

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
April 2021**

**Unaudited
Financial Statement**

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

Vintage Grand Condominium Association

Balance Sheet
As of 04/30/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
Checking -Centennial Bank 9203	97,713.66			97,713.66
MM - Centennial Bank 9211		100,012.33		100,012.33
MM - Centennial Bank 203	1,400,650.31			1,400,650.31
MM - Centennial Bank 211		1,436,520.38		1,436,520.38
CDAR-Centennial 6/10/21-0.55%		206,681.14		206,681.14
CDAR-Centennial 12/ 9/21-0.30%		208,653.80		208,653.80
Petty Cash	1,924.82			1,924.82
Interfund Transfer	(1,167,381.95)	300,000.00	867,381.95	.00
Accounts Receivable-Owners	160,161.15			160,161.15
Allowance For Bad Debt	(139,078.17)			(139,078.17)
Owner Repair Recoverable	(12,967.55)			(12,967.55)
Utility Deposits	12,245.86			12,245.86
Prepaid Insurance	876.24			876.24
Prepaid Master Fees	8,656.16			8,656.16
TOTAL ASSETS	<u>362,800.53</u>	<u>2,251,867.65</u>	<u>867,381.95</u>	<u>3,482,050.13</u>
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LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Accounts Payable	615.00			615.00
Prepaid Assessments	167,892.42			167,892.42
Subtotal Current Liability	<u>168,507.42</u>	<u>.00</u>	<u>.00</u>	<u>168,507.42</u>
REBUILDING FUND & RESERVES:				
Reserves		2,251,867.65		2,251,867.65
Contingency Rebuilding Fund			816,791.72	816,791.72
Accrued Construction Retainage			50,590.23	50,590.23
Subtotal Rebuilding Fund & Res	<u>.00</u>	<u>2,251,867.65</u>	<u>867,381.95</u>	<u>3,119,249.60</u>
EQUITY:				
Fund Balance	183,233.33			183,233.33
Current Year Net Income/(Loss)	11,059.78	.00	.00	11,059.78
Subtotal Equity	<u>194,293.11</u>	<u>.00</u>	<u>.00</u>	<u>194,293.11</u>
TOTAL LIABILITIES & EQUITY	<u>362,800.53</u>	<u>2,251,867.65</u>	<u>867,381.95</u>	<u>3,482,050.13</u>
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Vintage Grand Condominium Association

Income/Expense Statement Period: 04/01/21 to 04/30/21

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
INCOME:								
122,341.57	122,341.67	(.10)	05010	Maintenance Assessments	489,366.28	489,366.68	(.40)	1,468,100.00
804.82	.00	804.82	05030	Fees Income	8,854.82	.00	8,854.82	.00
(1,242.00)	.00	(1,242.00)	05040	Other/Misc & Late Fee Income	3,074.23	.00	3,074.23	.00
255.91	.00	255.91	05050	Interest Income	1,385.84	.00	1,385.84	.00
544.39	.00	544.39	05051	Interest Income-Owners	2,031.09	.00	2,031.09	.00
(70.00)	.00	(70.00)	05095	Fines	2,735.00	.00	2,735.00	.00
675.00	.00	675.00	05096	Keys & Locks	1,200.00	.00	1,200.00	.00
360.00	.00	360.00	05100	Parking	1,110.00	.00	1,110.00	.00
123,669.69	122,341.67	1,328.02		Subtotal Income	509,757.26	489,366.68	20,390.58	1,468,100.00
EXPENSES:								
BUILDING MAINTENANCE:								
631.00	1,500.00	869.00	07210	Pest Control	4,621.00	6,000.00	1,379.00	18,000.00
(4,475.70)	3,750.00	8,225.70	07305	Dry Wall Maintenance	(5,295.78)	15,000.00	20,295.78	45,000.00
14,614.40	4,166.67	(10,447.73)	07350	Bldg Mntc:Repl, SVC & Repair	27,329.77	16,666.68	(10,663.09)	50,000.00
.00	83.33	83.33	07355	Misc Equipment Main:Small To	.00	333.32	333.32	1,000.00
655.50	541.67	(113.83)	07360	Electrical Repairs	2,433.03	2,166.68	(266.35)	6,500.00
500.00	583.33	83.33	07370	A/C & Heating Supplies-HVAC	1,567.00	2,333.32	766.32	7,000.00
576.90	416.67	(160.23)	07385	Plumbing Repairs	2,130.80	1,666.68	(464.12)	5,000.00
5,438.00	3,750.00	(1,688.00)	07395	Roof Repairs	16,298.00	15,000.00	(1,298.00)	45,000.00
158.60	83.33	(75.27)	07396	Window Repairs	606.49	333.32	(273.17)	1,000.00
1,107.45	3,333.33	2,225.88	07425	Safety	12,008.25	13,333.32	1,325.07	40,000.00
3,524.04	2,083.33	(1,440.71)	07430	Security	8,558.11	8,333.32	(224.79)	25,000.00
22,730.19	20,291.66	(2,438.53)		Subtotal Maintenance Expense	70,256.67	81,166.64	10,909.97	243,500.00
GROUNDS MAINTENANCE:								
1,084.67	150.00	(934.67)	07230	Lawn & Ground Supplies	1,253.75	600.00	(653.75)	1,800.00
.00	583.33	583.33	07235	Additional Plantings	2,550.00	2,333.32	(216.68)	7,000.00
8,315.00	9,225.00	910.00	07240	Landscaping Maintenance	33,260.00	36,900.00	3,640.00	110,700.00
2,000.00	5,250.00	3,250.00	07250	Grounds Expense-Other	54,531.47	21,000.00	(33,531.47)	63,000.00
.00	333.33	333.33	07275	Gasoline/Golf Carts	.00	1,333.32	1,333.32	4,000.00
3,216.61	2,083.33	(1,133.28)	07290	Irrigation Repairs	12,381.09	8,333.32	(4,047.77)	25,000.00
14,616.28	17,624.99	3,008.71		Subtotal Grounds Maintenance	103,976.31	70,499.96	(33,476.35)	211,500.00
COMMON AREAS:								
1,300.00	2,000.00	700.00	07320	Pool & Spa Maintenance	5,200.00	8,000.00	2,800.00	24,000.00
298.89	300.00	1.11	07340	Pool Fuel	1,758.43	1,200.00	(558.43)	3,600.00
180.00	250.00	70.00	07560	Common Area - Cleaning	1,080.00	1,000.00	(80.00)	3,000.00
.00	41.67	41.67	07565	Common Area - Painting	.00	166.68	166.68	500.00
.00	83.33	83.33	07586	Exercise Room Repairs & Main	135.00	333.32	198.32	1,000.00

