

Vintage Grand Condominium Association

Balance Sheet As of 09/30/18

Account Description	Operating	Reserves	Other	Totals
ASSETS				
Checking -Centennial Bank 9203	51,119.32			51,119.32
MM - Centennial Bank 9211		100,068.09		100,068.09
MM - Centennial Bank 0300	704,219.80			704,219.80
MM - Centennial Bank 1100		1,298,550.02		1,298,550.02
CD-Centennial Bk-CDARS 6/13/19		201,196.75		201,196.75
CD-Centennial Bk-CDAR 12/13/18		201,196.74		201,196.74
Petty Cash	1,994.68			1,994.68
Interfund Transfer	(599,764.72)	(84,774.64)	684,539.36	.00
Accounts Receivable-Owners	110,264.26			110,264.26
Allowance For Bad Debt	(26,797.88)			(26,797.88)
AR - Water Reimbursement	34,312.00			34,312.00
Utility Deposits	12,269.46			12,269.46
Prepaid Insurance	16,280.04			16,280.04
Prepaid Master Fees	12,984.25			12,984.25
TOTAL ASSETS	316,881.21	1,716,236.96	684,539.36	2,717,657.53
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Prepaid Assessments	134,217.48			134,217.48
Subtotal Current Liability	134,217.48	.00	.00	134,217.48
REBUILDING FUND & RESERVES:				
Reserves		1,716,236.96		1,716,236.96
Contingency Rebuilding Fund			464,364.78	464,364.78
Accrued Construction Retainage			220,174.58	220,174.58
Subtotal Rebuilding Fund & Res	.00	1,716,236.96	684,539.36	2,400,776.32
EQUITY:				
Fund Balance	198,776.68			198,776.68
Current Year Net Income/(Loss)	(16,112.95)	.00	.00	(16,112.95)
Subtotal Equity	182,663.73	.00	.00	182,663.73
TOTAL LIABILITIES & EQUITY	316,881.21	1,716,236.96	684,539.36	2,717,657.53

Vintage Grand Condominium Association

Income/Expense Statement Period: 09/01/18 to 09/30/18

Actual	Current Period		Account	Description	Year-To-Date			Yearly Budget
	Budget	Variance			Actual	Budget	Variance	

INCOME:

106,832.55	106,851.16	(18.61)	05010	Maintenance Assessments	961,492.95	961,660.44	(167.49)	1,282,214.00
1,200.00	608.33	591.67	05030	Fees Income	8,500.00	5,474.97	3,025.03	7,300.00
7,606.28	.00	7,606.28	05040	Other/Misc & Late Fee Income	11,901.32	.00	11,901.32	.00
626.79	.00	626.79	05050	Interest Income	2,480.87	.00	2,480.87	.00
.00	.00	.00	05051	Interest Income-Owners	1,473.42	.00	1,473.42	.00
.00	.00	.00	05080	Gate Openers/Key Cards	50.00	.00	50.00	.00
343.00	.00	343.00	05095	Fines	5,259.00	.00	5,259.00	.00
75.00	.00	75.00	05096	Keys & Locks	525.00	.00	525.00	.00
480.00	225.00	255.00	05100	Parking	3,030.00	2,025.00	1,005.00	2,700.00
<u>117,163.62</u>	<u>107,684.49</u>	<u>9,479.13</u>		Subtotal Income	<u>994,712.56</u>	<u>969,160.41</u>	<u>25,552.15</u>	<u>1,292,214.00</u>

EXPENSES:

BUILDING MAINTENANCE:

1,280.00	2,000.00	720.00	07210	Pest Control	11,791.79	18,000.00	6,208.21	24,000.00
5,559.49	625.00	(4,934.49)	07305	Dry Wall Maintenance	54,256.35	5,625.00	(48,631.35)	7,500.00
.00	200.00	200.00	07345	Locks and Keys	508.86	1,800.00	1,291.14	2,400.00
3,727.07	2,625.00	(1,102.07)	07350	Bldg Mntc:Repl, SVC & Repair	44,344.27	23,625.00	(20,719.27)	31,500.00
599.00	216.67	(382.33)	07355	Misc Equipment Main:Small To	814.53	1,950.03	1,135.50	2,600.00
.00	250.00	250.00	07360	Electical Repairs	3,637.43	2,250.00	(1,387.43)	3,000.00
.00	166.67	166.67	07370	A/C & Heating Supplies-HVAC	7,347.87	1,500.03	(5,847.84)	2,000.00
791.50	266.67	(524.83)	07385	Plumbing Repairs.	7,508.81	2,400.03	(5,108.78)	3,200.00
.00	.00	.00	07391	Smoke Detectors	930.65	.00	(930.65)	.00
3,319.10	3,750.00	430.90	07395	Roof Repairs	37,887.60	33,750.00	(4,137.60)	45,000.00
.00	208.33	208.33	07396	Window Repairs	442.50	1,874.97	1,432.47	2,500.00
.00	100.00	100.00	07397	Gutter Repairs	1,773.60	900.00	(873.60)	1,200.00
4,339.92	866.67	(3,473.25)	07425	Safety	29,062.95	7,800.03	(21,262.92)	10,400.00
.00	.00	.00	07430	Security	5,377.92	.00	(5,377.92)	.00
<u>19,616.08</u>	<u>11,275.01</u>	<u>(8,341.07)</u>		Subtotal Maintenance Expense	<u>205,685.13</u>	<u>101,475.09</u>	<u>(104,210.04)</u>	<u>135,300.00</u>

GROUNDS MAINTENANCE:

696.85	416.67	(280.18)	07230	Lawn & Ground Supplies	1,825.32	3,750.03	1,924.71	5,000.00
.00	416.67	416.67	07235	Additional Plantings	.00	3,750.03	3,750.03	5,000.00
9,125.00	8,500.00	(625.00)	07240	Landscaping Maintenance	76,525.00	76,500.00	(25.00)	102,000.00
.00	1,666.67	1,666.67	07245	Ext. Boneyard 1	.00	15,000.03	15,000.03	20,000.00
2,763.85	3,333.33	569.48	07250	Grounds Expense-Other	62,004.72	29,999.97	(32,004.75)	40,000.00
267.50	416.67	149.17	07275	Gasoline/Golf Carts	1,507.54	3,750.03	2,242.49	5,000.00
2,740.99	1,000.00	(1,740.99)	07290	Irrigation Repairs	12,354.61	9,000.00	(3,354.61)	12,000.00
<u>15,594.19</u>	<u>15,750.01</u>	<u>155.82</u>		Subtotal Grounds Maintenance	<u>154,217.19</u>	<u>141,750.09</u>	<u>(12,467.10)</u>	<u>189,000.00</u>

COMMON AREAS:

Vintage Grand Condominium Association

Income/Expense Statement Period: 09/01/18 to 09/30/18

Current Period					Year-To-Date			Yearly	
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget	
1,150.00	1,666.67	516.67	07320	Pool & Spa Maintenance	19,444.58	15,000.03	(4,444.55)	20,000.00	
175.50	125.00	(50.50)	07325	Pool Fence Repairs & Mainten	694.45	1,125.00	430.55	1,500.00	
.00	83.33	83.33	07330	Pool Supplies & Repairs	.00	749.97	749.97	1,000.00	
251.83	333.33	81.50	07340	Pool Fuel	3,570.63	2,999.97	(570.66)	4,000.00	
.00	200.00	200.00	07560	Common Area - Cleaning	2,050.00	1,800.00	(250.00)	2,400.00	
.00	83.33	83.33	07565	Common Area - Painting	788.00	749.97	(38.03)	1,000.00	
.00	83.33	83.33	07585	Tennis Court Maintenance	103.15	749.97	646.82	1,000.00	
164.75	125.00	(39.75)	07586	Exercise Room Repairs & Main	434.75	1,125.00	690.25	1,500.00	
.00	250.00	250.00	07587	TV Room Fitness Furniture	135.00	2,250.00	2,115.00	3,000.00	
.00	250.00	250.00	07595	Rec Fac Misc Exp	.00	2,250.00	2,250.00	3,000.00	
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1,742.08	3,199.99	1,457.91		Subtotal Common Areas:	27,220.56	28,799.91	1,579.35	38,400.00	
UTILITIES:									
21,212.97	23,083.33	1,870.36	07010	Water & Sewer	195,348.22	207,749.97	12,401.75	277,000.00	
(16,268.93)	(17,500.00)	(1,231.07)	07015	Water Recovery	(154,865.04)	(157,500.00)	(2,634.96)	(210,000.00)	
.00	600.00	600.00	07040	Trash	4,303.70	5,400.00	1,096.30	7,200.00	
2,162.86	2,875.00	712.14	07050	Electricity	20,306.25	25,875.00	5,568.75	34,500.00	
28.20	41.67	13.47	07070	Cable	248.33	375.03	126.70	500.00	
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7,135.10	9,100.00	1,964.90		Subtotal Utilities Expenses:	65,341.46	81,900.00	16,558.54	109,200.00	
ADMINISTRATIVE:									
20,207.46	20,833.33	625.87	07150	Insurance	181,485.21	187,499.97	6,014.76	250,000.00	
17,874.71	24,583.33	6,708.62	07420	Staffing/Personnel	176,398.47	221,249.97	44,851.50	295,000.00	
.00	1,000.00	1,000.00	07440	Contract Labor - Outside Hel	3,427.20	9,000.00	5,572.80	12,000.00	
.00	.00	.00	07450	Payroll Taxes & Insurance	1,773.22	.00	(1,773.22)	.00	
.00	75.00	75.00	07455	Uniforms	336.95	675.00	338.05	900.00	
1,800.00	1,958.33	158.33	07460	Legal Association	18,341.25	17,624.97	(716.28)	23,500.00	
735.00	750.00	15.00	07465	Legal Collection & Foreclosu	8,899.14	6,750.00	(2,149.14)	9,000.00	
.00	1,250.00	1,250.00	07466	Legal Rental Suit	22,674.07	11,250.00	(11,424.07)	15,000.00	
3,227.50	3,333.33	105.83	07467	Legal Law Suit	16,039.25	29,999.97	13,960.72	40,000.00	
.00	416.67	416.67	07470	CPA Services	.00	3,750.03	3,750.03	5,000.00	
.00	625.00	625.00	07475	Professional Services	2,336.32	5,625.00	3,288.68	7,500.00	
4,212.00	4,212.00	.00	07480	Management Fees	37,908.00	37,908.00	.00	50,544.00	
.00	1,000.00	1,000.00	07490	Postage & Printing	8,900.94	9,000.00	99.06	12,000.00	
29.25	75.00	45.75	07495	Bank Fees/ Coupons Books	114.45	675.00	560.55	900.00	
1,040.46	100.00	(940.46)	07496	MISC Admin Expenses	5,027.23	900.00	(4,127.23)	1,200.00	
160.00	166.67	6.67	07497	Background Check	936.00	1,500.03	564.03	2,000.00	
69.95	83.33	13.38	07498	Membership Dues	805.56	749.97	(55.59)	1,000.00	
65.00	66.67	1.67	07499	Answering Service	585.00	600.03	15.03	800.00	
.00	133.33	133.33	07500	Licenses/Fees/Dues	2,959.96	1,199.97	(1,759.99)	1,600.00	
374.63	458.33	83.70	07530	Telephone	3,655.22	4,124.97	469.75	5,500.00	
2,083.34	2,083.33	(.01)	07590	Bad Debt	18,749.98	18,749.97	(.01)	25,000.00	
210.85	229.17	18.32	07600	Office Equipment/Internet	1,965.56	2,062.53	96.97	2,750.00	

Vintage Grand Condominium Association

Income/Expense Statement Period: 09/01/18 to 09/30/18

Current Period			Year-To-Date			Yearly		
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
301.10	133.33	(167.77)	07601	Office Equipment Rental	2,130.18	1,199.97	(930.21)	1,600.00
4,328.09	4,793.33	465.24	07990	Master Association Fees	42,912.01	43,139.97	227.96	57,520.00
56,719.34	68,359.48	11,640.14		Subtotal Administrative:	558,361.17	615,235.32	56,874.15	820,314.00
100,806.79	107,684.49	6,877.70		Total Expenses	1,010,825.51	969,160.41	(41,665.10)	1,292,214.00
16,356.83	.00	16,356.83		Current Yr Net Income/(Loss)	(16,112.95)	.00	(16,112.95)	.00

