

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
December 2021**

**Unaudited
Financial Statement**

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

Vintage Grand Condo Assn Inc

Run Date: 01/25/2022

Run Time: 09:28 AM

FUND BALANCE SHEET

As of: 12/31/2021

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$317,868.79			\$317,868.79
Reserve - Centennial Bank 2057		\$102,736.55		\$102,736.55
ICS - Operating Centennial 40-5	\$1,314,200.78			\$1,314,200.78
ICS - Reserve Centennial 57-9		\$1,638,378.69		\$1,638,378.69
CDARS - Centennial 6/ 9/22-0.20%		\$207,817.84		\$207,817.84
CDARS - Centennial 12/ 9/22-0.10%		\$209,278.96		\$209,278.96
Petty Cash	\$1,924.82			\$1,924.82
Interfund Transfer	(\$1,240,163.93)			(\$1,240,163.93)
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$940,163.93	\$940,163.93
Assessments Due	\$198,263.91			\$198,263.91
Allowance for Bad Debt	(\$165,744.83)			(\$165,744.83)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Utility Deposits	\$12,245.86			\$12,245.86
Prepaid Expenses	\$2,129.33			\$2,129.33
Total Assets	\$439,175.52	\$2,458,212.04	\$940,163.93	\$3,837,551.49

Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$193,652.74			\$193,652.74
Accrued Expenses	\$29,882.57			\$29,882.57
Contra	\$2,036.79			\$2,036.79
Contingency Income-Legal Settlement			\$1,269,750.00	\$1,269,750.00
Contingency Rebuilding Income			\$9,999,872.16	\$9,999,872.16
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$617,746.06)	(\$617,746.06)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$1,620.43)	(\$1,620.43)
Landscaping			(\$146,072.00)	(\$146,072.00)
Gutter/Downspouts			(\$75,922.89)	(\$75,922.89)
Miscellaneous			(\$304,859.59)	(\$304,859.59)
R.L. James			(\$6,517,521.89)	(\$6,517,521.89)
Accrued Construction Retainage			\$168,600.19	\$168,600.19
Total Liabilities	\$225,572.10	\$0.00	\$940,163.93	\$1,165,736.03

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$42,103.26		\$42,103.26
Current Year Reserve Interest		\$4,154.13		\$4,154.13
BegBal - Pool & Spa		\$44,901.36		\$44,901.36
Beg Bal - Pool Deck		\$4,884.00		\$4,884.00

Account	Operating	Reserves	Other	Total
Beg Bal - Roof Replacement		\$1,499,900.63		\$1,499,900.63
Alloc - Roof Replacement		\$203,989.08		\$203,989.08
Expense - Painting Exterior		(\$49,160.00)		(\$49,160.00)
Beg Bal - Painting Exterior		\$215,334.46		\$215,334.46
BegBal - Road Resurfacing		\$136,682.08		\$136,682.08
Alloc - Road Resurfacing		\$99,999.96		\$99,999.96
Expense - Electrical		(\$2,548.00)		(\$2,548.00)
BegBal - Electrical		\$72,663.61		\$72,663.61
BegBal - HVAC		\$9,552.24		\$9,552.24
Alloc - HVAC		\$1,590.96		\$1,590.96
Beg Bal - Plumbing		\$37,279.23		\$37,279.23
Beg Bal - Drainage		\$793.08		\$793.08
BegBal - Fire & Safety Systems		\$88,535.00		\$88,535.00
Allocation - Fire & Safety Systems		\$47,556.96		\$47,556.96
Fund Balance	\$187,811.07			\$187,811.07
Current Year Net Income/(Loss)	\$25,792.35	\$0.00	\$0.00	\$25,792.35
Total Equity	\$213,603.42	\$2,458,212.04	\$0.00	\$2,671,815.46
Total Liabilities & Equity	\$439,175.52	\$2,458,212.04	\$940,163.93	\$3,837,551.49

Income/Expense
VGC - Vintage Grand Condo Assn Inc
 Period: 12/1/2021 - 12/31/2021

