

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
November 2018**

**Unaudited
Financial Statement**

**Prepared by
Progressive Community Management
Sarasota, Florida**

Vintage Grand Condominium Association

Balance Sheet
As of 11/30/18

Account Description	Operating	Reserves	Other	Totals
ASSETS				
Checking -Centennial Bank 9203	122,141.55			122,141.55
MM - Centennial Bank 9211		100,102.74		100,102.74
MM - Centennial Bank 0300	662,852.37			662,852.37
MM - Centennial Bank 1100		1,254,704.38		1,254,704.38
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	1,619.73			1,619.73
Interfund Transfer	(612,502.38)	(11,146.75)	623,649.13	.00
Accounts Receivable-Owners	135,912.38			135,912.38
Allowance For Bad Debt	(30,964.56)			(30,964.56)
AR - Water Reimbursement	15,238.62			15,238.62
Utility Deposits	12,269.46			12,269.46
Prepaid Insurance	10,808.01			10,808.01
Prepaid Expenses	3,697.51			3,697.51
Prepaid Master Fees	4,328.08			4,328.08
TOTAL ASSETS	325,400.77	1,746,053.86	623,649.13	2,695,103.76
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Prepaid Assessments	155,776.34			155,776.34
Subtotal Current Liability	155,776.34	.00	.00	155,776.34
REBUILDING FUND & RESERVES:				
Reserves		1,746,053.86		1,746,053.86
Contingency Rebuilding Fund			620,180.09	620,180.09
Accrued Construction Retainage			3,469.04	3,469.04
Subtotal Rebuilding Fund & Res	.00	1,746,053.86	623,649.13	2,369,702.99
EQUITY:				
Fund Balance	198,776.68			198,776.68
Current Year Net Income/(Loss)	(29,152.25)	.00	.00	(29,152.25)
Subtotal Equity	169,624.43	.00	.00	169,624.43
TOTAL LIABILITIES & EQUITY	325,400.77	1,746,053.86	623,649.13	2,695,103.76

