

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
APRIL 2022**

**Unaudited
Financial Statement**

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

Vintage Grand Condo Assn Inc

Run Date: 05/11/2022

Run Time: 11:54 AM

FUND BALANCE SHEET

As of: 04/30/2022

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$145,014.89			\$145,014.89
Reserve - Centennial Bank 2057		\$100,008.22		\$100,008.22
ICS - Operating Centennial 40-5	\$1,495,026.54			\$1,495,026.54
ICS - Reserve Centennial 57-9		\$1,765,314.04		\$1,765,314.04
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	(\$1,262,779.61)			(\$1,262,779.61)
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$962,779.61	\$962,779.61
Assessments Due	\$202,527.42			\$202,527.42
Allowance for Bad Debt	(\$179,555.75)			(\$179,555.75)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Utility Deposits	\$12,245.86			\$12,245.86
Prepaid Expenses	\$3,825.94			\$3,825.94
Prepaid Master Fees	\$8,656.18			\$8,656.18
Total Assets	\$425,337.08	\$2,582,419.06	\$962,779.61	\$3,970,535.75

Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$150,435.62			\$150,435.62
Accrued Expenses	\$8,000.00			\$8,000.00
Contra	\$300.00			\$300.00
Contingency Income-Legal Settlement			\$1,269,750.00	\$1,269,750.00
Contingency Rebuilding Income			\$10,653,205.48	\$10,653,205.48
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$681,617.56)	(\$681,617.56)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$1,620.43)	(\$1,620.43)
Landscaping			(\$157,511.11)	(\$157,511.11)
Gutter/Downspouts			(\$85,476.89)	(\$85,476.89)
Miscellaneous			(\$332,465.23)	(\$332,465.23)
R.L. James			(\$7,102,266.69)	(\$7,102,266.69)
Accrued Construction Retainage			\$235,097.60	\$235,097.60
Total Liabilities	\$158,735.62	\$0.00	\$962,779.61	\$1,121,515.23

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$46,257.39		\$46,257.39
Current Year Reserve Interest		\$591.70		\$591.70
BegBal - Pool & Spa		\$44,901.36		\$44,901.36

Account	Operating	Reserves	Other	Total
Alloc- Pool & Spa		\$6,878.28		\$6,878.28
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		\$67,996.32		\$67,996.32
Beg Bal - Painting Exterior		\$166,174.46		\$166,174.46
BegBal - Road Resurfacing		\$236,682.04		\$236,682.04
Alloc - Road Resurfacing		\$31,666.68		\$31,666.68
BegBal - Electrical		\$70,115.61		\$70,115.61
BegBal - HVAC		\$11,143.20		\$11,143.20
Alloc - HVAC		\$405.68		\$405.68
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		\$16,668.36		\$16,668.36
Fund Balance	\$201,442.37			\$201,442.37
Current Year Net Income/(Loss)	\$65,159.09	\$0.00	\$0.00	\$65,159.09
Total Equity	\$266,601.46	\$2,582,419.06	\$0.00	\$2,849,020.52
Total Liabilities & Equity	\$425,337.08	\$2,582,419.06	\$962,779.61	\$3,970,535.75

Income/Expense
VGC - Vintage Grand Condo Assn Inc
 Period: 4/1/2022 - 4/30/2022

Income	Current Period			Year to Date			Variance	Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5010 Maintenance Assessments	\$126,400.20	\$126,400.00	\$0.20	\$505,600.80	\$505,600.00	\$0.80	\$1,516,800.00	
5030 Fees Income	\$3,100.00	\$0.00	\$3,100.00	\$8,850.00	\$0.00	\$8,850.00	\$0.00	
5040 Other/Misc & Late Fee Income	\$63.36	\$0.00	\$63.36	\$93.36	\$0.00	\$93.36	\$0.00	
5050 Interest Income	\$134.55	\$0.00	\$134.55	\$499.02	\$0.00	\$499.02	\$0.00	
5051 Interest Income-Owners	\$1,253.22	\$0.00	\$1,253.22	\$2,562.85	\$0.00	\$2,562.85	\$0.00	
5080 Gate Openers/Key Cards	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00	
5095 Fines	\$3,380.00	\$0.00	\$3,380.00	\$11,605.00	\$0.00	\$11,605.00	\$0.00	
5096 Keys & Locks	\$300.00	\$0.00	\$300.00	\$900.00	\$0.00	\$900.00	\$0.00	
5100 Parking	\$3,570.00	\$0.00	\$3,570.00	\$4,020.00	\$0.00	\$4,020.00	\$0.00	
Total Income	\$138,201.33	\$126,400.00	\$11,801.33	\$534,381.03	\$505,600.00	\$28,781.03	\$1,516,800.00	