Vintage Grand Condominium Association

Statement of Reserves As of 09/30/18

	BEGINNING OF YEAR	YTD NET INCR/(DECR)	AVAILABLE BALANCE
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Statement of Reserves

Roof Replacement			
3631	BegBal - Roof Replacement	0.00	1,039,714.55
3632	Alloc - Roof Replacement	0.00	131,249.97
	Subt Roof Replacement	0.00	1,170,964.52
 Exterior Paint			
3640	Expense - Painting Exterior	0.00	(32,000.00)
3641	BegBal - Painting Exterior	0.00	290,947.50
3642	Alloc - Painting Exterior	0.00	18,749.97
	Subtotal Exterior Paint	0.00	277,697.47
 Pavement Resurfacing			
3651	BegBal - Road Resurfacing	0.00	75,544.84
3652	Alloc - Road Resurfacing	0.00	3,750.03
	Subtotal Pavement Resurfacing	0.00	79,294.87
 HVAC			
3681	BegBal - A/C Equipment	0.00	3,587.28
	Subtotal HVAC	0.00	3,587.28
 Pool & Spa			
3615	Expense - Pool & Spa Equipment	0.00	(3,850.91)
3616	BegBal - Pool & Spa Equipment	0.00	18,727.09
	Subtotal Pool & Spa	0.00	14,876.18
 Pool Deck			
3626	BegBal - Pool Deck	0.00	2,109.00
	Subtotal Pool Deck	0.00	2,109.00
 Electrical			
3671	BegBal - Electrical	0.00	69,875.53
	Subtotal Electrical	0.00	69,875.53
 Fire & Safety			

Vintage Grand Condominium Association

Statement of Reserves

As of 09/30/18

		BEGINNING OF YEAR	YTD NET INCR/(DECR)	AVAILABLE BALANCE
3785	Exp - Fire & Safety Systems	0.00	(19,019.87)	(19,019.87)
3786	BegBal - Fire & Safety Systems	0.00	75,779.01	75,779.01
3787	Alloc - Fire & Safety Systems	0.00	15,000.03	15,000.03
	Subtotal Fire & Safety	0.00	71,759.17	71,759.17
	Plumbing			
3766	BegBal - Plumbing	0.00	34,477.68	34,477.68
3767	Alloc - Plumbing	0.00	3,721.50	3,721.50
	Subtotal Plumbing	0.00	38,199.18	38,199.18
	Drainage			
3775	Expense - Drainage	0.00	(29,903.86)	(29,903.86)
3776	BegBal - Drainage	0.00	0.13	0.13
	Subtotal Drainage	0.00	(29,903.73)	(29,903.73)
	Reserve Interest			
3606	BegBal - Reserve Interest	0.00	10,562.21	10,562.21
3607	Current Year Reserve Interest	0.00	7,215.28	7,215.28
	Subtotal Reserve Interest:	0.00	17,777.49	17,777.49
	TOTAL RESERVES	0.00	1,716,236.96	1,716,236.96

Vintage Grand Condominium Association

Balance Sheet
As of 09/30/18

STATEMENT OF CONTINGENCY REBUILDING FUND

CONTINGENCY REBUILDING FUND

3412	Contingency Rebuilding Income	\$ 3,499,872.03
3413	Rebuilding Expenses	(2,596,526.51)
3414	Elias Brothers	(234,810.53)
3415	Delta Engineering	(64,037.82)
3416	Lights	(1,604.26)
3417	Safety	(1,620.43)
3418	Landscaping	(5,800.00)
3419	Gutter/Downspouts	(18,473.20)
3420	Miscellaneous	(20,615.50)
3421	R.L. James	(92,019.00)
	Sub Total: Contingency Rebuild	\$ 464,364.78
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3430	Accrued Construction Retainage	\$ 220,174.58
	TOTAL CONTINGENCY REBUILD FUND	\$ 684,539.36
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