

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
April 2019**

**Unaudited
Financial Statement**

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

Vintage Grand Condominium Association

Balance Sheet
As of 04/30/19

Account Description	Operating	Reserves	Other	Totals
ASSETS				
Checking -Centennial Bank 9203	184,227.05			184,227.05
MM - Centennial Bank 9211		100,102.74		100,102.74
MM - Centennial Bank 0300	563,831.55			563,831.55
MM - Centennial Bank 1100		1,305,642.68		1,305,642.68
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	(647,839.20)		647,839.20	.00
Accounts Receivable-Owners	175,696.36			175,696.36
Allowance For Bad Debt	(45,047.90)			(45,047.90)
AR - Water Reimbursement	17,813.03			17,813.03
Utility Deposits	12,323.46			12,323.46
Prepaid Insurance	1,979.59			1,979.59
Prepaid Master Fees	8,656.16			8,656.16
TOTAL ASSETS	273,041.41	1,808,639.91	647,839.20	2,729,520.52
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Accounts Payable	195.00			195.00
Prepaid Assessments	150,428.40			150,428.40
Subtotal Current Liability	150,623.40	.00	.00	150,623.40
REBUILDING FUND & RESERVES:				
Reserves		1,808,639.91		1,808,639.91
Contingency Rebuilding Fund			557,045.95	557,045.95
Accrued Construction Retainage			90,793.25	90,793.25
Subtotal Rebuilding Fund & Res	.00	1,808,639.91	647,839.20	2,456,479.11
EQUITY:				
Fund Balance	137,168.56			137,168.56
Current Year Net Income/(Loss)	(14,750.55)	.00	.00	(14,750.55)
Subtotal Equity	122,418.01	.00	.00	122,418.01
TOTAL LIABILITIES & EQUITY	273,041.41	1,808,639.91	647,839.20	2,729,520.52

Vintage Grand Condominium Association

Income/Expense Statement
Period: 04/01/19 to 04/30/19

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	431,213.80	431,233.32	(19.52)	1,293,700.00
1,600.00	708.33	891.67	05030	Fees Income	4,600.00	2,833.32	1,766.68	8,500.00
750.00	416.67	333.33	05040	Other/Misc & Late Fee Income	1,546.00	1,666.68	(120.68)	5,000.00
812.71	333.33	479.38	05050	Interest Income	3,571.90	1,333.32	2,238.58	4,000.00
2,104.54	.00	2,104.54	05051	Interest Income-Owners	6,386.57	.00	6,386.57	.00
4,610.27	.00	4,610.27	05095	Fines	7,650.27	.00	7,650.27	.00
300.00	.00	300.00	05096	Keys & Locks	600.00	.00	600.00	.00
600.00	250.00	350.00	05100	Parking	1,500.00	1,000.00	500.00	3,000.00
118,580.97	109,516.66	9,064.31		Subtotal Income	457,068.54	438,066.64	19,001.90	1,314,200.00
EXPENSES:								
BUILDING MAINTENANCE:								
1,280.00	1,666.67	386.67	07210	Pest Control	5,120.00	6,666.68	1,546.68	20,000.00
11,078.19	4,733.33	(6,344.86)	07305	Dry Wall Maintenance	24,841.40	18,933.32	(5,908.08)	56,800.00
.00	83.33	83.33	07345	Locks and Keys	.00	333.32	333.32	1,000.00
4,366.39	4,583.33	216.94	07350	Bldg Mntc:Repl, SVC & Repair	26,953.19	18,333.32	(8,619.87)	55,000.00
2,612.25	3,083.33	471.08	07351	Extra Repair of One Unit	19,883.73	12,333.32	(7,550.41)	37,000.00
.00	83.33	83.33	07355	Misc Equipment Main:Small To	.00	333.32	333.32	1,000.00
1,482.47	416.67	(1,065.80)	07360	Electical Repairs	3,854.30	1,666.68	(2,187.62)	5,000.00
50.00	250.00	200.00	07370	A/C & Heating Supplies-HVAC	1,279.00	1,000.00	(279.00)	3,000.00
366.20	833.33	467.13	07385	Plumbing Repairs.	5,973.30	3,333.32	(2,639.98)	10,000.00
.00	3,750.00	3,750.00	07395	Roof Repairs	24,894.10	15,000.00	(9,894.10)	45,000.00
.00	166.67	166.67	07396	Window Repairs	80.00	666.68	586.68	2,000.00
.00	250.00	250.00	07397	Gutter Repairs	250.00	1,000.00	750.00	3,000.00
.00	2,000.00	2,000.00	07425	Safety	5,941.42	8,000.00	2,058.58	24,000.00
1,493.44	2,208.33	714.89	07430	Security	7,772.74	8,833.32	1,060.58	26,500.00
22,728.94	24,108.32	1,379.38		Subtotal Maintenance Expense	126,843.18	96,433.28	(30,409.90)	289,300.00
GROUNDS MAINTENANCE:								
362.60	208.33	(154.27)	07230	Lawn & Ground Supplies	1,220.04	833.32	(386.72)	2,500.00
2,400.00	416.67	(1,983.33)	07235	Additional Plantings	2,400.00	1,666.68	(733.32)	5,000.00
9,225.00	9,225.00	.00	07240	Landscaping Maintenance	36,900.00	36,900.00	.00	110,700.00
4,000.00	3,666.67	(333.33)	07250	Grounds Expense-Other	25,395.30	14,666.68	(10,728.62)	44,000.00
.00	166.67	166.67	07275	Gasoline/Golf Carts	1,831.06	666.68	(1,164.38)	2,000.00
2,783.86	1,583.33	(1,200.53)	07290	Irrigation Repairs	6,034.61	6,333.32	298.71	19,000.00
18,771.46	15,266.67	(3,504.79)		Subtotal Grounds Maintenance	73,781.01	61,066.68	(12,714.33)	183,200.00
COMMON AREAS:								
1,150.00	1,666.67	516.67	07320	Pool & Spa Maintenance	7,592.91	6,666.68	(926.23)	20,000.00
.00	83.33	83.33	07325	Pool Fence Repairs & Mainten	.00	333.32	333.32	1,000.00

