

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
February 2022**

**Unaudited
Financial Statement**

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

Vintage Grand Condo Assn Inc

Run Date: 03/18/2022

Run Time: 10:35 AM

FUND BALANCE SHEET

As of: 02/28/2022

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$67,478.52			\$67,478.52
Reserve - Centennial Bank 2057		\$100,008.48		\$100,008.48
ICS - Operating Centennial 40-5	\$1,543,796.51			\$1,543,796.51
ICS - Reserve Centennial 57-9		\$1,703,199.89		\$1,703,199.89
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	(\$1,263,002.77)			(\$1,263,002.77)
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$963,002.77	\$963,002.77
Assessments Due	\$209,191.20			\$209,191.20
Allowance for Bad Debt	(\$172,411.51)			(\$172,411.51)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$20,007.13			\$20,007.13
Utility Deposits	\$12,245.86			\$12,245.86
Prepaid Expenses	\$2,129.33			\$2,129.33
Prepaid Master Fees	\$4,328.09			\$4,328.09
Total Assets	\$424,137.97	\$2,520,305.17	\$963,002.77	\$3,907,445.91

Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable Owners	\$255.00			\$255.00
Prepaid Assessments	\$173,046.61			\$173,046.61
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			\$10,326,538.82	\$10,326,538.82
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$633,812.02)	(\$633,812.02)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$1,620.43)	(\$1,620.43)
Landscaping			(\$146,072.00)	(\$146,072.00)
Gutter/Downspouts			(\$81,336.89)	(\$81,336.89)
Miscellaneous			(\$317,075.59)	(\$317,075.59)
R.L. James			(\$6,781,795.54)	(\$6,781,795.54)
Accrued Construction Retainage			\$162,741.98	\$162,741.98
Total Liabilities	\$182,118.50	\$0.00	\$963,002.77	\$1,145,121.27

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$46,257.39		\$46,257.39

Account	Operating	Reserves	Other	Total
Current Year Reserve Interest		\$285.47		\$285.47
BegBal - Pool & Spa		\$44,901.36		\$44,901.36
Alloc- Pool & Spa		\$3,439.14		\$3,439.14
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		\$33,998.16		\$33,998.16
Beg Bal - Painting Exterior		\$166,174.46		\$166,174.46
BegBal - Road Resurfacing		\$236,682.04		\$236,682.04
Alloc - Road Resurfacing		\$15,833.34		\$15,833.34
BegBal - Electrical		\$70,115.61		\$70,115.61
BegBal - HVAC		\$11,143.20		\$11,143.20
Alloc - HVAC		\$202.84		\$202.84
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		\$8,334.18		\$8,334.18
Fund Balance	\$201,442.37			\$201,442.37
Current Year Net Income/(Loss)	\$40,577.10	\$0.00	\$0.00	\$40,577.10
Total Equity	\$242,019.47	\$2,520,305.17	\$0.00	\$2,762,324.64
Total Liabilities & Equity	\$424,137.97	\$2,520,305.17	\$963,002.77	\$3,907,445.91

Income/Expense
VGC - Vintage Grand Condo Assn Inc
 Period: 2/1/2022 - 2/28/2022

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	\$252,800.40	\$252,800.00	\$0.40	\$1,516,800.00
5030 Fees Income	\$1,900.00	\$0.00	\$1,900.00	\$3,600.00	\$0.00	\$3,600.00	\$0.00
5040 Other/Misc & Late Fee Income	\$15.00	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$0.00
5050 Interest Income	\$124.72	\$0.00	\$124.72	\$235.95	\$0.00	\$235.95	\$0.00
5051 Interest Income-Owners	\$1,563.30	\$0.00	\$1,563.30	\$1,563.30	\$0.00	\$1,563.30	\$0.00
5080 Gate Openers/Key Cards	\$250.00	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$0.00
5095 Fines	\$185.00	\$0.00	\$185.00	\$185.00	\$0.00	\$185.00	\$0.00
5096 Keys & Locks	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00
5100 Parking	\$0.00	\$0.00	\$0.00	\$180.00	\$0.00	\$180.00	\$0.00
Total Income	\$130,438.22	\$126,400.00	\$4,038.22	\$258,979.65	\$252,800.00	\$6,179.65	\$1,516,800.00

