

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
March 2022**

**Unaudited
Financial Statement**

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

Vintage Grand Condo Assn Inc

Run Date: 04/21/2022

Run Time: 09:07 AM

FUND BALANCE SHEET

As of: 03/31/2022

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$137,455.81			\$137,455.81
Reserve - Centennial Bank 2057		\$100,009.30		\$100,009.30
ICS - Operating Centennial 40-5	\$1,545,972.04			\$1,545,972.04
ICS - Reserve Centennial 57-9		\$1,734,257.29		\$1,734,257.29
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	(\$1,285,950.98)		(\$1,285,950.98)	
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$985,950.98	\$985,950.98
Assessments Due	\$186,391.22			\$186,391.22
Allowance for Bad Debt	(\$175,744.85)			(\$175,744.85)
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	\$12,984.26			\$12,984.26
Total Assets	\$435,858.30	\$2,551,363.39	\$985,950.98	\$3,973,172.67

Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$190,488.65			\$190,488.65
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			\$10,489,872.15	\$10,489,872.15
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$646,994.46)	(\$646,994.46)
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			(\$329,749.23)	(\$329,749.23)
R.L. James			(\$6,936,527.12)	(\$6,936,527.12)
Accrued Construction Retainage			\$218,523.63	\$218,523.63
Total Liabilities	\$199,305.54	\$0.00	\$985,950.98	\$1,185,256.52

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$46,257.39		\$46,257.39
Current Year Reserve Interest		\$439.86		\$439.86
BegBal - Pool & Spa		\$44,901.36		\$44,901.36

Account	Operating	Reserves	Other	Total
Alloc- Pool & Spa		\$5,158.71		\$5,158.71
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		\$50,997.24		\$50,997.24
Beg Bal - Painting Exterior		\$166,174.46		\$166,174.46
BegBal - Road Resurfacing		\$236,682.04		\$236,682.04
Alloc - Road Resurfacing		\$23,750.01		\$23,750.01
BegBal - Electrical		\$70,115.61		\$70,115.61
BegBal - HVAC		\$11,143.20		\$11,143.20
Alloc - HVAC		\$304.26		\$304.26
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		\$12,501.27		\$12,501.27
Fund Balance	\$201,442.37			\$201,442.37
Current Year Net Income/(Loss)	\$35,110.39	\$0.00	\$0.00	\$35,110.39
Total Equity	\$236,552.76	\$2,551,363.39	\$0.00	\$2,787,916.15
Total Liabilities & Equity	\$435,858.30	\$2,551,363.39	\$985,950.98	\$3,973,172.67

Income/Expense
VGC - Vintage Grand Condo Assn Inc
 Period: 3/1/2022 - 3/31/2022

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	\$379,200.60	\$379,200.00	\$0.60	\$1,516,800.00
5030 Fees Income	\$2,150.00	\$0.00	\$2,150.00	\$5,750.00	\$0.00	\$5,750.00	\$0.00
5040 Other/Misc & Late Fee Income	\$15.00	\$0.00	\$15.00	\$30.00	\$0.00	\$30.00	\$0.00
5050 Interest Income	\$128.52	\$0.00	\$128.52	\$364.47	\$0.00	\$364.47	\$0.00
5051 Interest Income-Owners	(\$253.67)	\$0.00	(\$253.67)	\$1,309.63	\$0.00	\$1,309.63	\$0.00
5080 Gate Openers/Key Cards	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
5095 Fines	\$8,040.00	\$0.00	\$8,040.00	\$8,225.00	\$0.00	\$8,225.00	\$0.00
5096 Keys & Locks	\$450.00	\$0.00	\$450.00	\$600.00	\$0.00	\$600.00	\$0.00
5100 Parking	\$270.00	\$0.00	\$270.00	\$450.00	\$0.00	\$450.00	\$0.00
Total Income	\$137,200.05	\$126,400.00	\$10,800.05	\$396,179.70	\$379,200.00	\$16,979.70	\$1,516,800.00