Vintage Grand Condominium Association

Income/Expense Statement
Period: 04/01/19 to 04/30/19

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	333.32	333.32	1,000.00
412.86	416.67	3.81	07340	Pool Fuel	1,364.64	1,666.68	302.04	5,000.00
260.00	250.00	(10.00)	07560	Common Area - Cleaning	820.00	1,000.00	180.00	3,000.00
.00	208.33	208.33	07565	Common Area - Painting	.00	833.32	833.32	2,500.00
.00	83.33	83.33	07585	Tennis Court Maintenance	.00	333.32	333.32	1,000.00
.00	166.67	166.67	07586	Exercise Room Repairs & Main	459.72	666.68	206.96	2,000.00
.00	83.33	83.33	07595	Rec Fac Misc Exp	.00	333.32	333.32	1,000.00
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1,822.86	3,041.66	1,218.80		Subtotal Common Areas:	10,237.27	12,166.64	1,929.37	36,500.00
UTILITIES:								
21,131.06	21,708.33	577.27	07010	Water & Sewer	85,960.22	86,833.32	873.10	260,500.00
(17,813.03)	(17,208.33)	604.70	07015	Water Recovery	(70,357.72)	(68,833.32)	1,524.40	(206,500.00)
.00	433.33	433.33	07040	Trash	1,309.93	1,733.32	423.39	5,200.00
2,290.77	2,250.00	(40.77)	07050	Electricity	8,615.29	9,000.00	384.71	27,000.00
.00	41.67	41.67	07070	Cable	.00	166.68	166.68	500.00
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5,608.80	7,225.00	1,616.20		Subtotal Utilities Expenses:	25,527.72	28,900.00	3,372.28	86,700.00
ADMINISTRATIVE:								
20,207.48	20,166.67	(40.81)	07150	Insurance	81,518.92	80,666.68	(852.24)	242,000.00
18,921.87	19,666.67	744.80	07420	Staffing/Personnel	85,796.56	78,666.68	(7,129.88)	236,000.00
.00	62.50	62.50	07455	Uniforms	.00	250.00	250.00	750.00
1,425.00	2,083.33	658.33	07460	Legal Association	4,912.50	8,333.32	3,420.82	25,000.00
330.00	1,000.00	670.00	07465	Legal Collection & Foreclosu	990.00	4,000.00	3,010.00	12,000.00
(2,000.00)	1,250.00	3,250.00	07466	Legal Rental Suit	3,295.47	5,000.00	1,704.53	15,000.00
.00	416.67	416.67	07470	CPA Services	.00	1,666.68	1,666.68	5,000.00
.00	625.00	625.00	07475	Professional Services	.00	2,500.00	2,500.00	7,500.00
4,212.00	4,208.33	(3.67)	07480	Management Fees	16,848.00	16,833.32	(14.68)	50,500.00
.00	1,000.00	1,000.00	07490	Postage & Printing	2,863.71	4,000.00	1,136.29	12,000.00
18.00	20.83	2.83	07495	Bank Fees/ Coupons Books	878.44	83.32	(795.12)	250.00
1,057.22	416.67	(640.55)	07496	MISC Admin Expenses	3,961.35	1,666.68	(2,294.67)	5,000.00
128.00	125.00	(3.00)	07497	Background Check	704.00	500.00	(204.00)	1,500.00
.00	83.33	83.33	07498	Membership Dues	69.95	333.32	263.37	1,000.00
.00	66.67	66.67	07499	Answering Service	134.95	266.68	131.73	800.00
388.06	416.67	28.61	07530	Telephone	1,990.45	1,666.68	(323.77)	5,000.00
3,000.00	3,000.00	.00	07590	Bad Debt	12,000.00	12,000.00	.00	36,000.00
242.94	229.17	(13.77)	07600	Office Equipment/Internet	992.25	916.68	(75.57)	2,750.00
335.10	237.50	(97.60)	07601	Office Equipment Rental	1,161.02	950.00	(211.02)	2,850.00
4,328.09	4,800.00	471.91	07990	Master Association Fees	17,312.34	19,200.00	1,887.66	57,600.00
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52,593.76	59,875.01	7,281.25		Subtotal Administrative:	235,429.91	239,500.04	4,070.13	718,500.00
101,525.82	109,516.66	7,990.84		Total Expenses	471,819.09	438,066.64	(33,752.45)	1,314,200.00
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Vintage Grand Condominium Association

