

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
October 2019**

**Unaudited
Financial Statement**

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

Vintage Grand Condominium Association

Balance Sheet
As of 10/31/19

Account Description	Operating	Reserves	Other	Totals
ASSETS				
Checking -Centennial Bank 9203	132,576.21			132,576.21
MM - Centennial Bank 9211		100,084.93		100,084.93
MM - Centennial Bank 0300	269,516.83			269,516.83
MM - Centennial Bank 1100		1,085,831.30		1,085,831.30
CD-Centennial Bk-CDARS 6/11/20		202,801.91		202,801.91
CD-Centennial Bk-CDAR 12/12/19		201,697.74		201,697.74
Petty Cash	1,401.31			1,401.31
Interfund Transfer	(316,620.66)	290,168.00	26,452.66	.00
Accounts Receivable-Owners	137,642.78			137,642.78
Allowance For Bad Debt	(59,291.99)			(59,291.99)
Owner Repair Recoverable	(12,967.55)			(12,967.55)
Utility Deposits	12,245.86			12,245.86
Prepaid Insurance	50,425.29			50,425.29
Prepaid Master Fees	8,656.16			8,656.16
TOTAL ASSETS	223,584.24	1,880,583.88	26,452.66	2,130,620.78
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Accounts Payable	1,020.00			1,020.00
Prepaid Assessments	132,043.53			132,043.53
Subtotal Current Liability	133,063.53	.00	.00	133,063.53
REBUILDING FUND & RESERVES:				
Reserves		1,880,583.88		1,880,583.88
Contingency Rebuilding Fund			(105,727.63)	(105,727.63)
Accrued Construction Retainage			132,180.29	132,180.29
Subtotal Rebuilding Fund & Res	.00	1,880,583.88	26,452.66	1,907,036.54
EQUITY:				
Fund Balance	137,168.56			137,168.56
Current Year Net Income/(Loss)	(46,647.85)	.00	.00	(46,647.85)
Subtotal Equity	90,520.71	.00	.00	90,520.71
TOTAL LIABILITIES & EQUITY	223,584.24	1,880,583.88	26,452.66	2,130,620.78