Vintage Grand Condominium Association

Income/Expense Statement Period: 04/01/21 to 04/30/21

Current Period			Account	Description	Year-To-Date			Yearly Budget
Actual	Budget	Variance			Actual	Budget	Variance	
1,778.89	2,675.00	896.11		Subtotal Common Areas:	8,173.43	10,700.00	2,526.57	32,100.00
UTILITIES:								
26,494.43	23,750.00	(2,744.43)	07010	Water & Sewer	96,304.98	95,000.00	(1,304.98)	285,000.00
(20,793.95)	(19,583.33)	1,210.62	07015	Water Recovery	(82,983.28)	(78,333.32)	4,649.96	(235,000.00)
38.99	(416.67)	(455.66)	07030	Water Meter Replacement	18,580.27	(1,666.68)	(20,246.95)	(5,000.00)
426.93	433.33	6.40	07040	Trash	1,727.98	1,733.32	5.34	5,200.00
2,213.94	2,333.33	119.39	07050	Electricity	8,289.58	9,333.32	1,043.74	28,000.00
8,380.34	6,516.66	(1,863.68)		Subtotal Utilities Expenses:	41,919.53	26,066.64	(15,852.89)	78,200.00
ADMINISTRATIVE:								
30,328.70	32,775.00	2,446.30	07150	Insurance	121,314.79	131,100.00	9,785.21	393,300.00
21,957.71	23,750.00	1,792.29	07420	Staffing/Personnel	85,672.90	95,000.00	9,327.10	285,000.00
.00	41.67	41.67	07455	Uniforms	.00	166.68	166.68	500.00
375.00	1,333.33	958.33	07460	Legal Association	1,506.95	5,333.32	3,826.37	16,000.00
(506.95)	833.33	1,340.28	07465	Legal Collection & Foreclosu	(347.86)	3,333.32	3,681.18	10,000.00
.00	.00	.00	07466	Legal Rental Suit	(2,395.00)	.00	2,395.00	.00
.00	666.67	666.67	07470	CPA Services	.00	2,666.68	2,666.68	8,000.00
.00	208.33	208.33	07475	Professional Services	1,728.00	833.32	(894.68)	2,500.00
4,333.33	4,333.33	.00	07480	Management Fees	17,333.32	17,333.32	.00	52,000.00
(2,023.23)	916.67	2,939.90	07490	Postage & Printing	3,279.97	3,666.68	386.71	11,000.00
13.75	150.00	136.25	07495	Bank Fees/ Coupons Books	921.73	600.00	(321.73)	1,800.00
335.46	833.33	497.87	07496	MISC Admin Expenses	10,485.19	3,333.32	(7,151.87)	10,000.00
.00	83.33	83.33	07497	Background Check	.00	333.32	333.32	1,000.00
.00	500.00	500.00	07498	Membership Dues	.00	2,000.00	2,000.00	6,000.00
65.00	75.00	10.00	07499	Answering Service	260.00	300.00	40.00	900.00
366.64	416.67	50.03	07530	Telephone	1,526.13	1,666.68	140.55	5,000.00
3,333.34	3,333.33	(.01)	07590	Bad Debt	13,333.34	13,333.32	(.02)	40,000.00
310.64	333.33	22.69	07600	Office Equipment/Internet	1,163.79	1,333.32	169.53	4,000.00
460.08	316.67	(143.41)	07601	Office Equipment Rental	1,275.95	1,266.68	(9.27)	3,800.00
4,328.09	4,333.33	5.24	07990	Master Association Fees	17,312.34	17,333.32	20.98	52,000.00
63,677.56	75,233.32	11,555.76		Subtotal Administrative:	274,371.54	300,933.28	26,561.74	902,800.00
111,183.26	122,341.63	11,158.37		Total Expenses	498,697.48	489,366.52	(9,330.96)	1,468,100.00
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12,486.43	.04	12,486.39		Current Yr Net Income/(Loss)	11,059.78	.16	11,059.62	.00
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Vintage Grand Condominium Association

