

**VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.**

**For the Month Ending  
April 2020**

**Unaudited  
Financial Statement**

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

# Vintage Grand Condominium Association

## Balance Sheet As of 04/30/20

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
Checking -Centennial Bank 9203	102,822.29			102,822.29
MM - Centennial Bank 9211		100,036.89		100,036.89
MM - Centennial Bank 0300	553,935.75			553,935.75
MM - Centennial Bank 1100		1,191,703.44		1,191,703.44
CDAR-Centennial 6/11/20-1.92%		202,801.91		202,801.91
CDAR-Centennial 12/10/20-1.51%		205,555.85		205,555.85
Petty Cash	1,924.82			1,924.82
Interfund Transfer	(512,288.52)	300,000.00	212,288.52	.00
Accounts Receivable-Owners	189,173.12			189,173.12
Allowance For Bad Debt	(100,579.08)			(100,579.08)
AR - Water Reimbursement	16,014.99			16,014.99
Owner Repair Recoverable	(12,967.55)			(12,967.55)
Utility Deposits	12,245.86			12,245.86
Prepaid Insurance	26,064.97			26,064.97
Prepaid Master Fees	8,656.16			8,656.16
<b>TOTAL ASSETS</b>	<b>285,002.81</b>	<b>2,000,098.09</b>	<b>212,288.52</b>	<b>2,497,389.42</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>CURRENT LIABILITIES:</b>				
Prepaid Assessments	143,267.08			143,267.08
<b>Subtotal Current Liability</b>	<b>143,267.08</b>	<b>.00</b>	<b>.00</b>	<b>143,267.08</b>
<b>REBUILDING FUND &amp; RESERVES:</b>				
Reserves		2,000,098.09		2,000,098.09
Contingency Rebuilding Fund			180,352.97	180,352.97
Accrued Construction Retainage			31,935.55	31,935.55
<b>Subtotal Rebuilding Fund &amp; Res</b>	<b>.00</b>	<b>2,000,098.09</b>	<b>212,288.52</b>	<b>2,212,386.61</b>
<b>EQUITY:</b>				
Fund Balance	109,585.79			109,585.79
Current Year Net Income/(Loss)	32,149.94	.00	.00	32,149.94
<b>Subtotal Equity</b>	<b>141,735.73</b>	<b>.00</b>	<b>.00</b>	<b>141,735.73</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>285,002.81</b>	<b>2,000,098.09</b>	<b>212,288.52</b>	<b>2,497,389.42</b>