Income/Expense Statement

Period: 04/01/19 to 04/30/19

Current Period			Year-To-Date			Yearly		
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
17,055.15	.00	17,055.15		Current Yr Net Income/(Loss)	(14,750.55)	.00	(14,750.55)	.00
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Vintage Grand Condominium Association

Statement of Reserves As of 04/30/19

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

	BEGINNING OF YEAR	YTD NET INCR/(DECR)	AVAILABLE BALANCE
Roof Replacement			
3631 BegBal - Roof Replacement	1,214,714.51	0.00	1,214,714.51
3632 Alloc - Roof Replacement	0.00	58,333.36	58,333.36
Subt Roof Replacement	1,214,714.51	58,333.36	1,273,047.87
Exterior Paint			
3641 BegBal - Painting Exterior	283,947.46	0.00	283,947.46
3642 Alloc - Painting Exterior	0.00	1,900.00	1,900.00
Subtotal Exterior Paint	283,947.46	1,900.00	285,847.46
Pavement Resurfacing			
3651 BegBal - Road Resurfacing	80,544.88	0.00	80,544.88
3652 Alloc - Road Resurfacing	0.00	5,000.00	5,000.00
Subtotal Pavement Resurfacing	80,544.88	5,000.00	85,544.88
HVAC			
3681 BegBal - A/C Equipment	3,587.28	0.00	3,587.28
3682 Alloc - A/C Equipment	0.00	991.32	991.32
Subtotal HVAC	3,587.28	991.32	4,578.60
Pool & Spa			
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
Subtotal Pool & Spa	14,876.18	(5,260.66)	9,615.52
Pool Deck			
3626 BegBal - Pool Deck	2,109.00	0.00	2,109.00
3627 Alloc - Pool Deck	0.00	0.00	0.00
Subtotal Pool Deck	2,109.00	0.00	2,109.00
Electrical			
3671 BegBal - Electrical	69,875.53	0.00	69,875.53
3672 Alloc - Electrical	0.00	0.00	0.00
Subtotal Electrical	69,875.53	0.00	69,875.53

Vintage Grand Condominium Association

Statement of Reserves As of 04/30/19

	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	8,333.32	8,333.32
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Subtotal Fire & Safety	56,961.14	(21,053.68)	35,907.46
Plumbing			
3766 BegBal - Plumbing	39,439.68	0.00	39,439.68
3767 Alloc - Plumbing	0.00	0.00	0.00
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Subtotal Plumbing	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	3,486.00	3,486.00
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Subtotal Drainage	(12,020.08)	3,486.00	(8,534.08)
Reserve Interest			
3606 BegBal - Reserve Interest	4,379.46	0.00	4,379.46
3607 Current Year Reserve Interest	0.00	6,828.53	6,828.53
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Subtotal Reserve Interest:	4,379.46	6,828.53	11,207.99
TOTAL RESERVES	1,758,415.04	50,224.87	1,808,639.91
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Vintage Grand Condominium Association

Balance Sheet
As of 04/30/19

STATEMENT OF CONTINGENCY REBUILDING FUND

CONTINGENCY REBUILDING FUND

3412	Contingency Rebuilding Income	\$ 4,666,538.72
3413	Rebuilding Expenses to 4/30/18	(2,596,526.51)
3414	Elias Brothers	(234,810.53)
3415	Delta Engineering	(189,920.34)
3416	Lights	(2,074.26)
3417	Safety	(1,620.43)
3418	Landscaping	(26,875.00)
3419	Gutter/Downspouts	(24,341.35)
3420	Miscellaneous	(43,104.24)
3421	R.L. James	(990,220.11)
	Sub Total: Contingency Rebuild	\$ 557,045.95
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3430	Accrued Construction Retainage	\$ 90,793.25
	TOTAL CONTINGENCY REBUILD FUND	\$ 647,839.20
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