Vintage Grand Condominium Association

Income/Expense Statement
Period: 10/01/19 to 10/31/19

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
INCOME:								
107,803.45	107,808.33	(4.88)	05010	Maintenance Assessments	1,078,034.50	1,078,083.30	(48.80)	1,293,700.00
2,250.00	708.33	1,541.67	05030	Fees Income	11,050.00	7,083.30	3,966.70	8,500.00
1,015.00	416.67	598.33	05040	Other/Misc & Late Fee Income	5,790.80	4,166.70	1,624.10	5,000.00
311.33	333.33	(22.00)	05050	Interest Income	5,806.55	3,333.30	2,473.25	4,000.00
672.70	.00	672.70	05051	Interest Income-Owners	9,648.37	.00	9,648.37	.00
1,910.00	.00	1,910.00	05095	Fines	13,891.86	.00	13,891.86	.00
75.00	.00	75.00	05096	Keys & Locks	1,350.00	.00	1,350.00	.00
270.00	250.00	20.00	05100	Parking	2,790.00	2,500.00	290.00	3,000.00
114,307.48	109,516.66	4,790.82		Subtotal Income	1,128,362.08	1,095,166.60	33,195.48	1,314,200.00
EXPENSES:								
BUILDING MAINTENANCE:								
1,280.00	1,666.67	386.67	07210	Pest Control	14,490.00	16,666.70	2,176.70	20,000.00
7,424.02	4,733.33	(2,690.69)	07305	Dry Wall Maintenance	90,217.02	47,333.30	(42,883.72)	56,800.00
.00	83.33	83.33	07345	Locks and Keys	.00	833.30	833.30	1,000.00
77.38	4,583.33	4,505.95	07350	Bldg Mntc:Repl, SVC & Repair	47,425.08	45,833.30	(1,591.78)	55,000.00
.00	3,083.33	3,083.33	07351	Extra Repair of One Unit	30,705.37	30,833.30	127.93	37,000.00
772.91	83.33	(689.58)	07355	Misc Equipment Main:Small To	937.67	833.30	(104.37)	1,000.00
1,165.00	416.67	(748.33)	07360	Electical Repairs	15,240.06	4,166.70	(11,073.36)	5,000.00
.00	250.00	250.00	07370	A/C & Heating Supplies-HVAC	5,856.67	2,500.00	(3,356.67)	3,000.00
(70.75)	833.33	904.08	07385	Plumbing Repairs.	11,360.81	8,333.30	(3,027.51)	10,000.00
2,277.18	3,750.00	1,472.82	07395	Roof Repairs	49,651.28	37,500.00	(12,151.28)	45,000.00
.00	166.67	166.67	07396	Window Repairs	743.30	1,666.70	923.40	2,000.00
.00	250.00	250.00	07397	Gutter Repairs	250.00	2,500.00	2,250.00	3,000.00
859.75	2,000.00	1,140.25	07425	Safety	23,310.98	20,000.00	(3,310.98)	24,000.00
1,536.85	2,208.33	671.48	07430	Security	15,565.48	22,083.30	6,517.82	26,500.00
15,322.34	24,108.32	8,785.98		Subtotal Maintenance Expense	305,753.72	241,083.20	(64,670.52)	289,300.00
GROUPS MAINTENANCE:								
1,579.69	208.33	(1,371.36)	07230	Lawn & Ground Supplies	4,108.38	2,083.30	(2,025.08)	2,500.00
.00	416.67	416.67	07235	Additional Plantings	5,100.00	4,166.70	(933.30)	5,000.00
9,225.00	9,225.00	.00	07240	Landscaping Maintenance	92,250.00	92,250.00	.00	110,700.00
.00	3,666.67	3,666.67	07250	Grounds Expense-Other	33,271.92	36,666.70	3,394.78	44,000.00
.00	166.67	166.67	07275	Gasoline/Golf Carts	2,204.17	1,666.70	(537.47)	2,000.00
9,077.50	1,583.33	(7,494.17)	07290	Irrigation Repairs	21,234.71	15,833.30	(5,401.41)	19,000.00
19,882.19	15,266.67	(4,615.52)		Subtotal Grounds Maintenance	158,169.18	152,666.70	(5,502.48)	183,200.00
COMMON AREAS:								
4,250.00	1,666.67	(2,583.33)	07320	Pool & Spa Maintenance	22,538.29	16,666.70	(5,871.59)	20,000.00
.00	83.33	83.33	07325	Pool Fence Repairs & Mainten	.00	833.30	833.30	1,000.00