# Vintage Grand Condominium Association

Income/Expense Statement  
Period: 04/01/20 to 04/30/20

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
<b>INCOME:</b>								
120,765.40	120,768.83	(3.43)	05010	Maintenance Assessments	483,061.60	483,075.32	(13.72)	1,449,226.00
700.00	983.33	(283.33)	05030	Fees Income	6,380.00	3,933.32	2,446.68	11,800.00
600.00	416.67	183.33	05040	Other/Misc & Late Fee Income	4,965.00	1,666.68	3,298.32	5,000.00
271.93	541.67	(269.74)	05050	Interest Income	1,968.64	2,166.68	(198.04)	6,500.00
(17.16)	.00	(17.16)	05051	Interest Income-Owners	1,617.78	.00	1,617.78	.00
.00	.00	.00	05080	Gate Openers/Key Cards	400.00	.00	400.00	.00
255.00	.00	255.00	05095	Fines	4,615.00	.00	4,615.00	.00
300.00	.00	300.00	05096	Keys & Locks	975.00	.00	975.00	.00
420.00	250.00	170.00	05100	Parking	1,904.50	1,000.00	904.50	3,000.00
<u>123,295.17</u>	<u>122,960.50</u>	<u>334.67</u>		Subtotal Income	<u>505,887.52</u>	<u>491,842.00</u>	<u>14,045.52</u>	<u>1,475,526.00</u>
<b>EXPENSES:</b>								
<b>BUILDING MAINTENANCE:</b>								
1,648.00	1,500.00	(148.00)	07210	Pest Control	5,488.00	6,000.00	512.00	18,000.00
2,548.00	6,250.00	3,702.00	07305	Dry Wall Maintenance	4,618.27	25,000.00	20,381.73	75,000.00
2,150.69	5,250.00	3,099.31	07350	Bldg Mntc:Repl, SVC & Repair	8,929.85	21,000.00	12,070.15	63,000.00
.00	83.33	83.33	07355	Misc Equipment Main:Small To	.00	333.32	333.32	1,000.00
432.00	833.33	401.33	07360	Electical Repairs	2,348.19	3,333.32	985.13	10,000.00
2,339.49	833.33	(1,506.16)	07370	A/C & Heating Supplies-HVAC	2,439.49	3,333.32	893.83	10,000.00
.00	179.17	179.17	07380	Dryer Vent Cleaning	.00	716.68	716.68	2,150.00
243.95	1,250.00	1,006.05	07385	Plumbing Repairs.	2,824.15	5,000.00	2,175.85	15,000.00
.00	5,250.00	5,250.00	07395	Roof Repairs	5,922.00	21,000.00	15,078.00	63,000.00
.00	83.33	83.33	07396	Window Repairs	208.60	333.32	124.72	1,000.00
.00	41.67	41.67	07397	Gutter Repairs	.00	166.68	166.68	500.00
1,966.42	2,500.00	533.58	07425	Safety	13,298.24	10,000.00	(3,298.24)	30,000.00
1,493.44	1,583.33	89.89	07430	Security	6,082.28	6,333.32	251.04	19,000.00
<u>12,821.99</u>	<u>25,637.49</u>	<u>12,815.50</u>		Subtotal Maintenance Expense	<u>52,159.07</u>	<u>102,549.96</u>	<u>50,390.89</u>	<u>307,650.00</u>
<b>GROUNDS MAINTENANCE:</b>								
186.85	291.67	104.82	07230	Lawn & Ground Supplies	708.93	1,166.68	457.75	3,500.00
.00	566.67	566.67	07235	Additional Plantings	2,000.00	2,266.68	266.68	6,800.00
9,225.00	9,725.00	500.00	07240	Landscaping Maintenance	36,900.00	38,900.00	2,000.00	116,700.00
.00	5,633.33	5,633.33	07250	Grounds Expense-Other	52,570.00	22,533.32	(30,036.68)	67,600.00
.00	250.00	250.00	07275	Gasoline/Golf Carts	588.48	1,000.00	411.52	3,000.00
722.50	1,666.67	944.17	07290	Irrigation Repairs	3,568.50	6,666.68	3,098.18	20,000.00
<u>10,134.35</u>	<u>18,133.34</u>	<u>7,998.99</u>		Subtotal Grounds Maintenance	<u>96,335.91</u>	<u>72,533.36</u>	<u>(23,802.55)</u>	<u>217,600.00</u>
<b>COMMON AREAS:</b>								
2,300.00	2,000.00	(300.00)	07320	Pool & Spa Maintenance	8,513.40	8,000.00	(513.40)	24,000.00
368.73	250.00	(118.73)	07340	Pool Fuel	1,669.18	1,000.00	(669.18)	3,000.00