Vintage Grand Condominium Association

Income/Expense Statement

Period: 11/01/18 to 11/30/18

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
106,832.55	106,851.16	(18.61)	05010	Maintenance Assessments	1,175,158.05	1,175,362.76	(204.71)	1,282,214.00
935.22	608.33	326.89	05030	Fees Income	10,035.22	6,691.63	3,343.59	7,300.00
7,545.07	.00	7,545.07	05040	Other/Misc & Late Fee Income	19,910.39	.00	19,910.39	.00
1,329.95	.00	1,329.95	05050	Interest Income	3,836.11	.00	3,836.11	.00
1,876.75	.00	1,876.75	05051	Interest Income-Owners	4,979.75	.00	4,979.75	.00
.00	.00	.00	05080	Gate Openers/Key Cards	50.00	.00	50.00	.00
110.00	.00	110.00	05095	Fines	6,127.00	.00	6,127.00	.00
75.00	.00	75.00	05096	Keys & Locks	675.00	.00	675.00	.00
450.00	225.00	225.00	05100	Parking	3,600.00	2,475.00	1,125.00	2,700.00
<u>119,154.54</u>	<u>107,684.49</u>	<u>11,470.05</u>		Subtotal Income	<u>1,224,371.52</u>	<u>1,184,529.39</u>	<u>39,842.13</u>	<u>1,292,214.00</u>
EXPENSES:								
BUILDING MAINTENANCE:								
1,280.00	2,000.00	720.00	07210	Pest Control	15,631.79	22,000.00	6,368.21	24,000.00
(816.74)	625.00	1,441.74	07305	Dry Wall Maintenance	56,265.21	6,875.00	(49,390.21)	7,500.00
.00	200.00	200.00	07345	Locks and Keys	508.86	2,200.00	1,691.14	2,400.00
13,674.84	2,625.00	(11,049.84)	07350	Bldg Mntc:Repl, SVC & Repair	63,575.48	28,875.00	(34,700.48)	31,500.00
.00	216.67	216.67	07355	Misc Equipment Main:Small To	814.53	2,383.37	1,568.84	2,600.00
1,034.00	250.00	(784.00)	07360	Electical Repairs	6,999.71	2,750.00	(4,249.71)	3,000.00
(350.00)	166.67	516.67	07370	A/C & Heating Supplies-HVAC	7,597.87	1,833.37	(5,764.50)	2,000.00
(7,803.16)	266.67	8,069.83	07385	Plumbing Repairs.	129.55	2,933.37	2,803.82	3,200.00
.00	.00	.00	07391	Smoke Detectors	930.65	.00	(930.65)	.00
22,544.50	3,750.00	(18,794.50)	07395	Roof Repairs	64,285.60	41,250.00	(23,035.60)	45,000.00
120.80	208.33	87.53	07396	Window Repairs	1,039.10	2,291.63	1,252.53	2,500.00
.00	100.00	100.00	07397	Gutter Repairs	1,773.60	1,100.00	(673.60)	1,200.00
5,294.13	866.67	(4,427.46)	07425	Safety	40,395.00	9,533.37	(30,861.63)	10,400.00
.00	.00	.00	07430	Security	5,377.92	.00	(5,377.92)	.00
<u>34,978.37</u>	<u>11,275.01</u>	<u>(23,703.36)</u>		Subtotal Maintenance Expense	<u>265,324.87</u>	<u>124,025.11</u>	<u>(141,299.76)</u>	<u>135,300.00</u>
GROUNDS MAINTENANCE:								
580.36	416.67	(163.69)	07230	Lawn & Ground Supplies	2,798.29	4,583.37	1,785.08	5,000.00
.00	416.67	416.67	07235	Additional Plantings	.00	4,583.37	4,583.37	5,000.00
8,775.00	8,500.00	(275.00)	07240	Landscaping Maintenance	94,075.00	93,500.00	(575.00)	102,000.00
.00	1,666.67	1,666.67	07245	Ext. Boneyard 1	.00	18,333.37	18,333.37	20,000.00
4,155.72	3,333.33	(822.39)	07250	Grounds Expense-Other	66,875.44	36,666.63	(30,208.81)	40,000.00
.00	416.67	416.67	07275	Gasoline/Golf Carts	1,507.54	4,583.37	3,075.83	5,000.00
1,712.50	1,000.00	(712.50)	07290	Irrigation Repairs	18,438.39	11,000.00	(7,438.39)	12,000.00
<u>15,223.58</u>	<u>15,750.01</u>	<u>526.43</u>		Subtotal Grounds Maintenance	<u>183,694.66</u>	<u>173,250.11</u>	<u>(10,444.55)</u>	<u>189,000.00</u>
COMMON AREAS:								

Vintage Grand Condominium Association

Income/Expense Statement

Period: 11/01/18 to 11/30/18

Actual	Current Period		Account	Description	Year-To-Date			Yearly Budget
	Budget	Variance			Actual	Budget	Variance	
1,150.00	1,666.67	516.67	07320	Pool & Spa Maintenance	24,570.36	18,333.37	(6,236.99)	20,000.00
3,850.92	125.00	(3,725.92)	07325	Pool Fence Repairs & Mainten	5,645.37	1,375.00	(4,270.37)	1,500.00
.00	83.33	83.33	07330	Pool Supplies & Repairs	.00	916.63	916.63	1,000.00
236.28	333.33	97.05	07340	Pool Fuel	4,090.98	3,666.63	(424.35)	4,000.00
.00	200.00	200.00	07560	Common Area - Cleaning	2,310.00	2,200.00	(110.00)	2,400.00
.00	83.33	83.33	07565	Common Area - Painting	788.00	916.63	128.63	1,000.00
.00	83.33	83.33	07585	Tennis Court Maintenance	103.15	916.63	813.48	1,000.00
135.00	125.00	(10.00)	07586	Exercise Room Repairs & Main	569.75	1,375.00	805.25	1,500.00
.00	250.00	250.00	07587	TV Room Fitness Furniture	135.00	2,750.00	2,615.00	3,000.00
.00	250.00	250.00	07595	Rec Fac Misc Exp	.00	2,750.00	2,750.00	3,000.00
5,372.20	3,199.99	(2,172.21)		Subtotal Common Areas:	38,212.61	35,199.89	(3,012.72)	38,400.00

