

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
June 2021**

**Unaudited
Financial Statement**

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

Vintage Grand Condominium Association

Balance Sheet
As of 06/30/21

Account Description	Operating	Reserves	Other	Totals
ASSETS				
Checking -Centennial Bank 9203	158,347.36			158,347.36
MM - Centennial Bank 9211		100,008.22		100,008.22
MM - Centennial Bank 203	1,449,517.38			1,449,517.38
MM - Centennial Bank 211		1,495,717.29		1,495,717.29
CDAR-Centennial 6/ 9/22-0.20%		207,817.84		207,817.84
CDAR-Centennial 12/ 9/21-0.30%		208,653.80		208,653.80
Petty Cash	1,924.82			1,924.82
Interfund Transfer	(1,255,354.26)	300,000.00	955,354.26	.00
Accounts Receivable-Owners	166,665.09			166,665.09
Allowance For Bad Debt	(145,744.83)			(145,744.83)
Owner Repair Recoverable	(8,389.81)			(8,389.81)
Utility Deposits	12,245.86			12,245.86
Prepaid Master Fees	12,984.25			12,984.25
TOTAL ASSETS	392,195.86	2,312,197.15	955,354.26	3,659,747.27
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Prepaid Assessments	173,999.65			173,999.65
Accrued Expenses	3,976.00			3,976.00
Contra	6,595.88			6,595.88
Subtotal Current Liability	184,571.53	.00	.00	184,571.53
REBUILDING FUND & RESERVES:				
Reserves		2,312,197.15		2,312,197.15
Contingency Rebuilding Fund			879,904.03	879,904.03
Accrued Construction Retainage			75,450.23	75,450.23
Subtotal Rebuilding Fund & Res	.00	2,312,197.15	955,354.26	3,267,551.41
EQUITY:				
Fund Balance	187,811.07			187,811.07
Current Year Net Income/(Loss)	19,813.26	.00	.00	19,813.26
Subtotal Equity	207,624.33	.00	.00	207,624.33
TOTAL LIABILITIES & EQUITY	392,195.86	2,312,197.15	955,354.26	3,659,747.27

