

**VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.**

**For the Month Ending  
March 2019**

**Unaudited  
Financial Statement**

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

# Vintage Grand Condominium Association

Balance Sheet  
As of 03/31/19

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
Checking -Centennial Bank 9203	25,230.27			25,230.27
MM - Centennial Bank 9211		100,106.16		100,106.16
MM - Centennial Bank 0300	703,066.39			703,066.39
MM - Centennial Bank 1100		1,313,781.77		1,313,781.77
CD-Centennial Bk-CDARS 6/13/19		201,196.75		201,196.75
CD-Centennial Bk-CDAR 12/12/19		201,697.74		201,697.74
Petty Cash	1,401.31			1,401.31
Interfund Transfer	(651,768.10)	(29,387.00)	681,155.10	.00
Accounts Receivable-Owners	162,038.70			162,038.70
Allowance For Bad Debt	(42,047.90)			(42,047.90)
AR - Water Reimbursement	17,963.51			17,963.51
Utility Deposits	12,323.46			12,323.46
Prepaid Insurance	4,022.52			4,022.52
Prepaid Master Fees	12,984.25			12,984.25
<b>TOTAL ASSETS</b>	<u>245,214.41</u>	<u>1,787,395.42</u>	<u>681,155.10</u>	<u>2,713,764.93</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>CURRENT LIABILITIES:</b>				
Prepaid Assessments	139,851.55			139,851.55
<b>Subtotal Current Liability</b>	<u>139,851.55</u>	<u>.00</u>	<u>.00</u>	<u>139,851.55</u>
<b>REBUILDING FUND &amp; RESERVES:</b>				
Reserves		1,787,395.42		1,787,395.42
Contingency Rebuilding Fund			609,999.33	609,999.33
Accrued Construction Retainage			71,155.77	71,155.77
<b>Subtotal Rebuilding Fund &amp; Res</b>	<u>.00</u>	<u>1,787,395.42</u>	<u>681,155.10</u>	<u>2,468,550.52</u>
<b>EQUITY:</b>				
Fund Balance	137,168.56			137,168.56
Current Year Net Income/(Loss)	(31,805.70)	.00	.00	(31,805.70)
<b>Subtotal Equity</b>	<u>105,362.86</u>	<u>.00</u>	<u>.00</u>	<u>105,362.86</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>245,214.41</u>	<u>1,787,395.42</u>	<u>681,155.10</u>	<u>2,713,764.93</u>