Building Maintenance

7210 Pest Control	\$2,660.00	\$1,666.67	(\$993.33)	\$3,940.00	\$3,333.34	(\$606.66)	\$20,000.00
7305 Dry Wall Maintenance	\$2,347.54	\$3,750.00	\$1,402.46	\$2,347.54	\$7,500.00	\$5,152.46	\$45,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$1,513.77	\$4,166.67	\$2,652.90	\$2,477.12	\$8,333.34	\$5,856.22	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
7360 Electrical Repairs	\$368.00	\$541.67	\$173.67	\$737.00	\$1,083.34	\$346.34	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$583.33	\$583.33	\$0.00	\$1,166.66	\$1,166.66	\$7,000.00
7385 Plumbing Repairs	\$336.00	\$416.67	\$80.67	\$336.00	\$833.34	\$497.34	\$5,000.00
7395 Roof Repairs	\$4,465.00	\$3,750.00	(\$715.00)	\$4,465.00	\$7,500.00	\$3,035.00	\$45,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
7425 Safety	\$2,899.61	\$3,333.33	\$433.72	\$3,225.96	\$6,666.66	\$3,440.70	\$40,000.00
7430 Security	\$2,050.12	\$2,083.33	\$33.21	\$3,770.39	\$4,166.66	\$396.27	\$25,000.00
Total Building Maintenance	\$16,640.04	\$20,458.33	\$3,818.29	\$21,299.01	\$40,916.66	\$19,617.65	\$245,500.00

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$300.00	\$300.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$583.33	\$583.33	\$0.00	\$1,166.66	\$1,166.66	\$7,000.00
7240 Landscaping Maintenance	\$0.00	\$9,225.00	\$9,225.00	\$8,226.00	\$18,450.00	\$10,224.00	\$110,700.00
7250 Grounds Expense-Other	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$5,000.00	\$5,000.00	\$30,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00
7290 Irrigation Repairs	\$3,695.12	\$2,500.00	(\$1,195.12)	\$3,695.12	\$5,000.00	\$1,304.88	\$30,000.00
Total Grounds Maintenance	\$3,695.12	\$15,125.00	\$11,429.88	\$11,921.12	\$30,250.00	\$18,328.88	\$181,500.00

Common Area

7320 Pool & Spa Maintenance	\$4,894.00	\$1,666.67	(\$3,227.33)	\$4,894.00	\$3,333.34	(\$1,560.66)	\$20,000.00
7340 Pool Fuel	\$526.74	\$300.00	(\$226.74)	\$947.13	\$600.00	(\$347.13)	\$3,600.00
7560 Common Area - Cleaning	\$90.00	\$250.00	\$160.00	\$90.00	\$500.00	\$410.00	\$3,000.00
7565 Common Area - Painting	\$53.61	\$41.67	(\$11.94)	\$53.61	\$83.34	\$29.73	\$500.00
7586 Exercise Room Repairs/Maint	\$135.00	\$83.33	(\$51.67)	\$135.00	\$166.66	\$31.66	\$1,000.00
Total Common Areas	\$5,699.35	\$2,341.67	(\$3,357.68)	\$6,119.74	\$4,683.34	(\$1,436.40)	\$28,100.00

Utilities

7010 Water & Sewer	\$24,984.87	\$25,000.00	\$15.13	\$49,402.02	\$50,000.00	\$597.98	\$300,000.00
7015 Water Recovery	(\$20,007.13)	(\$22,250.00)	(\$2,242.87)	(\$41,309.74)	(\$44,500.00)	(\$3,190.26)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00
7040 Trash	\$909.87	\$433.33	(\$476.54)	\$1,353.88	\$866.66	(\$487.22)	\$5,200.00
7050 Electricity	\$2,523.67	\$2,500.00	(\$23.67)	\$5,200.98	\$5,000.00	(\$200.98)	\$30,000.00
Total Utilities	<u>\$8,411.28</u>	<u>\$6,516.66</u>	<u>(\$1,894.62)</u>	<u>\$14,647.14</u>	<u>\$13,033.32</u>	<u>(\$1,613.82)</u>	<u>\$78,200.00</u>