UTILITIES:

22,609.59	23,083.33	473.74	07010	Water & Sewer	239,133.46	253,916.63	14,783.17	277,000.00
(15,238.62)	(17,500.00)	(2,261.38)	07015	Water Recovery	(184,932.71)	(192,500.00)	(7,567.29)	(210,000.00)
.00	600.00	600.00	07040	Trash	5,157.56	6,600.00	1,442.44	7,200.00
2,144.76	2,875.00	730.24	07050	Electricity	24,556.03	31,625.00	7,068.97	34,500.00
106.92	41.67	(65.25)	07070	Cable	462.17	458.37	(3.80)	500.00
9,622.65	9,100.00	(522.65)		Subtotal Utilities Expenses:	84,376.51	100,100.00	15,723.49	109,200.00

ADMINISTRATIVE:

18,821.26	20,833.33	2,012.07	07150	Insurance	219,127.73	229,166.63	10,038.90	250,000.00
20,253.40	24,583.33	4,329.93	07420	Staffing/Personnel	215,065.23	270,416.63	55,351.40	295,000.00
.00	1,000.00	1,000.00	07440	Contract Labor - Outside Hel	3,427.20	11,000.00	7,572.80	12,000.00
639.96	.00	(639.96)	07450	Payroll Taxes & Insurance	3,053.14	.00	(3,053.14)	.00
.00	75.00	75.00	07455	Uniforms	336.95	825.00	488.05	900.00
1,200.00	1,958.33	758.33	07460	Legal Association	21,453.75	21,541.63	87.88	23,500.00
1,765.84	750.00	(1,015.84)	07465	Legal Collection & Foreclosu	11,039.98	8,250.00	(2,789.98)	9,000.00
1,400.00	1,250.00	(150.00)	07466	Legal Rental Suit	32,704.61	13,750.00	(18,954.61)	15,000.00
800.50	3,333.33	2,532.83	07467	Legal Law Suit	17,899.75	36,666.63	18,766.88	40,000.00
.00	416.67	416.67	07470	CPA Services	.00	4,583.37	4,583.37	5,000.00
.00	625.00	625.00	07475	Professional Services	6,298.08	6,875.00	576.92	7,500.00
4,212.00	4,212.00	.00	07480	Management Fees	46,332.00	46,332.00	.00	50,544.00
.00	1,000.00	1,000.00	07490	Postage & Printing	8,900.94	11,000.00	2,099.06	12,000.00
16.50	75.00	58.50	07495	Bank Fees/ Coupons Books	157.95	825.00	667.05	900.00
725.52	100.00	(625.52)	07496	MISC Admin Expenses	6,527.52	1,100.00	(5,427.52)	1,200.00
88.00	166.67	78.67	07497	Background Check	1,080.00	1,833.37	753.37	2,000.00
69.95	83.33	13.38	07498	Membership Dues	1,345.46	916.63	(428.83)	1,000.00
.00	66.67	66.67	07499	Answering Service	650.00	733.37	83.37	800.00
.00	133.33	133.33	07500	Licenses/Fees/Dues	2,959.96	1,466.63	(1,493.33)	1,600.00
282.56	458.33	175.77	07530	Telephone	4,238.17	5,041.63	803.46	5,500.00
2,083.34	2,083.33	(.01)	07590	Bad Debt	22,916.66	22,916.63	(.03)	25,000.00
257.82	229.17	(28.65)	07600	Office Equipment/Internet	2,479.28	2,520.87	41.59	2,750.00