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5010 Maintenance Assessments	\$122,341.57	\$122,341.63	(\$0.06)	\$1,468,098.84	\$1,468,100.00	(\$1.16)	\$1,468,100.00
5030 Fees Income	\$600.00	\$0.00	\$600.00	\$18,749.82	\$0.00	\$18,749.82	\$0.00
5040 Other/Misc & Late Fee Income	\$0.00	\$0.00	\$0.00	\$4,602.75	\$0.00	\$4,602.75	\$0.00
5050 Interest Income	\$99.16	\$0.00	\$99.16	\$2,466.56	\$0.00	\$2,466.56	\$0.00
5051 Interest Income-Owners	\$0.00	\$0.00	\$0.00	\$3,282.86	\$0.00	\$3,282.86	\$0.00
5095 Fines	\$6,220.00	\$0.00	\$6,220.00	\$18,315.00	\$0.00	\$18,315.00	\$0.00
5096 Keys & Locks	\$150.00	\$0.00	\$150.00	\$2,325.00	\$0.00	\$2,325.00	\$0.00
5100 Parking	\$360.00	\$0.00	\$360.00	\$4,710.00	\$0.00	\$4,710.00	\$0.00
Total Income	\$129,770.73	\$122,341.63	\$7,429.10	\$1,522,550.83	\$1,468,100.00	\$54,450.83	\$1,468,100.00

Building Maintenance

7210 Pest Control	\$400.00	\$1,500.00	\$1,100.00	\$19,109.00	\$18,000.00	(\$1,109.00)	\$18,000.00
7305 Dry Wall Maintenance	\$17,498.21	\$3,750.00	(\$13,748.21)	\$38,400.63	\$45,000.00	\$6,599.37	\$45,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$4,944.39	\$4,166.63	(\$777.76)	\$50,535.07	\$50,000.00	(\$535.07)	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
7360 Electrical Repairs	\$1,840.00	\$541.63	(\$1,298.37)	\$7,855.03	\$6,500.00	(\$1,355.03)	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$583.37	\$583.37	\$2,659.00	\$7,000.00	\$4,341.00	\$7,000.00
7385 Plumbing Repairs	\$3,029.25	\$416.63	(\$2,612.62)	\$9,360.45	\$5,000.00	(\$4,360.45)	\$5,000.00
7395 Roof Repairs	(\$1,892.00)	\$3,750.00	\$5,642.00	\$94,251.00	\$45,000.00	(\$49,251.00)	\$45,000.00
7396 Window Repairs	\$0.00	\$83.37	\$83.37	\$945.78	\$1,000.00	\$54.22	\$1,000.00
7425 Safety	\$2,559.30	\$3,333.37	\$774.07	\$29,619.06	\$40,000.00	\$10,380.94	\$40,000.00
7430 Security	\$2,239.48	\$2,083.37	(\$156.11)	\$25,782.68	\$25,000.00	(\$782.68)	\$25,000.00
Total Building Maintenance	\$30,618.63	\$20,291.74	(\$10,326.89)	\$278,517.70	\$243,500.00	(\$35,017.70)	\$243,500.00

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$1,253.75	\$1,800.00	\$546.25	\$1,800.00
7235 Additional Plantings	\$0.00	\$583.37	\$583.37	\$9,750.00	\$7,000.00	(\$2,750.00)	\$7,000.00
7240 Landscaping Maintenance	\$8,315.00	\$9,225.00	\$910.00	\$93,065.00	\$110,700.00	\$17,635.00	\$110,700.00
7250 Grounds Expense-Other	\$5,400.00	\$5,250.00	(\$150.00)	\$64,526.47	\$63,000.00	(\$1,526.47)	\$63,000.00
7275 Gasoline/Golf Carts	\$98.69	\$333.37	\$234.68	\$404.45	\$4,000.00	\$3,595.55	\$4,000.00
7290 Irrigation Repairs	\$4,002.40	\$2,083.37	(\$1,919.03)	\$42,718.61	\$25,000.00	(\$17,718.61)	\$25,000.00
Total Grounds Maintenance	\$17,816.09	\$17,625.11	(\$190.98)	\$211,718.28	\$211,500.00	(\$218.28)	\$211,500.00

Common Area

7320 Pool & Spa Maintenance	\$1,264.00	\$2,000.00	\$736.00	\$14,233.29	\$24,000.00	\$9,766.71	\$24,000.00
7340 Pool Fuel	\$343.12	\$300.00	(\$43.12)	\$3,976.80	\$3,600.00	(\$376.80)	\$3,600.00
7560 Common Area - Cleaning	\$270.00	\$250.00	(\$20.00)	\$2,610.00	\$3,000.00	\$390.00	\$3,000.00
7565 Common Area - Painting	\$0.00	\$41.63	\$41.63	\$622.92	\$500.00	(\$122.92)	\$500.00
7586 Exercise Room Repairs/Maint	\$135.00	\$83.37	(\$51.63)	\$659.83	\$1,000.00	\$340.17	\$1,000.00
Total Common Areas	\$2,012.12	\$2,675.00	\$662.88	\$22,102.84	\$32,100.00	\$9,997.16	\$32,100.00

