

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
January 2022**

**Unaudited
Financial Statement**

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

Vintage Grand Condo Assn Inc

Run Date: 02/24/2022

Run Time: 01:42 PM

FUND BALANCE SHEET

As of: 01/31/2022

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$220,142.53			\$220,142.53
Reserve - Centennial Bank 2057		\$133,709.78		\$133,709.78
ICS - Operating Centennial 40-5	\$1,481,913.95			\$1,481,913.95
ICS - Reserve Centennial 57-9		\$1,638,458.92		\$1,638,458.92
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	(\$1,323,909.58)			(\$1,323,909.58)
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$1,023,909.58	\$1,023,909.58
Assessments Due	\$213,109.13			\$213,109.13
Allowance for Bad Debt	(\$169,078.17)			(\$169,078.17)
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
Prepaid Master Fees	\$8,656.17			\$8,656.17
Total Assets	\$445,584.83	\$2,489,265.50	\$1,023,909.58	\$3,958,759.91

Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$201,010.86			\$201,010.86
Accrued Expenses	\$8,000.00			\$8,000.00
Contra	\$816.89			\$816.89
Contingency Income-Legal Settlement			\$1,269,750.00	\$1,269,750.00
Contingency Rebuilding Income			\$10,163,205.49	\$10,163,205.49
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$626,478.31)	(\$626,478.31)
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			(\$307,125.59)	(\$307,125.59)
R.L. James			(\$6,602,646.73)	(\$6,602,646.73)
Accrued Construction Retainage			\$185,135.60	\$185,135.60
Total Liabilities	\$209,827.75	\$0.00	\$1,023,909.58	\$1,233,737.33

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$46,257.39		\$46,257.39
Current Year Reserve Interest		\$149.63		\$149.63
BegBal - Pool & Spa		\$44,901.36		\$44,901.36

Account	Operating	Reserves	Other	Total
Alloc- Pool & Spa		\$1,719.57		\$1,719.57
Beg Bal - Pool Deck		\$4,884.00		\$4,884.00
Beg Bal - Roof Replacement		\$1,703,889.71		\$1,703,889.71
Alloc - Roof Replacement		\$16,999.08		\$16,999.08
Beg Bal - Painting Exterior		\$166,174.46		\$166,174.46
BegBal - Road Resurfacing		\$236,682.04		\$236,682.04
Alloc - Road Resurfacing		\$7,916.67		\$7,916.67
BegBal - Electrical		\$70,115.61		\$70,115.61
BegBal - HVAC		\$11,143.20		\$11,143.20
Alloc - HVAC		\$101.42		\$101.42
Beg Bal - Plumbing		\$37,279.23		\$37,279.23
Beg Bal - Drainage		\$793.08		\$793.08
BegBal - Fire & Safety Systems		\$136,091.96		\$136,091.96
Allocation - Fire & Safety Systems		\$4,167.09		\$4,167.09
Fund Balance	\$205,603.42			\$205,603.42
Current Year Net Income/(Loss)	\$30,153.66	\$0.00	\$0.00	\$30,153.66
Total Equity	\$235,757.08	\$2,489,265.50	\$0.00	\$2,725,022.58
Total Liabilities & Equity	\$445,584.83	\$2,489,265.50	\$1,023,909.58	\$3,958,759.91

Income/Expense
VGC - Vintage Grand Condo Assn Inc
 Period: 1/1/2022 - 1/31/2022

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5010 Maintenance Assessments	\$126,400.20	\$126,400.00	\$0.20	\$126,400.20	\$126,400.00	\$0.20	\$1,516,800.00
5030 Fees Income	\$1,700.00	\$0.00	\$1,700.00	\$1,700.00	\$0.00	\$1,700.00	\$0.00
5050 Interest Income	\$111.23	\$0.00	\$111.23	\$111.23	\$0.00	\$111.23	\$0.00
5096 Keys & Locks	\$150.00	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$0.00
5100 Parking	<u>\$180.00</u>	<u>\$0.00</u>	<u>\$180.00</u>	<u>\$180.00</u>	<u>\$0.00</u>	<u>\$180.00</u>	<u>\$0.00</u>
Total Income	<u>\$128,541.43</u>	<u>\$126,400.00</u>	<u>\$2,141.43</u>	<u>\$128,541.43</u>	<u>\$126,400.00</u>	<u>\$2,141.43</u>	<u>\$1,516,800.00</u>