Statement of Reserves

As of 04/30/21

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

Roof Replacement				
3631	BegBal - Roof Replacement	1,499,900.63	0.00	1,499,900.63
3632	Alloc - Roof Replacement	0.00	67,996.36	67,996.36
	Subt Roof Replacement	1,499,900.63	67,996.36	1,567,896.99
Exterior Paint				
3640	Expense - Painting Exterior	0.00	(19,664.00)	(19,664.00)
3641	BegBal - Painting Exterior	215,334.46	0.00	215,334.46
	Subtotal Exterior Paint	215,334.46	(19,664.00)	195,670.46
Pavement Resurfacing				
3651	BegBal - Road Resurfacing	136,682.08	0.00	136,682.08
3652	Alloc - Road Resurfacing	0.00	33,333.32	33,333.32
	Subtotal Pavement Resurfacing	136,682.08	33,333.32	170,015.40
HVAC				
3681	BegBal - A/C Equipment	9,552.24	0.00	9,552.24
3682	Alloc - A/C Equipment	0.00	530.32	530.32
	Subtotal HVAC	9,552.24	530.32	10,082.56
Pool & Spa				
3611	BegBal - Pool & Spa	44,901.36	0.00	44,901.36
	Subtotal Pool & Spa	44,901.36	0.00	44,901.36
Pool Deck				
3626	BegBal - Pool Deck	4,884.00	0.00	4,884.00
	Subtotal Pool Deck	4,884.00	0.00	4,884.00
Electrical				
3671	BegBal - Electrical	72,663.61	0.00	72,663.61
	Subtotal Electrical	72,663.61	0.00	72,663.61

Vintage Grand Condominium Association
 Statement of Reserves
 As of 04/30/21

		BEGINNING OF YEAR	YTD NET INCR/(DECR)	AVAILABLE BALANCE
Fire & Safety				
3786	BegBal - Fire & Safety Systems	88,535.00	0.00	88,535.00
3787	Alloc - Fire & Safety Systems	0.00	15,852.32	15,852.32
	Subtotal Fire & Safety	88,535.00	15,852.32	104,387.32
Plumbing				
3766	BegBal - Plumbing	37,279.23	0.00	37,279.23
	Subtotal Plumbing	37,279.23	0.00	37,279.23
Drainage				
3776	BegBal - Drainage	793.08	0.00	793.08
	Subtotal Drainage	793.08	0.00	793.08
Reserve Interest				
3606	BegBal - Reserve Interest	42,103.26	0.00	42,103.26
3607	Current Year Reserve Interest	0.00	1,190.38	1,190.38
	Subtotal Reserve Interest:	42,103.26	1,190.38	43,293.64
	TOTAL RESERVES	2,152,628.95	99,238.70	2,251,867.65
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Vintage Grand Condominium Association

Balance Sheet
As of 04/30/21

STATEMENT OF CONTINGENCY REBUILDING FUND

CONTINGENCY REBUILDING FUND

3411	Contingency Inc-Legal Settlemt	\$ 1,269,750.00
3412	Contingency Rebuilding Income	8,666,538.80
3413	Rebuilding Expenses to 4/30/18	(2,596,526.51)
3414	Elias Brothers	(234,810.53)
3415	Delta Engineering	(527,817.31)
3416	Lights	(2,978.52)
3417	Safety	(1,620.43)
3418	Landscaping	(132,272.00)
3419	Gutter/Downspouts	(68,533.61)
3420	Miscellaneous	(268,248.77)
3421	R.L. James	(5,286,689.40)
	Sub Total: Contingency Rebuild	\$ 816,791.72
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3430	Accrued Construction Retainage	\$ 50,590.23
	TOTAL CONTINGENCY REBUILD FUND	\$ 867,381.95
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