Utilities

7010 Water & Sewer	\$24,000.27	\$23,750.00	(\$250.27)	\$287,451.79	\$285,000.00	(\$2,451.79)	\$285,000.00
7015 Water Recovery	(\$18,868.24)	(\$19,583.37)	(\$715.13)	(\$237,406.92)	(\$235,000.00)	\$2,406.92	(\$235,000.00)
7030 Water Meter Replacement	\$0.00	(\$416.63)	(\$416.63)	\$12,941.18	(\$5,000.00)	(\$17,941.18)	(\$5,000.00)
7040 Trash	\$444.01	\$433.37	(\$10.64)	\$4,778.58	\$5,200.00	\$421.42	\$5,200.00
7050 Electricity	\$2,167.50	\$2,333.37	\$165.87	\$26,538.68	\$28,000.00	\$1,461.32	\$28,000.00
Total Utilities	<u>\$7,743.54</u>	<u>\$6,516.74</u>	<u>(\$1,226.80)</u>	<u>\$94,303.31</u>	<u>\$78,200.00</u>	<u>(\$16,103.31)</u>	<u>\$78,200.00</u>

Administrative

7150 Insurance	\$36,479.40	\$32,775.00	(\$3,704.40)	\$407,147.29	\$393,300.00	(\$13,847.29)	\$393,300.00
7420 Staffing/Personnel	\$33,312.58	\$23,750.00	(\$9,562.58)	\$284,157.77	\$285,000.00	\$842.23	\$285,000.00
7455 Uniforms	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
7460 Legal Association	\$220.50	\$1,333.37	\$1,112.87	(\$3,782.59)	\$16,000.00	\$19,782.59	\$16,000.00
7465 Legal Collection & Foreclosure	\$920.00	\$833.37	(\$86.63)	\$5,242.60	\$10,000.00	\$4,757.40	\$10,000.00
7466 Legal Rental Suit	\$0.00	\$0.00	\$0.00	(\$1,005.00)	\$0.00	\$1,005.00	\$0.00
7467 Legal Law Suit	\$0.00	\$0.00	\$0.00	\$795.00	\$0.00	(\$795.00)	\$0.00
7470 CPA Services	\$0.00	\$666.63	\$666.63	\$0.00	\$8,000.00	\$8,000.00	\$8,000.00
7475 Professional Services	\$0.00	\$208.37	\$208.37	\$1,728.00	\$2,500.00	\$772.00	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.37	\$0.04	\$51,999.96	\$52,000.00	\$0.04	\$52,000.00
7490 Postage & Printing	\$40.81	\$916.63	\$875.82	\$6,660.43	\$11,000.00	\$4,339.57	\$11,000.00
7495 Bank Fees/Coupon Books	\$0.00	\$150.00	\$150.00	\$1,187.49	\$1,800.00	\$612.51	\$1,800.00
7496 Misc Admin Expenses	\$3,295.79	\$833.37	(\$2,462.42)	\$27,506.95	\$10,000.00	(\$17,506.95)	\$10,000.00
7497 Background Check	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
7498 Membership Dues	\$0.00	\$500.00	\$500.00	\$4,161.05	\$6,000.00	\$1,838.95	\$6,000.00
7499 Answering Service	\$65.00	\$75.00	\$10.00	\$780.00	\$900.00	\$120.00	\$900.00
7530 Telephone	\$362.36	\$416.63	\$54.27	\$4,024.75	\$5,000.00	\$975.25	\$5,000.00
7590 Bad Debt	\$3,333.33	\$3,333.37	\$0.04	\$40,000.00	\$40,000.00	\$0.00	\$40,000.00
7600 Office Equipment/Internet	\$334.94	\$333.37	(\$1.57)	\$4,101.15	\$4,000.00	(\$101.15)	\$4,000.00
7601 Office Equipment Rental	\$113.69	\$316.63	\$202.94	\$3,474.50	\$3,800.00	\$325.50	\$3,800.00
7990 Master Association Fees	\$4,328.09	\$4,333.37	\$5.28	\$51,937.00	\$52,000.00	\$63.00	\$52,000.00
Total Administrative	<u>\$87,139.82</u>	<u>\$75,233.48</u>	<u>(\$11,906.34)</u>	<u>\$890,116.35</u>	<u>\$902,800.00</u>	<u>\$12,683.65</u>	<u>\$902,800.00</u>
Total Expenses	<u>\$145,330.20</u>	<u>\$122,342.07</u>	<u>(\$22,988.13)</u>	<u>\$1,496,758.48</u>	<u>\$1,468,100.00</u>	<u>(\$28,658.48)</u>	<u>\$1,468,100.00</u>
Current Yr Net Income/Loss	<u>(\$15,559.47)</u>	<u>(\$0.44)</u>	<u>(\$15,559.03)</u>	<u>\$25,792.35</u>	<u>\$0.00</u>	<u>\$25,792.35</u>	<u>\$0.00</u>