Building Maintenance

7210 Pest Control	\$1,280.00	\$1,666.67	\$386.67	\$1,280.00	\$1,666.67	\$386.67	\$20,000.00
7305 Dry Wall Maintenance	\$0.00	\$3,750.00	\$3,750.00	\$0.00	\$3,750.00	\$3,750.00	\$45,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$963.35	\$4,166.67	\$3,203.32	\$963.35	\$4,166.67	\$3,203.32	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7360 Electrical Repairs	\$369.00	\$541.67	\$172.67	\$369.00	\$541.67	\$172.67	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$583.33	\$583.33	\$0.00	\$583.33	\$583.33	\$7,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
7395 Roof Repairs	\$0.00	\$3,750.00	\$3,750.00	\$0.00	\$3,750.00	\$3,750.00	\$45,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7425 Safety	\$326.35	\$3,333.33	\$3,006.98	\$326.35	\$3,333.33	\$3,006.98	\$40,000.00
7430 Security	\$1,720.27	\$2,083.33	\$363.06	\$1,720.27	\$2,083.33	\$363.06	\$25,000.00
Total Building Maintenance	<u>\$4,658.97</u>	<u>\$20,458.33</u>	<u>\$15,799.36</u>	<u>\$4,658.97</u>	<u>\$20,458.33</u>	<u>\$15,799.36</u>	<u>\$245,500.00</u>

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$583.33	\$583.33	\$0.00	\$583.33	\$583.33	\$7,000.00
7240 Landscaping Maintenance	\$8,226.00	\$9,225.00	\$999.00	\$8,226.00	\$9,225.00	\$999.00	\$110,700.00
7250 Grounds Expense-Other	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$30,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
7290 Irrigation Repairs	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$30,000.00
Total Grounds Maintenance	<u>\$8,226.00</u>	<u>\$15,125.00</u>	<u>\$6,899.00</u>	<u>\$8,226.00</u>	<u>\$15,125.00</u>	<u>\$6,899.00</u>	<u>\$181,500.00</u>

Common Area

7320 Pool & Spa Maintenance	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$1,666.67	\$1,666.67	\$20,000.00
7340 Pool Fuel	\$420.39	\$300.00	(\$120.39)	\$420.39	\$300.00	(\$120.39)	\$3,600.00
7560 Common Area - Cleaning	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
7565 Common Area - Painting	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
Total Common Areas	<u>\$420.39</u>	<u>\$2,341.67</u>	<u>\$1,921.28</u>	<u>\$420.39</u>	<u>\$2,341.67</u>	<u>\$1,921.28</u>	<u>\$28,100.00</u>

Utilities

7010 Water & Sewer	\$24,417.15	\$25,000.00	\$582.85	\$24,417.15	\$25,000.00	\$582.85	\$300,000.00
7015 Water Recovery	(\$21,302.61)	(\$22,250.00)	(\$947.39)	(\$21,302.61)	(\$22,250.00)	(\$947.39)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
7040 Trash	\$444.01	\$433.33	(\$10.68)	\$444.01	\$433.33	(\$10.68)	\$5,200.00
7050 Electricity	\$2,677.31	\$2,500.00	(\$177.31)	\$2,677.31	\$2,500.00	(\$177.31)	\$30,000.00
Total Utilities	<u>\$6,235.86</u>	<u>\$6,516.66</u>	<u>\$280.80</u>	<u>\$6,235.86</u>	<u>\$6,516.66</u>	<u>\$280.80</u>	<u>\$78,200.00</u>

Administrative

7150 Insurance	\$36,479.40	\$39,583.33	\$3,103.93	\$36,479.40	\$39,583.33	\$3,103.93	\$475,000.00
7420 Staffing/Personnel	\$26,267.86	\$23,750.00	(\$2,517.86)	\$26,267.86	\$23,750.00	(\$2,517.86)	\$285,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
7460 Legal Association	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
7465 Legal Collection & Foreclosure	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$666.67	\$666.67	\$8,000.00
7475 Professional Services	\$1,728.00	\$208.33	(\$1,519.67)	\$1,728.00	\$208.33	(\$1,519.67)	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.33	\$0.00	\$4,333.33	\$4,333.33	\$0.00	\$52,000.00
7490 Postage & Printing	\$0.00	\$916.67	\$916.67	\$0.00	\$916.67	\$916.67	\$11,000.00
7495 Bank Fees/Coupon Books	\$836.43	\$150.00	(\$686.43)	\$836.43	\$150.00	(\$686.43)	\$1,800.00
7496 Misc Admin Expenses	\$442.66	\$1,250.00	\$807.34	\$442.66	\$1,250.00	\$807.34	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7498 Membership Dues	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
7499 Answering Service	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$75.00	\$900.00
7530 Telephone	\$394.08	\$416.67	\$22.59	\$394.08	\$416.67	\$22.59	\$5,000.00
7590 Bad Debt	\$3,333.34	\$3,333.33	(\$0.01)	\$3,333.34	\$3,333.33	(\$0.01)	\$40,000.00
7600 Office Equipment/Internet	\$338.55	\$333.33	(\$5.22)	\$338.55	\$333.33	(\$5.22)	\$4,000.00
7601 Office Equipment Rental	\$364.82	\$316.67	(\$48.15)	\$364.82	\$316.67	(\$48.15)	\$3,800.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$4,328.08	\$4,333.33	\$5.25	\$52,000.00