Building Maintenance

7210 Pest Control	\$1,695.00	\$1,666.67	(\$28.33)	\$5,635.00	\$5,000.01	(\$634.99)	\$20,000.00
7305 Dry Wall Maintenance	\$0.00	\$3,750.00	\$3,750.00	\$2,347.54	\$11,250.00	\$8,902.46	\$45,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$5,307.23	\$4,166.67	(\$1,140.56)	\$7,784.35	\$12,500.01	\$4,715.66	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
7360 Electrical Repairs	\$150.00	\$541.67	\$391.67	\$887.00	\$1,625.01	\$738.01	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$583.33	\$583.33	\$0.00	\$1,749.99	\$1,749.99	\$7,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$336.00	\$1,250.01	\$914.01	\$5,000.00
7395 Roof Repairs	\$0.00	\$3,750.00	\$3,750.00	\$4,465.00	\$11,250.00	\$6,785.00	\$45,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
7425 Safety	\$4,614.13	\$3,333.33	(\$1,280.80)	\$7,840.09	\$9,999.99	\$2,159.90	\$40,000.00
7430 Security	\$2,192.16	\$2,083.33	(\$108.83)	\$5,962.55	\$6,249.99	\$287.44	\$25,000.00
Total Building Maintenance	\$13,958.52	\$20,458.33	\$6,499.81	\$35,257.53	\$61,374.99	\$26,117.46	\$245,500.00

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$450.00	\$450.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$583.33	\$583.33	\$0.00	\$1,749.99	\$1,749.99	\$7,000.00
7240 Landscaping Maintenance	\$16,541.00	\$9,225.00	(\$7,316.00)	\$24,767.00	\$27,675.00	\$2,908.00	\$110,700.00
7250 Grounds Expense-Other	\$24,914.41	\$2,500.00	(\$22,414.41)	\$24,914.41	\$7,500.00	(\$17,414.41)	\$30,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$0.00	\$500.01	\$500.01	\$2,000.00
7290 Irrigation Repairs	\$1,851.58	\$2,500.00	\$648.42	\$5,546.70	\$7,500.00	\$1,953.30	\$30,000.00
Total Grounds Maintenance	\$43,306.99	\$15,125.00	(\$28,181.99)	\$55,228.11	\$45,375.00	(\$9,853.11)	\$181,500.00

Common Area

7320 Pool & Spa Maintenance	\$2,452.30	\$1,666.67	(\$785.63)	\$7,346.30	\$5,000.01	(\$2,346.29)	\$20,000.00
7340 Pool Fuel	\$521.98	\$300.00	(\$221.98)	\$1,469.11	\$900.00	(\$569.11)	\$3,600.00
7560 Common Area - Cleaning	\$0.00	\$250.00	\$250.00	\$90.00	\$750.00	\$660.00	\$3,000.00
7565 Common Area - Painting	\$0.00	\$41.67	\$41.67	\$53.61	\$125.01	\$71.40	\$500.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$135.00	\$249.99	\$114.99	\$1,000.00
Total Common Areas	\$2,974.28	\$2,341.67	(\$632.61)	\$9,094.02	\$7,025.01	(\$2,069.01)	\$28,100.00

Utilities

7010 Water & Sewer	\$22,984.72	\$25,000.00	\$2,015.28	\$72,386.74	\$75,000.00	\$2,613.26	\$300,000.00
7015 Water Recovery	(\$20,660.15)	(\$22,250.00)	(\$1,589.85)	(\$61,969.89)	(\$66,750.00)	(\$4,780.11)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
7040 Trash	\$444.01	\$433.33	(\$10.68)	\$1,797.89	\$1,299.99	(\$497.90)	\$5,200.00
7050 Electricity	\$2,258.33	\$2,500.00	\$241.67	\$7,459.31	\$7,500.00	\$40.69	\$30,000.00
Total Utilities	<u>\$5,026.91</u>	<u>\$6,516.66</u>	<u>\$1,489.75</u>	<u>\$19,674.05</u>	<u>\$19,549.98</u>	<u>(\$124.07)</u>	<u>\$78,200.00</u>