Vintage Grand Condo Assn Inc
Reserve Statement

Run Date: 01/25/2022

Run Time: 09:48 AM

Start: 12/01/2021 | End: 12/31/2021

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves 1				
3606 BegBal - Reserve Interest	\$42,103.26	\$0.00	\$0.00	\$42,103.26
3607 Current Year Reserve Interest	\$3,368.38	\$785.75	\$0.00	\$4,154.13
Reserves 1Total:	\$45,471.64	\$785.75	\$0.00	\$46,257.39
Reserves 2				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
Reserves 2Total:	\$44,901.36	\$0.00	\$0.00	\$44,901.36
Reserves 3				
3626 Beg Bal - Pool Deck	\$4,884.00	\$0.00	\$0.00	\$4,884.00
Reserves 3Total:	\$4,884.00	\$0.00	\$0.00	\$4,884.00
Reserves 4				
3631 Beg Bal - Roof Replacement	\$1,499,900.63	\$0.00	\$0.00	\$1,499,900.63
3632 Alloc - Roof Replacement	\$186,989.99	\$16,999.09	\$0.00	\$203,989.08
Reserves 4Total:	\$1,686,890.62	\$16,999.09	\$0.00	\$1,703,889.71
Reserves 5				
3640 Expense - Painting Exterior	(\$19,664.00)	\$0.00	\$29,496.00	(\$49,160.00)
3641 Beg Bal - Painting Exterior	\$215,334.46	\$0.00	\$0.00	\$215,334.46
Reserves 5Total:	\$195,670.46	\$0.00	\$29,496.00	\$166,174.46
Reserves 6				
3651 BegBal - Road Resurfacing	\$136,682.08	\$0.00	\$0.00	\$136,682.08
3652 Alloc - Road Resurfacing	\$91,666.63	\$8,333.33	\$0.00	\$99,999.96
Reserves 6Total:	\$228,348.71	\$8,333.33	\$0.00	\$236,682.04
Reserves 7				
3670 Expense - Electrical	(\$2,548.00)	\$0.00	\$0.00	(\$2,548.00)
3671 BegBal - Electrical	\$72,663.61	\$0.00	\$0.00	\$72,663.61
Reserves 7Total:	\$70,115.61	\$0.00	\$0.00	\$70,115.61
Reserves 8				
3681 BegBal - HVAC	\$9,552.24	\$0.00	\$0.00	\$9,552.24
3682 Alloc - HVAC	\$1,458.38	\$132.58	\$0.00	\$1,590.96
Reserves 8Total:	\$11,010.62	\$132.58	\$0.00	\$11,143.20
Reserves 9				
3766 Beg Bal - Plumbing	\$37,279.23	\$0.00	\$0.00	\$37,279.23
Reserves 9Total:	\$37,279.23	\$0.00	\$0.00	\$37,279.23
Reserves 10				
3776 Beg Bal - Drainage	\$793.08	\$0.00	\$0.00	\$793.08
Reserves 10Total:	\$793.08	\$0.00	\$0.00	\$793.08

Vintage Grand Condo Assn Inc
Start: 12/01/2021 | End: 12/31/2021

RESERVE STATEMENT

Reserves 11				
3786 BegBal - Fire & Safety Systems	\$88,535.00	\$0.00	\$0.00	\$88,535.00
3787 Allocation - Fire & Safety Systems	\$43,593.88	\$3,963.08	\$0.00	\$47,556.96
Reserves 11Total:	\$132,128.88	\$3,963.08	\$0.00	\$136,091.96
Total	\$2,457,494.21	\$30,213.83	\$29,496.00	\$2,458,212.04