis & Basketball Courts	0.00	83.34	(83.34)
7315 · Rec Facilities Misc Exp	0.00	250.00	(250.00)
7325 · Pool Supplies	0.00	83.34	(83.34)
7330 · Pool R&M	2,316.30	1,666.66	649.64
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)

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

	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Total 7300 - Rec Facilities Rep &amp; Maint</b>	2,316.30	2,583.34	(267.04)
<b>7400 - Master Association Fees</b>			
<b>7410 - Master Assoc Fees</b>	4,328.08	4,793.34	(465.26)
<b>Total 7400 - Master Association Fees</b>	4,328.08	4,793.34	(465.26)
<b>7500 - Utilities</b>			
<b>7510 - Water/Sewer</b>	24,103.27	23,083.34	1,019.93
<b>7515 - Water Reimbursement</b>	(17,058.45)	(17,500.00)	441.55
<b>7520 - Electric</b>	2,583.81	2,875.00	(291.19)
<b>7530 - Gas</b>	376.66	333.34	43.32
<b>7540 - Trash Removal</b>	598.85	600.00	(1.15)
<b>7555 - Office Internet</b>	210.85	229.16	(18.31)
<b>7560 - Cable TV - Fitness Room</b>	28.20	41.66	(13.46)
<b>Total 7500 - Utilities</b>	10,843.19	9,662.50	1,180.69
<b>7700 - Payroll</b>			
<b>7711 - Payroll</b>	27,730.48	24,583.34	3,147.14
<b>7725 - Outside Help</b>	2,284.80	1,000.00	1,284.80
<b>7745 - Uniforms</b>	0.00	75.00	(75.00)
<b>Total 7700 - Payroll</b>	30,015.28	25,658.34	4,356.94
<b>7800 - Administration</b>			
<b>7810 - Insurance - Property</b>	20,716.35	20,833.34	(116.99)
<b>7815 - Background Check</b>	104.00	166.66	(62.66)
<b>7820 - Legal</b>			
<b>7820a - Legal Association</b>	2,100.00	1,958.34	141.66
<b>7820b - Legal Coll/Forclosur</b>	2,324.37	750.00	1,574.37
<b>7820c - Legal Rental Suit</b>	0.00	1,250.00	(1,250.00)
<b>7820d - Legal Law Suit</b>	860.50	3,333.34	(2,472.84)
<b>Total 7820 - Legal</b>	5,284.87	7,291.68	(2,006.81)
<b>7825 - Accounting Services</b>	0.00	416.66	(416.66)
<b>7827 - Professional Services</b>	2,208.82	625.00	1,583.82
<b>7830 - License/Filing Fees</b>	1,884.96	133.34	1,751.62
<b>7835 - Membership Dues</b>	69.95	83.34	(13.39)
<b>7870 - Management Fee</b>	4,212.00	4,212.00	0.00

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

	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
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<b>Total Expense</b>	<u>180,592.20</u>	<u>107,684.52</u>	<u>72,907.68</u>
<b>Net Income</b>	<u><u>(73,247.60)</u></u>	<u><u>(0.02)</u></u>	<u><u>(73,247.58)</u></u>