Administrative

7150 Insurance	\$36,479.40	\$39,583.33	\$3,103.93	\$109,438.20	\$118,749.99	\$9,311.79	\$475,000.00
7420 Staffing/Personnel	\$24,183.43	\$23,750.00	(\$433.43)	\$77,086.13	\$71,250.00	(\$5,836.13)	\$285,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
7460 Legal Association	\$223.00	\$833.33	\$610.33	\$270.74	\$2,499.99	\$2,229.25	\$10,000.00
7465 Legal Collection & Foreclosure	\$812.26	\$833.33	\$21.07	\$1,252.26	\$2,499.99	\$1,247.73	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$2,000.01	\$2,000.01	\$8,000.00
7475 Professional Services	\$0.00	\$208.33	\$208.33	\$1,728.00	\$624.99	(\$1,103.01)	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.33	\$0.00	\$12,999.99	\$12,999.99	\$0.00	\$52,000.00
7490 Postage & Printing	\$1,875.69	\$916.67	(\$959.02)	\$1,923.80	\$2,750.01	\$826.21	\$11,000.00
7495 Bank Fees/Coupon Books	\$18.00	\$150.00	\$132.00	\$861.18	\$450.00	(\$411.18)	\$1,800.00
7496 Misc Admin Expenses	\$831.13	\$1,250.00	\$418.87	\$5,740.99	\$3,750.00	(\$1,990.99)	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
7498 Membership Dues	\$0.00	\$500.00	\$500.00	\$4,231.83	\$1,500.00	(\$2,731.83)	\$6,000.00
7499 Answering Service	\$0.00	\$75.00	\$75.00	\$130.00	\$225.00	\$95.00	\$900.00
7500 Licenses/Fees/Dues	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$521.71	\$416.67	(\$105.04)	\$1,377.99	\$1,250.01	(\$127.98)	\$5,000.00
7590 Bad Debt	\$3,333.34	\$3,333.33	(\$0.01)	\$10,000.02	\$9,999.99	(\$0.03)	\$40,000.00
7600 Office Equipment/Internet	\$284.14	\$333.33	\$49.19	\$893.16	\$999.99	\$106.83	\$4,000.00
7601 Office Equipment Rental	\$176.55	\$316.67	\$140.12	\$835.82	\$950.01	\$114.19	\$3,800.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$12,984.24	\$12,999.99	\$15.75	\$52,000.00
Total Administrative	<u>\$77,400.06</u>	<u>\$81,958.32</u>	<u>\$4,558.26</u>	<u>\$241,815.60</u>	<u>\$245,874.96</u>	<u>\$4,059.36</u>	<u>\$983,500.00</u>
Total Expenses	<u>\$142,666.76</u>	<u>\$126,399.98</u>	<u>(\$16,266.78)</u>	<u>\$361,069.31</u>	<u>\$379,199.94</u>	<u>\$18,130.63</u>	<u>\$1,516,800.00</u>
Current Yr Net Income/Loss	<u>(\$5,466.71)</u>	<u>\$0.02</u>	<u>(\$5,466.73)</u>	<u>\$35,110.39</u>	<u>\$0.06</u>	<u>\$35,110.33</u>	<u>\$0.00</u>

Vintage Grand Condo Assn Inc
Reserve Statement

Run Date: 04/21/2022
Run Time: 09:20 AM

Start: 03/01/2022 | End: 03/31/2022

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	\$285.47	\$154.39	\$0.00	\$439.86
Reserves 1Total:	\$46,542.86	\$154.39	\$0.00	\$46,697.25
Reserves 2				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
3612 Alloc- Pool & Spa	\$3,439.14	\$1,719.57	\$0.00	\$5,158.71
Reserves 2Total:	\$48,340.50	\$1,719.57	\$0.00	\$50,060.07
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	\$33,998.16	\$16,999.08	\$0.00	\$50,997.24
Reserves 4Total:	\$1,737,887.87	\$16,999.08	\$0.00	\$1,754,886.95
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	\$15,833.34	\$7,916.67	\$0.00	\$23,750.01
Reserves 6Total:	\$252,515.38	\$7,916.67	\$0.00	\$260,432.05
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	\$202.84	\$101.42	\$0.00	\$304.26
Reserves 8Total:	\$11,346.04	\$101.42	\$0.00	\$11,447.46
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: 03/01/2022 | End: 03/31/2022

RESERVE STATEMENT

Reserves 11				
3786 BegBal - Fire & Safety Systems	\$136,091.96	\$0.00	\$0.00	\$136,091.96
3787 Allocation - Fire & Safety Systems	\$8,334.18	\$4,167.09	\$0.00	\$12,501.27
Reserves 11Total:	\$144,426.14	\$4,167.09	\$0.00	\$148,593.23
Total	\$2,520,305.17	\$31,058.22	\$0.00	\$2,551,363.39