# Vintage Grand Condominium Association

Income/Expense Statement  
Period: 04/01/20 to 04/30/20

Current Period			Year-To-Date			Yearly		
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
260.00	250.00	(10.00)	07560	Common Area - Cleaning	872.00	1,000.00	128.00	3,000.00
.00	41.67	41.67	07565	Common Area - Painting	315.48	166.68	(148.80)	500.00
.00	41.67	41.67	07585	Tennis Court Maintenance	.00	166.68	166.68	500.00
.00	166.67	166.67	07586	Exercise Room Repairs & Main	135.00	666.68	531.68	2,000.00
.00	16.67	16.67	07595	Rec Fac Misc Exp	.00	66.68	66.68	200.00
<hr/>					<hr/>			
2,928.73	2,766.68	(162.05)		Subtotal Common Areas:	11,505.06	11,066.72	(438.34)	33,200.00
UTILITIES:								
24,801.24	21,708.33	(3,092.91)	07010	Water & Sewer	93,646.87	86,833.32	(6,813.55)	260,500.00
(16,014.99)	(17,041.67)	(1,026.68)	07015	Water Recovery	(65,872.57)	(68,166.68)	(2,294.11)	(204,500.00)
426.93	416.67	(10.26)	07040	Trash	1,707.72	1,666.68	(41.04)	5,000.00
2,089.97	2,333.33	243.36	07050	Electricity	8,573.54	9,333.32	759.78	28,000.00
<hr/>					<hr/>			
11,303.15	7,416.66	(3,886.49)		Subtotal Utilities Expenses:	38,055.56	29,666.64	(8,388.92)	89,000.00
ADMINISTRATIVE:								
26,064.98	27,500.00	1,435.02	07150	Insurance	104,256.22	110,000.00	5,743.78	330,000.00
20,371.50	21,890.67	1,519.17	07420	Staffing/Personnel	90,055.63	87,562.68	(2,492.95)	262,688.00
250.02	25.00	(225.02)	07455	Uniforms	250.02	100.00	(150.02)	300.00
450.00	1,666.67	1,216.67	07460	Legal Association	2,427.00	6,666.68	4,239.68	20,000.00
1,623.73	1,000.00	(623.73)	07465	Legal Collection & Foreclosu	8,725.48	4,000.00	(4,725.48)	12,000.00
5,064.85	416.67	(4,648.18)	07470	CPA Services	5,064.85	1,666.68	(3,398.17)	5,000.00
1,250.00	166.67	(1,083.33)	07475	Professional Services	1,250.00	666.68	(583.32)	2,000.00
4,333.33	4,333.33	.00	07480	Management Fees	17,333.32	17,333.32	.00	52,000.00
382.97	833.33	450.36	07490	Postage & Printing	3,990.98	3,333.32	(657.66)	10,000.00
75.10	116.67	41.57	07495	Bank Fees/ Coupons Books	874.10	466.68	(407.42)	1,400.00
441.82	1,250.00	808.18	07496	MISC Admin Expenses	2,062.82	5,000.00	2,937.18	15,000.00
136.00	737.50	601.50	07497	Background Check	664.00	2,950.00	2,286.00	8,850.00
4,021.30	338.42	(3,682.88)	07498	Membership Dues	4,021.30	1,353.68	(2,667.62)	4,061.00
65.00	75.00	10.00	07499	Answering Service	260.00	300.00	40.00	900.00
449.40	461.67	12.27	07530	Telephone	1,375.05	1,846.68	471.63	5,540.00
3,333.34	3,333.33	(.01)	07590	Bad Debt	13,333.34	13,333.32	(.02)	40,000.00
193.97	250.00	56.03	07600	Office Equipment/Internet	1,245.13	1,000.00	(245.13)	3,000.00
230.31	283.33	53.02	07601	Office Equipment Rental	1,180.40	1,133.32	(47.08)	3,400.00
4,328.09	4,328.08	(.01)	07990	Master Association Fees	17,312.34	17,312.32	(.02)	51,937.00
<hr/>					<hr/>			
73,065.71	69,006.34	(4,059.37)		Subtotal Administrative:	275,681.98	276,025.36	343.38	828,076.00
<hr/>					<hr/>			
110,253.93	122,960.51	12,706.58		Total Expenses	473,737.58	491,842.04	18,104.46	1,475,526.00
=====								
13,041.24	(.01)	13,041.25		Current Yr Net Income/(Loss)	32,149.94	(.04)	32,149.98	.00
=====								