# Vintage Grand Condominium Association

Income/Expense Statement  
Period: 03/01/19 to 03/31/19

Actual	Current Period		Account	Description	Year-To-Date			Yearly Budget
	Budget	Variance			Actual	Budget	Variance	
INCOME:								
107,803.45	107,808.33	(4.88)	05010	Maintenance Assessments	323,410.35	323,424.99	(14.64)	1,293,700.00
400.00	708.33	(308.33)	05030	Fees Income	3,000.00	2,124.99	875.01	8,500.00
275.00	416.67	(141.67)	05040	Other/Misc & Late Fee Income	796.00	1,250.01	(454.01)	5,000.00
1,035.94	333.33	702.61	05050	Interest Income	2,759.19	999.99	1,759.20	4,000.00
2,242.72	.00	2,242.72	05051	Interest Income-Owners	4,282.03	.00	4,282.03	.00
220.00	.00	220.00	05095	Fines	3,040.00	.00	3,040.00	.00
300.00	.00	300.00	05096	Keys & Locks	300.00	.00	300.00	.00
270.00	250.00	20.00	05100	Parking	900.00	750.00	150.00	3,000.00
<u>112,547.11</u>	<u>109,516.66</u>	<u>3,030.45</u>		Subtotal Income	<u>338,487.57</u>	<u>328,549.98</u>	<u>9,937.59</u>	<u>1,314,200.00</u>
EXPENSES:								
BUILDING MAINTENANCE:								
1,280.00	1,666.67	386.67	07210	Pest Control	3,840.00	5,000.01	1,160.01	20,000.00
13,256.54	4,733.33	(8,523.21)	07305	Dry Wall Maintenance	13,763.21	14,199.99	436.78	56,800.00
.00	83.33	83.33	07345	Locks and Keys	.00	249.99	249.99	1,000.00
13,139.94	4,583.33	(8,556.61)	07350	Bldg Mntc:Repl, SVC & Repair	22,586.80	13,749.99	(8,836.81)	55,000.00
8,816.72	3,083.33	(5,733.39)	07351	Extra Repair of One Unit	17,271.48	9,249.99	(8,021.49)	37,000.00
.00	83.33	83.33	07355	Misc Equipment Main:Small To	.00	249.99	249.99	1,000.00
1,349.69	416.67	(933.02)	07360	Electical Repairs	2,371.83	1,250.01	(1,121.82)	5,000.00
600.00	250.00	(350.00)	07370	A/C & Heating Supplies-HVAC	1,229.00	750.00	(479.00)	3,000.00
2,761.55	833.33	(1,928.22)	07385	Plumbing Repairs.	5,607.10	2,499.99	(3,107.11)	10,000.00
5,646.00	3,750.00	(1,896.00)	07395	Roof Repairs	24,894.10	11,250.00	(13,644.10)	45,000.00
80.00	166.67	86.67	07396	Window Repairs	80.00	500.01	420.01	2,000.00
.00	250.00	250.00	07397	Gutter Repairs	250.00	750.00	500.00	3,000.00
2,641.99	2,000.00	(641.99)	07425	Safety	5,941.42	6,000.00	58.58	24,000.00
4,109.34	2,208.33	(1,901.01)	07430	Security	6,279.30	6,624.99	345.69	26,500.00
<u>53,681.77</u>	<u>24,108.32</u>	<u>(29,573.45)</u>		Subtotal Maintenance Expense	<u>104,114.24</u>	<u>72,324.96</u>	<u>(31,789.28)</u>	<u>289,300.00</u>
GROUNDS MAINTENANCE:								
519.96	208.33	(311.63)	07230	Lawn & Ground Supplies	857.44	624.99	(232.45)	2,500.00
.00	416.67	416.67	07235	Additional Plantings	.00	1,250.01	1,250.01	5,000.00
18,450.00	9,225.00	(9,225.00)	07240	Landscaping Maintenance	27,675.00	27,675.00	.00	110,700.00
15,000.00	3,666.67	(11,333.33)	07250	Grounds Expense-Other	21,395.30	11,000.01	(10,395.29)	44,000.00
1,550.29	166.67	(1,383.62)	07275	Gasoline/Golf Carts	1,831.06	500.01	(1,331.05)	2,000.00
2,317.00	1,583.33	(733.67)	07290	Irrigation Repairs	3,250.75	4,749.99	1,499.24	19,000.00
<u>37,837.25</u>	<u>15,266.67</u>	<u>(22,570.58)</u>		Subtotal Grounds Maintenance	<u>55,009.55</u>	<u>45,800.01</u>	<u>(9,209.54)</u>	<u>183,200.00</u>
COMMON AREAS:								
1,150.00	1,666.67	516.67	07320	Pool & Spa Maintenance	6,442.91	5,000.01	(1,442.90)	20,000.00
.00	83.33	83.33	07325	Pool Fence Repairs & Mainten	.00	249.99	249.99	1,000.00