Building Maintenance

7210 Pest Control	\$1,911.00	\$1,666.67	(\$244.33)	\$7,546.00	\$6,666.68	(\$879.32)	\$20,000.00
7305 Dry Wall Maintenance	\$0.00	\$3,750.00	\$3,750.00	\$2,347.54	\$15,000.00	\$12,652.46	\$45,000.00
7350 Bldc Mntc:Repl,SVC & Repair	\$5,511.27	\$4,166.67	(\$1,344.60)	\$13,295.62	\$16,666.68	\$3,371.06	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
7360 Electrical Repairs	\$486.00	\$541.67	\$55.67	\$1,373.00	\$2,166.68	\$793.68	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$200.00	\$583.33	\$383.33	\$200.00	\$2,333.32	\$2,133.32	\$7,000.00
7385 Plumbing Repairs	\$2,431.50	\$416.67	(\$2,014.83)	\$2,767.50	\$1,666.68	(\$1,100.82)	\$5,000.00
7395 Roof Repairs	\$799.00	\$3,750.00	\$2,951.00	\$5,264.00	\$15,000.00	\$9,736.00	\$45,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
7425 Safety	\$256.80	\$3,333.33	\$3,076.53	\$8,096.89	\$13,333.32	\$5,236.43	\$40,000.00
7430 Security	\$2,711.38	\$2,083.33	(\$628.05)	\$8,673.93	\$8,333.32	(\$340.61)	\$25,000.00
Total Building Maintenance	\$14,306.95	\$20,458.33	\$6,151.38	\$49,564.48	\$81,833.32	\$32,268.84	\$245,500.00

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$600.00	\$600.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$583.33	\$583.33	\$0.00	\$2,333.32	\$2,333.32	\$7,000.00
7240 Landscaping Maintenance	\$8,226.00	\$9,225.00	\$999.00	\$32,993.00	\$36,900.00	\$3,907.00	\$110,700.00
7250 Grounds Expense-Other	\$0.00	\$2,500.00	\$2,500.00	\$24,914.41	\$10,000.00	(\$14,914.41)	\$30,000.00
7275 Gasoline/Golf Carts	\$204.07	\$166.67	(\$37.40)	\$204.07	\$666.68	\$462.61	\$2,000.00
7290 Irrigation Repairs	\$1,765.72	\$2,500.00	\$734.28	\$7,312.42	\$10,000.00	\$2,687.58	\$30,000.00
Total Grounds Maintenance	\$10,195.79	\$15,125.00	\$4,929.21	\$65,423.90	\$60,500.00	(\$4,923.90)	\$181,500.00

Common Area

7320 Pool & Spa Maintenance	\$1,729.00	\$1,666.67	(\$62.33)	\$9,075.30	\$6,666.68	(\$2,408.62)	\$20,000.00
7340 Pool Fuel	\$550.14	\$300.00	(\$250.14)	\$2,019.25	\$1,200.00	(\$819.25)	\$3,600.00
7560 Common Area - Cleaning	\$0.00	\$250.00	\$250.00	\$90.00	\$1,000.00	\$910.00	\$3,000.00
7565 Common Area - Painting	\$0.00	\$41.67	\$41.67	\$53.61	\$166.68	\$113.07	\$500.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$135.00	\$333.32	\$198.32	\$1,000.00
Total Common Areas	\$2,279.14	\$2,341.67	\$62.53	\$11,373.16	\$9,366.68	(\$2,006.48)	\$28,100.00

Utilities

7010 Water & Sewer	\$24,092.35	\$25,000.00	\$907.65	\$96,479.09	\$100,000.00	\$3,520.91	\$300,000.00
7015 Water Recovery	(\$23,491.48)	(\$22,250.00)	\$1,241.48	(\$85,461.37)	(\$89,000.00)	(\$3,538.63)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
7040 Trash	\$444.01	\$433.33	(\$10.68)	\$2,241.90	\$1,733.32	(\$508.58)	\$5,200.00
7050 Electricity	\$2,568.00	\$2,500.00	(\$68.00)	\$10,027.31	\$10,000.00	(\$27.31)	\$30,000.00
Total Utilities	<u>\$3,612.88</u>	<u>\$6,516.66</u>	<u>\$2,903.78</u>	<u>\$23,286.93</u>	<u>\$26,066.64</u>	<u>\$2,779.71</u>	<u>\$78,200.00</u>