Vintage Grand Condominium Association

Income/Expense Statement

Period: 06/01/21 to 06/30/21

Current Period					Year-To-Date		Yearly	
Actual	Budget	Variance	Account	Description	Actual	Budget	Budget	
INCOME:								
122,341.57	122,341.67	(.10)	05010	Maintenance Assessments	734,049.42	734,050.02	(.60)	1,468,100.00
225.00	.00	225.00	05030	Fees Income	9,879.82	.00	9,879.82	.00
600.00	.00	600.00	05040	Other/Misc & Late Fee Income	3,849.23	.00	3,849.23	.00
136.43	.00	136.43	05050	Interest Income	1,724.40	.00	1,724.40	.00
566.12	.00	566.12	05051	Interest Income-Owners	3,280.12	.00	3,280.12	.00
2,305.00	.00	2,305.00	05095	Fines	5,890.00	.00	5,890.00	.00
150.00	.00	150.00	05096	Keys & Locks	1,725.00	.00	1,725.00	.00
540.00	.00	540.00	05100	Parking	1,800.00	.00	1,800.00	.00
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126,864.12	122,341.67	4,522.45		Subtotal Income	762,197.99	734,050.02	28,147.97	1,468,100.00
EXPENSES:								
BUILDING MAINTENANCE:								
3,740.00	1,500.00	(2,240.00)	07210	Pest Control	9,641.00	9,000.00	(641.00)	18,000.00
3,336.59	3,750.00	413.41	07305	Dry Wall Maintenance	(1,959.19)	22,500.00	24,459.19	45,000.00
2,458.24	4,166.67	1,708.43	07350	Bldg Mntc:Repl, SVC & Repair	33,426.11	25,000.02	(8,426.09)	50,000.00
.00	83.33	83.33	07355	Misc Equipment Main:Small To	.00	499.98	499.98	1,000.00
1,502.00	541.67	(960.33)	07360	Electrical Repairs	4,101.53	3,250.02	(851.51)	6,500.00
.00	583.33	583.33	07370	A/C & Heating Supplies-HVAC	1,776.00	3,499.98	1,723.98	7,000.00
1,601.15	416.67	(1,184.48)	07385	Plumbing Repairs	3,996.95	2,500.02	(1,496.93)	5,000.00
.00	3,750.00	3,750.00	07395	Roof Repairs	22,237.00	22,500.00	263.00	45,000.00
339.29	83.33	(255.96)	07396	Window Repairs	945.78	499.98	(445.80)	1,000.00
4,558.09	3,333.33	(1,224.76)	07425	Safety	21,493.98	19,999.98	(1,494.00)	40,000.00
2,010.57	2,083.33	72.76	07430	Security	12,673.29	12,499.98	(173.31)	25,000.00
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19,545.93	20,291.66	745.73		Subtotal Maintenance Expense	108,332.45	121,749.96	13,417.51	243,500.00
GROUNDS MAINTENANCE:								
.00	150.00	150.00	07230	Lawn & Ground Supplies	1,253.75	900.00	(353.75)	1,800.00
.00	583.33	583.33	07235	Additional Plantings	5,250.00	3,499.98	(1,750.02)	7,000.00
9,915.00	9,225.00	(690.00)	07240	Landscaping Maintenance	51,490.00	55,350.00	3,860.00	110,700.00
.00	5,250.00	5,250.00	07250	Grounds Expense-Other	54,531.47	31,500.00	(23,031.47)	63,000.00
.00	333.33	333.33	07275	Gasoline/Golf Carts	.00	1,999.98	1,999.98	4,000.00
1,363.88	2,083.33	719.45	07290	Irrigation Repairs	19,413.65	12,499.98	(6,913.67)	25,000.00
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11,278.88	17,624.99	6,346.11		Subtotal Grounds Maintenance	131,938.87	105,749.94	(26,188.93)	211,500.00
COMMON AREAS:								
1,300.00	2,000.00	700.00	07320	Pool & Spa Maintenance	7,800.00	12,000.00	4,200.00	24,000.00
322.11	300.00	(22.11)	07340	Pool Fuel	2,522.62	1,800.00	(722.62)	3,600.00
.00	250.00	250.00	07560	Common Area - Cleaning	1,260.00	1,500.00	240.00	3,000.00
.00	41.67	41.67	07565	Common Area - Painting	.00	250.02	250.02	500.00
135.00	83.33	(51.67)	07586	Exercise Room Repairs & Main	270.00	499.98	229.98	1,000.00

Vintage Grand Condominium Association

Income/Expense Statement

Period: 06/01/21 to 06/30/21

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
1,757.11	2,675.00	917.89		Subtotal Common Areas:	11,852.62	16,050.00	4,197.38	32,100.00
UTILITIES:								
23,868.78	23,750.00	(118.78)	07010	Water & Sewer	143,869.57	142,500.00	(1,369.57)	285,000.00
(21,030.67)	(19,583.33)	1,447.34	07015	Water Recovery	(116,044.20)	(117,499.98)	(1,455.78)	(235,000.00)
3,997.30	(416.67)	(4,413.97)	07030	Water Meter Replacement	15,760.35	(2,500.02)	(18,260.37)	(5,000.00)
426.93	433.33	6.40	07040	Trash	2,581.84	2,599.98	18.14	5,200.00
2,094.59	2,333.33	238.74	07050	Electricity	12,634.33	13,999.98	1,365.65	28,000.00
9,356.93	6,516.66	(2,840.27)		Subtotal Utilities Expenses:	58,801.89	39,099.96	(19,701.93)	78,200.00
ADMINISTRATIVE:								
36,627.40	32,775.00	(3,852.40)	07150	Insurance	188,270.89	196,650.00	8,379.11	393,300.00
30,284.81	23,750.00	(6,534.81)	07420	Staffing/Personnel	137,763.48	142,500.00	4,736.52	285,000.00
.00	41.67	41.67	07455	Uniforms	.00	250.02	250.02	500.00
4,612.50	1,333.33	(3,279.17)	07460	Legal Association	6,119.45	7,999.98	1,880.53	16,000.00
(425.00)	833.33	1,258.33	07465	Legal Collection & Foreclosu	(205.90)	4,999.98	5,205.88	10,000.00
.00	.00	.00	07466	Legal Rental Suit	(2,395.00)	.00	2,395.00	.00
795.00	.00	(795.00)	07467	Legal Law Suit	795.00	.00	(795.00)	.00
.00	666.67	666.67	07470	CPA Services	.00	4,000.02	4,000.02	8,000.00
.00	208.33	208.33	07475	Professional Services	1,728.00	1,249.98	(478.02)	2,500.00
4,333.33	4,333.33	.00	07480	Management Fees	25,999.98	25,999.98	.00	52,000.00
266.53	916.67	650.14	07490	Postage & Printing	3,567.90	5,500.02	1,932.12	11,000.00
62.50	150.00	87.50	07495	Bank Fees/ Coupons Books	1,016.48	900.00	(116.48)	1,800.00
610.48	833.33	222.85	07496	MISC Admin Expenses	12,401.04	4,999.98	(7,401.06)	10,000.00
.00	83.33	83.33	07497	Background Check	.00	499.98	499.98	1,000.00
.00	500.00	500.00	07498	Membership Dues	4,161.05	3,000.00	(1,161.05)	6,000.00
130.00	75.00	(55.00)	07499	Answering Service	390.00	450.00	60.00	900.00
203.25	416.67	213.42	07530	Telephone	2,104.37	2,500.02	395.65	5,000.00
3,333.33	3,333.33	.00	07590	Bad Debt	20,000.00	19,999.98	(.02)	40,000.00
471.38	333.33	(138.05)	07600	Office Equipment/Internet	1,934.77	1,999.98	65.21	4,000.00
324.10	316.67	(7.43)	07601	Office Equipment Rental	1,838.89	1,900.02	61.13	3,800.00
4,328.08	4,333.33	5.25	07990	Master Association Fees	25,968.50	25,999.98	31.48	52,000.00
85,957.69	75,233.32	(10,724.37)		Subtotal Administrative:	431,458.90	451,399.92	19,941.02	902,800.00
127,896.54	122,341.63	(5,554.91)		Total Expenses	742,384.73	734,049.78	(8,334.95)	1,468,100.00
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(1,032.42)	.04	(1,032.46)		Current Yr Net Income/(Loss)	19,813.26	.24	19,813.02	.00
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Vintage Grand Condominium Association