# Vintage Grand Condominium Association

## Statement of Reserves As of 04/30/20

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

### Statement of Reserves

	BEGINNING OF YEAR	YTD NET INCR/(DECR)	AVAILABLE BALANCE
<b>Roof Replacement</b>			
3631	BegBal - Roof Replacement	1,389,714.59	0.00
3632	Alloc - Roof Replacement	0.00	36,728.68
		1,389,714.59	36,728.68
	Subt Roof Replacement	1,389,714.59	36,728.68
			1,426,443.27
<b>Exterior Paint</b>			
3640	Expense - Painting Exterior	0.00	(9,832.00)
3641	BegBal - Painting Exterior	237,055.46	0.00
3642	Alloc - Painting Exterior	0.00	5,869.00
		237,055.46	(9,832.00)
	Subtotal Exterior Paint	237,055.46	(3,963.00)
			233,092.46
<b>Pavement Resurfacing</b>			
3651	BegBal - Road Resurfacing	95,544.88	0.00
3652	Alloc - Road Resurfacing	0.00	13,712.40
		95,544.88	13,712.40
	Subtotal Pavement Resurfacing	95,544.88	13,712.40
			109,257.28
<b>HVAC</b>			
3681	BegBal - A/C Equipment	6,561.24	0.00
3682	Alloc - A/C Equipment	0.00	997.00
		6,561.24	997.00
	Subtotal HVAC	6,561.24	997.00
			7,558.24
<b>Pool &amp; Spa</b>			
3611	BegBal - Pool & Spa	5,689.32	0.00
3612	Alloc - Pool & Spa	0.00	13,070.68
		5,689.32	13,070.68
	Subtotal Pool & Spa	5,689.32	13,070.68
			18,760.00
<b>Pool Deck</b>			
3626	BegBal - Pool Deck	2,109.00	0.00
3627	Alloc - Pool Deck	0.00	925.00
		2,109.00	925.00
	Subtotal Pool Deck	2,109.00	925.00
			3,034.00
<b>Electrical</b>			
3671	BegBal - Electrical	69,875.53	0.00
3672	Alloc - Electrical	0.00	929.36
		69,875.53	929.36

# Vintage Grand Condominium Association

## Statement of Reserves As of 04/30/20

		BEGINNING OF YEAR	YTD NET INCR/(DEGR)	AVAILABLE BALANCE
	Subtotal Electrical	69,875.53	929.36	70,804.89
	<b>Fire &amp; Safety</b>			
3786	BegBal - Fire & Safety Systems	51,101.60	0.00	51,101.60
3787	Alloc - Fire & Safety Systems	0.00	12,477.80	12,477.80
	Subtotal Fire & Safety	51,101.60	12,477.80	63,579.40
	<b>Plumbing</b>			
3766	BegBal - Plumbing	31,283.93	0.00	31,283.93
3767	Alloc - Plumbing	0.00	4,866.72	4,866.72
	Subtotal Plumbing	31,283.93	4,866.72	36,150.65
	<b>Drainage</b>			
3777	Alloc - Drainage	0.00	264.36	264.36
	Subtotal Drainage	0.00	264.36	264.36
	<b>Reserve Interest</b>			
3606	BegBal - Reserve Interest	27,160.89	0.00	27,160.89
3607	Current Year Reserve Interest	0.00	3,992.65	3,992.65
	Subtotal Reserve Interest:	27,160.89	3,992.65	31,153.54
	<b>TOTAL RESERVES</b>	1,916,096.44	84,001.65	2,000,098.09

# Vintage Grand Condominium Association

Balance Sheet  
As of 04/30/20

## STATEMENT OF CONTINGENCY REBUILDING FUND

### CONTINGENCY REBUILDING FUND

3411	Contingency Inc-Legal Settlemt	\$ 369,750.00
3412	Contingency Rebuilding Income	6,666,538.76
3413	Rebuilding Expenses to 4/30/18	(2,596,526.51)
3414	Elias Brothers	(234,810.53)
3415	Delta Engineering	(372,658.78)
3416	Lights	(2,978.52)
3417	Safety	(1,620.43)
3418	Landscaping	(100,310.00)
3419	Gutter/Downspouts	(56,909.69)
3420	Miscellaneous	(195,531.37)
3421	R.L. James	(3,294,589.96)
	Sub Total: Contingency Rebuild	\$ 180,352.97
		<hr/>
3430	Accrued Construction Retainage	\$ 31,935.55
	TOTAL CONTINGENCY REBUILD FUNC	\$ 212,288.52
		=====