Administrative

7150 Insurance	\$36,479.40	\$39,583.33	\$3,103.93	\$72,958.80	\$79,166.66	\$6,207.86	\$475,000.00
7420 Staffing/Personnel	\$26,634.84	\$23,750.00	(\$2,884.84)	\$52,902.70	\$47,500.00	(\$5,402.70)	\$285,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
7460 Legal Association	\$47.74	\$833.33	\$785.59	\$47.74	\$1,666.66	\$1,618.92	\$10,000.00
7465 Legal Collection & Foreclosure	\$440.00	\$833.33	\$393.33	\$440.00	\$1,666.66	\$1,226.66	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$1,333.34	\$1,333.34	\$8,000.00
7475 Professional Services	\$0.00	\$208.33	\$208.33	\$1,728.00	\$416.66	(\$1,311.34)	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.33	\$0.00	\$8,666.66	\$8,666.66	\$0.00	\$52,000.00
7490 Postage & Printing	\$48.11	\$916.67	\$868.56	\$48.11	\$1,833.34	\$1,785.23	\$11,000.00
7495 Bank Fees/Coupon Books	\$6.75	\$150.00	\$143.25	\$843.18	\$300.00	(\$543.18)	\$1,800.00
7496 Misc Admin Expenses	\$4,467.20	\$1,250.00	(\$3,217.20)	\$4,909.86	\$2,500.00	(\$2,409.86)	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
7498 Membership Dues	\$4,231.83	\$500.00	(\$3,731.83)	\$4,231.83	\$1,000.00	(\$3,231.83)	\$6,000.00
7499 Answering Service	\$130.00	\$75.00	(\$55.00)	\$130.00	\$150.00	\$20.00	\$900.00
7500 Licenses/Fees/Dues	\$61.25	\$0.00	(\$61.25)	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$462.20	\$416.67	(\$45.53)	\$856.28	\$833.34	(\$22.94)	\$5,000.00
7590 Bad Debt	\$3,333.34	\$3,333.33	(\$0.01)	\$6,666.68	\$6,666.66	(\$0.02)	\$40,000.00
7600 Office Equipment/Internet	\$270.47	\$333.33	\$62.86	\$609.02	\$666.66	\$57.64	\$4,000.00
7601 Office Equipment Rental	\$294.45	\$316.67	\$22.22	\$659.27	\$633.34	(\$25.93)	\$3,800.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$8,656.16	\$8,666.66	\$10.50	\$52,000.00
Total Administrative	<u>\$85,568.99</u>	<u>\$81,958.32</u>	<u>(\$3,610.67)</u>	<u>\$164,415.54</u>	<u>\$163,916.64</u>	<u>(\$498.90)</u>	<u>\$983,500.00</u>
Total Expenses	<u>\$120,014.78</u>	<u>\$126,399.98</u>	<u>\$6,385.20</u>	<u>\$218,402.55</u>	<u>\$252,799.96</u>	<u>\$34,397.41</u>	<u>\$1,516,800.00</u>
Current Yr Net Income/Loss	<u>\$10,423.44</u>	<u>\$0.02</u>	<u>\$10,423.42</u>	<u>\$40,577.10</u>	<u>\$0.04</u>	<u>\$40,577.06</u>	<u>\$0.00</u>

Vintage Grand Condo Assn Inc
Reserve Statement

Run Date: 03/18/2022

Run Time: 10:39 AM

Start: 02/01/2022 | End: 02/28/2022

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	\$149.63	\$135.84	\$0.00	\$285.47
Reserves 1Total:	\$46,407.02	\$135.84	\$0.00	\$46,542.86
Reserves 2				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
3612 Alloc- Pool & Spa	\$1,719.57	\$1,719.57	\$0.00	\$3,439.14
Reserves 2Total:	\$46,620.93	\$1,719.57	\$0.00	\$48,340.50
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	\$16,999.08	\$16,999.08	\$0.00	\$33,998.16
Reserves 4Total:	\$1,720,888.79	\$16,999.08	\$0.00	\$1,737,887.87
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	\$7,916.67	\$7,916.67	\$0.00	\$15,833.34
Reserves 6Total:	\$244,598.71	\$7,916.67	\$0.00	\$252,515.38
Reserves7				
3671 BegBal - Electrical	\$70,115.61	\$0.00	\$0.00	\$70,115.61
Reserves7Total:	\$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	\$101.42	\$101.42	\$0.00	\$202.84
Reserves 8Total:	\$11,244.62	\$101.42	\$0.00	\$11,346.04
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: 02/01/2022 | End: 02/28/2022

RESERVE STATEMENT

Reserves 11				
3786 BegBal - Fire & Safety Systems	\$136,091.96	\$0.00	\$0.00	\$136,091.96
3787 Allocation - Fire & Safety Systems	\$4,167.09	\$4,167.09	\$0.00	\$8,334.18
Reserves 11Total:	\$140,259.05	\$4,167.09	\$0.00	\$144,426.14
Total	\$2,489,265.50	\$31,039.67	\$0.00	\$2,520,305.17