Statement of Reserves
 As of 06/30/21

	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	1,499,900.63	0.00	1,499,900.63
3632 Alloc - Roof Replacement	0.00	101,994.54	101,994.54
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Subt Roof Replacement	1,499,900.63	101,994.54	1,601,895.17
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
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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	49,999.98	49,999.98
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Subtotal Pavement Resurfacing	136,682.08	49,999.98	186,682.06
HVAC			
3681 BegBal - A/C Equipment	9,552.24	0.00	9,552.24
3682 Alloc - A/C Equipment	0.00	795.48	795.48
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Subtotal HVAC	9,552.24	795.48	10,347.72
Pool & Spa			
3611 BegBal - Pool & Spa	44,901.36	0.00	44,901.36
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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
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Subtotal Pool Deck	4,884.00	0.00	4,884.00
Electrical			
3671 BegBal - Electrical	72,663.61	0.00	72,663.61
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Subtotal Electrical	72,663.61	0.00	72,663.61

Vintage Grand Condominium Association

Statement of Reserves

As of 06/30/21

		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	23,778.48	23,778.48
	Subtotal Fire & Safety	88,535.00	23,778.48	112,313.48
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	2,663.72	2,663.72
	Subtotal Reserve Interest:	42,103.26	2,663.72	44,766.98
	TOTAL RESERVES	2,152,628.95	159,568.20	2,312,197.15
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Vintage Grand Condominium Association

Balance Sheet
As of 06/30/21

STATEMENT OF CONTINGENCY REBUILDING FUND

CONTINGENCY REBUILDING FUND

3411	Contingency Inc-Legal Settlemt	\$ 1,269,750.00
3412	Contingency Rebuilding Income	8,999,872.14
3413	Rebuilding Expenses to 4/30/18	(2,596,526.51)
3414	Elias Brothers	(234,810.53)
3415	Delta Engineering	(548,638.39)
3416	Lights	(2,978.52)
3417	Safety	(1,620.43)
3418	Landscaping	(132,272.00)
3419	Gutter/Downspouts	(68,533.61)
3420	Miscellaneous	(269,048.77)
3421	R.L. James	(5,535,289.35)
	Sub Total: Contingency Rebuild	\$ 879,904.03
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3430	Accrued Construction Retainage	\$ 75,450.23
	TOTAL CONTINGENCY REBUILD FUND	\$ 955,354.26
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