Vintage Grand Condominium Association

Income/Expense Statement
Period: 10/01/19 to 10/31/19

Current Period			Year-To-Date			Yearly			
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget	
.00	83.33	83.33	07330	Pool Supplies & Repairs	69.50	833.30	763.80	1,000.00	
184.83	416.67	231.84	07340	Pool Fuel	2,774.25	4,166.70	1,392.45	5,000.00	
260.00	250.00	(10.00)	07560	Common Area - Cleaning	2,510.00	2,500.00	(10.00)	3,000.00	
.00	208.33	208.33	07565	Common Area - Painting	.00	2,083.30	2,083.30	2,500.00	
.00	83.33	83.33	07585	Tennis Court Maintenance	.00	833.30	833.30	1,000.00	
.00	166.67	166.67	07586	Exercise Room Repairs & Main	1,222.61	1,666.70	444.09	2,000.00	
.00	83.33	83.33	07595	Rec Fac Misc Exp	.00	833.30	833.30	1,000.00	
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4,694.83	3,041.66	(1,653.17)		Subtotal Common Areas:	29,114.65	30,416.60	1,301.95	36,500.00	
UTILITIES:									
20,007.99	21,708.33	1,700.34	07010	Water & Sewer	213,510.73	217,083.30	3,572.57	260,500.00	
(17,616.15)	(17,208.33)	407.82	07015	Water Recovery	(170,972.87)	(172,083.30)	(1,110.43)	(206,500.00)	
853.86	433.33	(420.53)	07040	Trash	4,276.10	4,333.30	57.20	5,200.00	
2,606.81	2,250.00	(356.81)	07050	Electricity	23,743.85	22,500.00	(1,243.85)	27,000.00	
.00	41.67	41.67	07070	Cable	.00	416.70	416.70	500.00	
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5,852.51	7,225.00	1,372.49		Subtotal Utilities Expenses:	70,557.81	72,250.00	1,692.19	86,700.00	
ADMINISTRATIVE:									
26,061.26	20,166.67	(5,894.59)	07150	Insurance	231,969.36	201,666.70	(30,302.66)	242,000.00	
20,590.44	19,666.67	(923.77)	07420	Staffing/Personnel	208,228.11	196,666.70	(11,561.41)	236,000.00	
.00	62.50	62.50	07455	Uniforms	.00	625.00	625.00	750.00	
1,987.50	2,083.33	95.83	07460	Legal Association	11,284.30	20,833.30	9,549.00	25,000.00	
426.25	1,000.00	573.75	07465	Legal Collection & Foreclosu	9,579.95	10,000.00	420.05	12,000.00	
(1,125.00)	1,250.00	2,375.00	07466	Legal Rental Suit	(7,829.53)	12,500.00	20,329.53	15,000.00	
750.00	416.67	(333.33)	07470	CPA Services	3,750.00	4,166.70	416.70	5,000.00	
4,021.12	625.00	(3,396.12)	07475	Professional Services	8,044.74	6,250.00	(1,794.74)	7,500.00	
4,212.00	4,208.33	(3.67)	07480	Management Fees	42,120.00	42,083.30	(36.70)	50,500.00	
586.50	1,000.00	413.50	07490	Postage & Printing	5,007.80	10,000.00	4,992.20	12,000.00	
21.00	20.83	(.17)	07495	Bank Fees/ Coupons Books	1,041.64	208.30	(833.34)	250.00	
497.50	416.67	(80.83)	07496	MISC Admin Expenses	11,406.42	4,166.70	(7,239.72)	5,000.00	
96.00	125.00	29.00	07497	Background Check	1,344.00	1,250.00	(94.00)	1,500.00	
416.98	83.33	(333.65)	07498	Membership Dues	537.87	833.30	295.43	1,000.00	
65.00	66.67	1.67	07499	Answering Service	719.95	666.70	(53.25)	800.00	
300.79	416.67	115.88	07530	Telephone	4,455.54	4,166.70	(288.84)	5,000.00	
3,000.00	3,000.00	.00	07590	Bad Debt	30,000.00	30,000.00	.00	36,000.00	
560.69	229.17	(331.52)	07600	Office Equipment/Internet	3,514.36	2,291.70	(1,222.66)	2,750.00	
427.43	237.50	(189.93)	07601	Office Equipment Rental	2,959.22	2,375.00	(584.22)	2,850.00	
4,328.09	4,800.00	471.91	07990	Master Association Fees	43,280.84	48,000.00	4,719.16	57,600.00	
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67,223.55	59,875.01	(7,348.54)		Subtotal Administrative:	611,414.57	598,750.10	(12,664.47)	718,500.00	
112,975.42	109,516.66	(3,458.76)		Total Expenses	1,175,009.93	1,095,166.60	(79,843.33)	1,314,200.00	
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Vintage Grand Condominium Association

Income/Expense Statement
Period: 10/01/19 to 10/31/19

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
1,332.06	.00	1,332.06		Current Yr Net Income/(Loss)	(46,647.85)	.00	(46,647.85)	.00
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Vintage Grand Condominium Association