# Vintage Grand Condominium Association

## Income/Expense Statement Period: 03/01/19 to 03/31/19

Current Period			Year-To-Date			Yearly		
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
.00	83.33	83.33	07330	Pool Supplies & Repairs	.00	249.99	249.99	1,000.00
474.95	416.67	(58.28)	07340	Pool Fuel	951.78	1,250.01	298.23	5,000.00
260.00	250.00	(10.00)	07560	Common Area - Cleaning	560.00	750.00	190.00	3,000.00
.00	208.33	208.33	07565	Common Area - Painting	.00	624.99	624.99	2,500.00
.00	83.33	83.33	07585	Tennis Court Maintenance	.00	249.99	249.99	1,000.00
135.00	166.67	31.67	07586	Exercise Room Repairs & Main	459.72	500.01	40.29	2,000.00
.00	83.33	83.33	07595	Rec Fac Misc Exp	.00	249.99	249.99	1,000.00
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2,019.95	3,041.66	1,021.71		Subtotal Common Areas:	8,414.41	9,124.98	710.57	36,500.00
UTILITIES:								
20,586.63	21,708.33	1,121.70	07010	Water & Sewer	64,829.16	65,124.99	295.83	260,500.00
(17,963.51)	(17,208.33)	755.18	07015	Water Recovery	(52,544.69)	(51,624.99)	919.70	(206,500.00)
426.93	433.33	6.40	07040	Trash	1,309.93	1,299.99	(9.94)	5,200.00
2,115.96	2,250.00	134.04	07050	Electricity	6,324.52	6,750.00	425.48	27,000.00
.00	41.67	41.67	07070	Cable	.00	125.01	125.01	500.00
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5,166.01	7,225.00	2,058.99		Subtotal Utilities Expenses:	19,918.92	21,675.00	1,756.08	86,700.00
ADMINISTRATIVE:								
20,896.48	20,166.67	(729.81)	07150	Insurance	61,311.44	60,500.01	(811.43)	242,000.00
18,875.39	19,666.67	791.28	07420	Staffing/Personnel	66,874.69	59,000.01	(7,874.68)	236,000.00
.00	62.50	62.50	07455	Uniforms	.00	187.50	187.50	750.00
1,575.00	2,083.33	508.33	07460	Legal Association	3,487.50	6,249.99	2,762.49	25,000.00
512.50	1,000.00	487.50	07465	Legal Collection & Foreclosu	660.00	3,000.00	2,340.00	12,000.00
5,641.97	1,250.00	(4,391.97)	07466	Legal Rental Suit	5,295.47	3,750.00	(1,545.47)	15,000.00
.00	416.67	416.67	07470	CPA Services	.00	1,250.01	1,250.01	5,000.00
.00	625.00	625.00	07475	Professional Services	.00	1,875.00	1,875.00	7,500.00
4,212.00	4,208.33	(3.67)	07480	Management Fees	12,636.00	12,624.99	(11.01)	50,500.00
1,310.06	1,000.00	(310.06)	07490	Postage & Printing	2,863.71	3,000.00	136.29	12,000.00
76.44	20.83	(55.61)	07495	Bank Fees/ Coupons Books	860.44	62.49	(797.95)	250.00
743.39	416.67	(326.72)	07496	MISC Admin Expenses	2,904.13	1,250.01	(1,654.12)	5,000.00
88.00	125.00	37.00	07497	Background Check	576.00	375.00	(201.00)	1,500.00
69.95	83.33	13.38	07498	Membership Dues	69.95	249.99	180.04	1,000.00
.00	66.67	66.67	07499	Answering Service	134.95	200.01	65.06	800.00
629.21	416.67	(212.54)	07530	Telephone	1,602.39	1,250.01	(352.38)	5,000.00
3,000.00	3,000.00	.00	07590	Bad Debt	9,000.00	9,000.00	.00	36,000.00
353.23	229.17	(124.06)	07600	Office Equipment/Internet	749.31	687.51	(61.80)	2,750.00
252.50	237.50	(15.00)	07601	Office Equipment Rental	825.92	712.50	(113.42)	2,850.00
4,328.09	4,800.00	471.91	07990	Master Association Fees	12,984.25	14,400.00	1,415.75	57,600.00
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62,564.21	59,875.01	(2,689.20)		Subtotal Administrative:	182,836.15	179,625.03	(3,211.12)	718,500.00
161,269.19	109,516.66	(51,752.53)		Total Expenses	370,293.27	328,549.98	(41,743.29)	1,314,200.00
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# Vintage Grand Condominium Association

Income/Expense Statement  
 Period: 03/01/19 to 03/31/19

Current Period			Account	Description	Year-To-Date			Yearly
Actual	Budget	Variance			Actual	Budget	Variance	Budget
(48,722.08)	.00	(48,722.08)		Current Yr Net Income/(Loss)	(31,805.70)	.00	(31,805.70)	.00