Administrative

7150 Insurance	\$36,479.40	\$39,583.33	\$3,103.93	\$145,917.60	\$158,333.32	\$12,415.72	\$475,000.00
7420 Staffing/Personnel	\$25,213.78	\$23,750.00	(\$1,463.78)	\$102,299.91	\$95,000.00	(\$7,299.91)	\$285,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
7460 Legal Association	\$225.00	\$833.33	\$608.33	\$495.74	\$3,333.32	\$2,837.58	\$10,000.00
7465 Legal Collection & Foreclosure	\$462.50	\$833.33	\$370.83	\$1,714.76	\$3,333.32	\$1,618.56	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$2,666.68	\$2,666.68	\$8,000.00
7475 Professional Services	\$0.00	\$208.33	\$208.33	\$1,728.00	\$833.32	(\$894.68)	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.33	\$0.00	\$17,333.32	\$17,333.32	\$0.00	\$52,000.00
7490 Postage & Printing	\$1,530.63	\$916.67	(\$613.96)	\$3,454.43	\$3,666.68	\$212.25	\$11,000.00
7495 Bank Fees/Coupon Books	\$11.25	\$150.00	\$138.75	\$872.43	\$600.00	(\$272.43)	\$1,800.00
7496 Misc Admin Expenses	\$591.75	\$1,250.00	\$658.25	\$6,332.74	\$5,000.00	(\$1,332.74)	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
7498 Membership Dues	\$0.00	\$500.00	\$500.00	\$4,231.83	\$2,000.00	(\$2,231.83)	\$6,000.00
7499 Answering Service	\$0.00	\$75.00	\$75.00	\$130.00	\$300.00	\$170.00	\$900.00
7500 Licenses/Fees/Dues	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$516.71	\$416.67	(\$100.04)	\$1,894.70	\$1,666.68	(\$228.02)	\$5,000.00
7590 Bad Debt	\$3,333.34	\$3,333.33	(\$0.01)	\$13,333.36	\$13,333.32	(\$0.04)	\$40,000.00
7600 Office Equipment/Internet	\$334.73	\$333.33	(\$1.40)	\$1,227.89	\$1,333.32	\$105.43	\$4,000.00
7601 Office Equipment Rental	\$397.37	\$316.67	(\$80.70)	\$1,233.19	\$1,266.68	\$33.49	\$3,800.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$17,312.32	\$17,333.32	\$21.00	\$52,000.00
Total Administrative	<u>\$77,757.87</u>	<u>\$81,958.32</u>	<u>\$4,200.45</u>	<u>\$319,573.47</u>	<u>\$327,833.28</u>	<u>\$8,259.81</u>	<u>\$983,500.00</u>
Total Expenses	<u>\$108,152.63</u>	<u>\$126,399.98</u>	<u>\$18,247.35</u>	<u>\$469,221.94</u>	<u>\$505,599.92</u>	<u>\$36,377.98</u>	<u>\$1,516,800.00</u>
Current Yr Net Income/Loss	<u>\$30,048.70</u>	<u>\$0.02</u>	<u>\$30,048.68</u>	<u>\$65,159.09</u>	<u>\$0.08</u>	<u>\$65,159.01</u>	<u>\$0.00</u>

Vintage Grand Condo Assn Inc
Reserve Statement

Run Date: 05/11/2022

Run Time: 11:58 AM

Start: 04/01/2022 | End: 04/30/2022

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	\$439.86	\$151.84	\$0.00	\$591.70
Reserves 1Total:	\$46,697.25	\$151.84	\$0.00	\$46,849.09
Reserves 2				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
3612 Alloc- Pool & Spa	\$5,158.71	\$1,719.57	\$0.00	\$6,878.28
Reserves 2Total:	\$50,060.07	\$1,719.57	\$0.00	\$51,779.64
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	\$50,997.24	\$16,999.08	\$0.00	\$67,996.32
Reserves 4Total:	\$1,754,886.95	\$16,999.08	\$0.00	\$1,771,886.03
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	\$23,750.01	\$7,916.67	\$0.00	\$31,666.68
Reserves 6Total:	\$260,432.05	\$7,916.67	\$0.00	\$268,348.72
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	\$304.26	\$101.42	\$0.00	\$405.68
Reserves 8Total:	\$11,447.46	\$101.42	\$0.00	\$11,548.88
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: 04/01/2022 | End: 04/30/2022

RESERVE STATEMENT

Reserves 11				
3786 BegBal - Fire & Safety Systems	\$136,091.96	\$0.00	\$0.00	\$136,091.96
3787 Allocation - Fire & Safety Systems	\$12,501.27	\$4,167.09	\$0.00	\$16,668.36
Reserves 11Total:	\$148,593.23	\$4,167.09	\$0.00	\$152,760.32
Total	\$2,551,363.39	\$31,055.67	\$0.00	\$2,582,419.06