Statement of Reserves As of 10/31/19

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

Roof Replacement				
3631	BegBal - Roof Replacement	1,214,714.51	0.00	1,214,714.51
3632	Alloc - Roof Replacement	0.00	145,833.40	145,833.40
	Subt Roof Replacement	1,214,714.51	145,833.40	1,360,547.91
Exterior Paint				
3640	Expense - Painting Exterior	0.00	(42,760.00)	(42,760.00)
3641	BegBal - Painting Exterior	283,947.46	0.00	283,947.46
3642	Alloc - Painting Exterior	0.00	4,750.00	4,750.00
	Subtotal Exterior Paint	283,947.46	(38,010.00)	245,937.46
Pavement Resurfacing				
3651	BegBal - Road Resurfacing	80,544.88	0.00	80,544.88
3652	Alloc - Road Resurfacing	0.00	12,500.00	12,500.00
	Subtotal Pavement Resurfacing	80,544.88	12,500.00	93,044.88
HVAC				
3681	BegBal - A/C Equipment	3,587.28	0.00	3,587.28
3682	Alloc - A/C Equipment	0.00	2,478.30	2,478.30
	Subtotal HVAC	3,587.28	2,478.30	6,065.58
Pool & Spa				
3610	Expense - Pool & Spa	0.00	(9,186.86)	(9,186.86)
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	(9,186.86)	5,689.32
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

Vintage Grand Condominium Association

Statement of Reserves As of 10/31/19

	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	(30,859.50)	(30,859.50)
3786 BegBal - Fire & Safety Systems	56,961.14	0.00	56,961.14
3787 Alloc - Fire & Safety Systems	0.00	20,833.30	20,833.30
Subtotal Fire & Safety	56,961.14	(10,026.20)	46,934.94
Plumbing			
3765 Expense - Plumbing	0.00	(8,155.75)	(8,155.75)
3766 BegBal - Plumbing	39,439.68	0.00	39,439.68
3767 Alloc - Plumbing	0.00	0.00	0.00
Subtotal Plumbing	39,439.68	(8,155.75)	31,283.93
Drainage			
3776 BegBal - Drainage	(12,020.08)	0.00	(12,020.08)
3777 Alloc - Drainage	0.00	8,715.00	8,715.00
3778 Reserves Interest Transfer	0.00	1,562.08	1,562.08
Subtotal Drainage	(12,020.08)	10,277.08	(1,743.00)
Reserve Interest			
3606 BegBal - Reserve Interest	4,379.46	0.00	4,379.46
3607 Current Year Reserve Interest	0.00	18,020.95	18,020.95
3608 Reserve Interest Expenses	0.00	(1,562.08)	(1,562.08)
Subtotal Reserve Interest:	4,379.46	16,458.87	20,838.33
TOTAL RESERVES	1,758,415.04	122,168.84	1,880,583.88
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Vintage Grand Condominium Association

Balance Sheet
As of 10/31/19

STATEMENT OF CONTINGENCY REBUILDING FUND

CONTINGENCY REBUILDING FUND

3412	Contingency Rebuilding Income	\$ 5,666,538.74
3413	Rebuilding Expenses to 4/30/18	(2,596,526.51)
3414	Ellas Brothers	(234,810.53)
3415	Delta Engineering	(287,136.80)
3416	Lights	(2,978.52)
3417	Safety	(1,620.43)
3418	Landscaping	(66,675.00)
3419	Gutter/Downspouts	(35,694.63)
3420	Miscellaneous	(157,726.40)
3421	R.L. James	(2,389,097.55)
	Sub Total: Contingency Rebuild	\$ (105,727.63)
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3430	Accrued Construction Retainage	\$ 132,180.29
	TOTAL CONTINGENCY REBUILD FUNC	\$ 26,452.66
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