# Vintage Grand Condominium Association

## Statement of Reserves As of 03/31/19

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

<b>Roof Replacement</b>				
3631	BegBal - Roof Replacement	1,214,714.51	0.00	1,214,714.51
3632	Alloc - Roof Replacement	0.00	43,750.02	43,750.02
		1,214,714.51	43,750.02	1,258,464.53
	Subt Roof Replacement			
<b>Exterior Paint</b>				
3641	BegBal - Painting Exterior	283,947.46	0.00	283,947.46
3642	Alloc - Painting Exterior	0.00	1,425.00	1,425.00
		283,947.46	1,425.00	285,372.46
	Subtotal Exterior Paint			
<b>Pavement Resurfacing</b>				
3651	BegBal - Road Resurfacing	80,544.88	0.00	80,544.88
3652	Alloc - Road Resurfacing	0.00	3,750.00	3,750.00
		80,544.88	3,750.00	84,294.88
	Subtotal Pavement Resurfacing			
<b>HVAC</b>				
3681	BegBal - A/C Equipment	3,587.28	0.00	3,587.28
3682	Alloc - A/C Equipment	0.00	743.49	743.49
		3,587.28	743.49	4,330.77
	Subtotal HVAC			
<b>Pool &amp; Spa</b>				
3610	Expense - Pool & Spa	0.00	(5,260.66)	(5,260.66)
3611	BegBal - Pool & Spa	14,876.18	0.00	14,876.18
3612	Alloc - Pool & Spa	0.00	0.00	0.00
		14,876.18	(5,260.66)	9,615.52
	Subtotal Pool & Spa			
<b>Pool Deck</b>				
3626	BegBal - Pool Deck	2,109.00	0.00	2,109.00
3627	Alloc - Pool Deck	0.00	0.00	0.00
		2,109.00	0.00	2,109.00
	Subtotal Pool Deck			
<b>Electrical</b>				
3671	BegBal - Electrical	69,875.53	0.00	69,875.53
3672	Alloc - Electrical	0.00	0.00	0.00
		69,875.53	0.00	69,875.53
	Subtotal Electrical			

# Vintage Grand Condominium Association

## Statement of Reserves

As of 03/31/19

	BEGINNING OF YEAR	YTD NET INCR/(DECR)	AVAILABLE BALANCE
Subtotal Electrical	69,875.53	0.00	69,875.53
Fire & Safety			
3785 Exp - Fire & Safety Systems	0.00	(29,387.00)	(29,387.00)
3786 BegBal - Fire & Safety Systems	56,961.14	0.00	56,961.14
3787 Alloc - Fire & Safety Systems	0.00	6,249.99	6,249.99
	56,961.14	(23,137.01)	33,824.13
Plumbing			
3766 BegBal - Plumbing	39,439.68	0.00	39,439.68
3767 Alloc - Plumbing	0.00	0.00	0.00
	39,439.68	0.00	39,439.68
Drainage			
3776 BegBal - Drainage	(12,020.08)	0.00	(12,020.08)
3777 Alloc - Drainage	0.00	2,614.50	2,614.50
	(12,020.08)	2,614.50	(9,405.58)
Reserve Interest			
3606 BegBal - Reserve Interest	4,379.46	0.00	4,379.46
3607 Current Year Reserve Interest	0.00	5,095.04	5,095.04
	4,379.46	5,095.04	9,474.50
Subtotal Reserve Interest:	4,379.46	5,095.04	9,474.50
<b>TOTAL RESERVES</b>	<b>1,758,415.04</b>	<b>28,980.38</b>	<b>1,787,395.42</b>
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# Vintage Grand Condominium Association

Balance Sheet  
As of 03/31/19

## STATEMENT OF CONTINGENCY REBUILDING FUND

### CONTINGENCY REBUILDING FUND

3412	Contingency Rebuilding Income	\$ 4,499,872.05
3413	Rebuilding Expenses to 4/30/18	(2,596,526.51)
3414	Elias Brothers	(234,810.53)
3415	Delta Engineering	(170,384.77)
3416	Lights	(2,074.26)
3417	Safety	(1,620.43)
3418	Landscaping	(26,875.00)
3419	Gutter/Downspouts	(24,341.35)
3420	Miscellaneous	(39,394.35)
3421	R.L. James	(793,845.52)
	Sub Total: Contingency Rebuild	\$ 609,999.33
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3430	Accrued Construction Retainage	\$ 71,155.77
	TOTAL CONTINGENCY REBUILD FUND	\$ 681,155.10
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