Total Administrative	<u>\$78,846.55</u>	<u>\$81,958.32</u>	<u>\$3,111.77</u>	<u>\$78,846.55</u>	<u>\$81,958.32</u>	<u>\$3,111.77</u>	<u>\$983,500.00</u>
-----------------------------	---------------------------	---------------------------	--------------------------	---------------------------	---------------------------	--------------------------	----------------------------

Total Expenses	<u>\$98,387.77</u>	<u>\$126,399.98</u>	<u>\$28,012.21</u>	<u>\$98,387.77</u>	<u>\$126,399.98</u>	<u>\$28,012.21</u>	<u>\$1,516,800.00</u>
-----------------------	---------------------------	----------------------------	---------------------------	---------------------------	----------------------------	---------------------------	------------------------------

Current Yr Net Income/Loss	<u>\$30,153.66</u>	<u>\$0.02</u>	<u>\$30,153.64</u>	<u>\$30,153.66</u>	<u>\$0.02</u>	<u>\$30,153.64</u>	<u>\$0.00</u>
-----------------------------------	---------------------------	----------------------	---------------------------	---------------------------	----------------------	---------------------------	----------------------

Vintage Grand Condo Assn Inc
Reserve Statement

Run Date: 02/24/2022
Run Time: 01:47 PM

Start: 01/01/2022 | End: 01/31/2022

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves 1				
3606 BegBal - Reserve Interest	\$46,257.39	\$0.00	\$0.00	\$46,257.39
3607 Current Year Reserve Interest	\$0.00	\$149.63	\$0.00	\$149.63
Reserves 1Total:	\$46,257.39	\$149.63	\$0.00	\$46,407.02
Reserves 2				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
3612 Alloc- Pool & Spa	\$0.00	\$1,719.57	\$0.00	\$1,719.57
Reserves 2Total:	\$44,901.36	\$1,719.57	\$0.00	\$46,620.93
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	\$1,703,889.71	\$0.00	\$0.00	\$1,703,889.71
3632 Alloc - Roof Replacement	\$0.00	\$16,999.08	\$0.00	\$16,999.08
Reserves 4Total:	\$1,703,889.71	\$16,999.08	\$0.00	\$1,720,888.79
Reserves 5				
3641 Beg Bal - Painting Exterior	\$166,174.46	\$0.00	\$0.00	\$166,174.46
Reserves 5Total:	\$166,174.46	\$0.00	\$0.00	\$166,174.46
Reserves 6				
3651 BegBal - Road Resurfacing	\$236,682.04	\$0.00	\$0.00	\$236,682.04
3652 Alloc - Road Resurfacing	\$0.00	\$7,916.67	\$0.00	\$7,916.67
Reserves 6Total:	\$236,682.04	\$7,916.67	\$0.00	\$244,598.71
Reserves 7				
3671 BegBal - Electrical	\$70,115.61	\$0.00	\$0.00	\$70,115.61
Reserves 7Total:	\$70,115.61	\$0.00	\$0.00	\$70,115.61
Reserves 8				
3681 BegBal - HVAC	\$11,143.20	\$0.00	\$0.00	\$11,143.20
3682 Alloc - HVAC	\$0.00	\$101.42	\$0.00	\$101.42
Reserves 8Total:	\$11,143.20	\$101.42	\$0.00	\$11,244.62
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: 01/01/2022 | End: 01/31/2022

RESERVE STATEMENT

Reserves 11

3786 BegBal - Fire & Safety Systems	\$136,091.96	\$0.00	\$0.00	\$136,091.96
3787 Allocation - Fire & Safety Systems	\$0.00	\$4,167.09	\$0.00	\$4,167.09
Reserves 11Total:	\$136,091.96	\$4,167.09	\$0.00	\$140,259.05
Total	\$2,458,212.04	\$31,053.46	\$0.00	\$2,489,265.50