Vintage Grand Condominium Association

Income/Expense Statement
Period: 11/01/18 to 11/30/18

Actual	Current Period		Account	Description	Year-To-Date			Yearly Budget	
	Budget	Variance			Actual	Budget	Variance		
162.34	133.33	(29.01)	07601	Office Equipment Rental	2,352.58	1,466.63	(885.95)	1,600.00	
4,328.08	4,793.33	465.25	07990	Master Association Fees	51,568.18	52,726.63	1,158.45	57,520.00	
<u>57,107.07</u>	<u>68,359.48</u>	<u>11,252.41</u>		Subtotal Administrative:	<u>681,915.12</u>	<u>751,954.28</u>	<u>70,039.16</u>	<u>820,314.00</u>	
122,303.87	107,684.49	(14,619.38)		Total Expenses	1,253,523.77	1,184,529.39	(68,994.38)	1,292,214.00	
<hr/>					<hr/>				
(3,149.33)	.00	(3,149.33)		Current Yr Net Income/(Loss)	(29,152.25)	.00	(29,152.25)	.00	
<hr/>					<hr/>				

Vintage Grand Condominium Association

Statement of Reserves

As of 11/30/18

	BEGINNING OF YEAR	YTD NET INCR/(DECR)	AVAILABLE BALANCE
--	----------------------	------------------------	----------------------

Statement of Reserves

Roof Replacement			
3631	BegBal - Roof Replacement	0.00	1,039,714.55
3632	Alloc - Roof Replacement	0.00	160,416.63
	Subt Roof Replacement	0.00	1,200,131.18
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	22,916.63
	Subtotal Exterior Paint	0.00	281,864.13
Pavement Resurfacing			
3651	BegBal - Road Resurfacing	0.00	75,544.84
3652	Alloc - Road Resurfacing	0.00	4,583.37
	Subtotal Pavement Resurfacing	0.00	80,128.21
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 11/30/18

		BEGINNING OF YEAR	YTD NET INCR/DECR	AVAILABLE BALANCE
3785	Exp - Fire & Safety Systems	0.00	(30,166.62)	(30,166.62)
3786	BegBal - Fire & Safety Systems	0.00	75,779.01	75,779.01
3787	Alloc - Fire & Safety Systems	0.00	18,333.37	18,333.37
	Subtotal Fire & Safety	0.00	63,945.76	63,945.76
	Plumbing			
3766	BegBal - Plumbing	0.00	34,477.68	34,477.68
3767	Alloc - Plumbing	0.00	4,548.50	4,548.50
	Subtotal Plumbing	0.00	39,026.18	39,026.18
	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	9,851.93	9,851.93
	Subtotal Reserve Interest:	0.00	20,414.14	20,414.14
	TOTAL RESERVES	0.00	1,746,053.86	1,746,053.86

Vintage Grand Condominium Association

Balance Sheet
As of 11/30/18

STATEMENT OF CONTINGENCY REBUILDING FUND

CONTINGENCY REBUILDING FUND

3412	Contingency Rebuilding Income	\$ 3,833,205.37
3413	Rebuilding Expenses	(2,596,526.51)
3414	Elias Brothers	(234,810.53)
3415	Delta Engineering	(90,484.09)
3416	Lights	(2,074.26)
3417	Safety	(1,620.43)
3418	Landscaping	(5,800.00)
3419	Gutter/Downspouts	(18,473.20)
3420	Miscellaneous	(27,959.50)
3421	R.L. James	(235,276.76)
	Sub Total: Contingency Rebuild	\$ 620,180.09
		<hr/>
3430	Accrued Construction Retainage	\$ 3,469.04
	TOTAL CONTINGENCY REBUILD FUND	\$ 623,649.13
		=====