

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
MAY 2022**

**Unaudited
Financial Statement**

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

Vintage Grand Condo Assn Inc

Run Date: 06/10/2022

Run Time: 04:05 PM

FUND BALANCE SHEET

As of: 05/31/2022

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$106,406.69			\$106,406.69
Reserve - Centennial Bank 2057		\$100,014.66		\$100,014.66
ICS - Operating Centennial 40-5	\$1,236,355.67			\$1,236,355.67
ICS - Reserve Centennial 57-9		\$1,796,377.25		\$1,796,377.25
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	(\$899,999.71)			(\$899,999.71)
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$599,999.71	\$599,999.71
Assessments Due	\$192,897.80			\$192,897.80
Allowance for Bad Debt	(\$182,889.09)			(\$182,889.09)
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	\$4,328.09			\$4,328.09
Total Assets	\$471,850.25	\$2,613,488.71	\$599,999.71	\$3,685,338.67

Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$183,985.58			\$183,985.58
Accrued Expenses	\$8,000.00			\$8,000.00
Contingency Income-Legal Settlement			\$1,269,750.00	\$1,269,750.00
Contingency Rebuilding Income			\$10,816,538.81	\$10,816,538.81
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$696,032.18)	(\$696,032.18)
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			(\$344,941.98)	(\$344,941.98)
R.L. James			(\$7,429,337.06)	(\$7,429,337.06)
Accrued Construction Retainage			\$62,946.11	\$62,946.11
Total Liabilities	\$191,985.58	\$0.00	\$599,999.71	\$791,985.29

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$46,257.39		\$46,257.39
Current Year Reserve Interest		\$757.52		\$757.52
BegBal - Pool & Spa		\$44,901.36		\$44,901.36

Account	Operating	Reserves	Other	Total
Alloc- Pool & Spa		\$8,597.85		\$8,597.85
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		\$84,995.40		\$84,995.40
Beg Bal - Painting Exterior		\$166,174.46		\$166,174.46
BegBal - Road Resurfacing		\$236,682.04		\$236,682.04
Alloc - Road Resurfacing		\$39,583.35		\$39,583.35
BegBal - Electrical		\$70,115.61		\$70,115.61
BegBal - HVAC		\$11,143.20		\$11,143.20
Alloc - HVAC		\$507.10		\$507.10
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		\$20,835.45		\$20,835.45
Fund Balance	\$201,442.37			\$201,442.37
Current Year Net Income/(Loss)	\$78,422.30	\$0.00	\$0.00	\$78,422.30
Total Equity	\$279,864.67	\$2,613,488.71	\$0.00	\$2,893,353.38
Total Liabilities & Equity	\$471,850.25	\$2,613,488.71	\$599,999.71	\$3,685,338.67

Income/Expense
VGC - Vintage Grand Condo Assn Inc
 Period: 5/1/2022 - 5/31/2022

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	\$632,001.00	\$632,000.00	\$1.00	\$1,516,800.00
5030 Fees Income	\$1,300.00	\$0.00	\$1,300.00	\$10,150.00	\$0.00	\$10,150.00	\$0.00
5040 Other/Misc & Late Fee Income	\$0.00	\$0.00	\$0.00	\$93.36	\$0.00	\$93.36	\$0.00
5050 Interest Income	\$127.31	\$0.00	\$127.31	\$626.33	\$0.00	\$626.33	\$0.00
5051 Interest Income-Owners	\$1,216.87	\$0.00	\$1,216.87	\$3,779.72	\$0.00	\$3,779.72	\$0.00
5080 Gate Openers/Key Cards	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
5095 Fines	\$85.00	\$0.00	\$85.00	\$11,690.00	\$0.00	\$11,690.00	\$0.00
5096 Keys & Locks	\$150.00	\$0.00	\$150.00	\$1,050.00	\$0.00	\$1,050.00	\$0.00
5100 Parking	\$60.00	\$0.00	\$60.00	\$4,080.00	\$0.00	\$4,080.00	\$0.00
Total Income	\$129,339.38	\$126,400.00	\$2,939.38	\$663,720.41	\$632,000.00	\$31,720.41	\$1,516,800.00

Building Maintenance

7210 Pest Control	\$1,570.00	\$1,666.67	\$96.67	\$9,116.00	\$8,333.35	(\$782.65)	\$20,000.00
7305 Dry Wall Maintenance	\$3,644.88	\$3,750.00	\$105.12	\$5,992.42	\$18,750.00	\$12,757.58	\$45,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$4,902.41	\$4,166.67	(\$735.74)	\$18,198.03	\$20,833.35	\$2,635.32	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
7360 Electrical Repairs	\$0.00	\$541.67	\$541.67	\$1,373.00	\$2,708.35	\$1,335.35	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$250.00	\$583.33	\$333.33	\$450.00	\$2,916.65	\$2,466.65	\$7,000.00
7385 Plumbing Repairs	\$386.00	\$416.67	\$30.67	\$3,153.50	\$2,083.35	(\$1,070.15)	\$5,000.00
7395 Roof Repairs	\$818.00	\$3,750.00	\$2,932.00	\$6,082.00	\$18,750.00	\$12,668.00	\$45,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
7425 Safety	\$1,937.00	\$3,333.33	\$1,396.33	\$10,033.89	\$16,666.65	\$6,632.76	\$40,000.00
7430 Security	\$1,696.61	\$2,083.33	\$386.72	\$10,370.54	\$10,416.65	\$46.11	\$25,000.00
Total Building Maintenance	\$15,204.90	\$20,458.33	\$5,253.43	\$64,769.38	\$102,291.65	\$37,522.27	\$245,500.00

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$750.00	\$750.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$583.33	\$583.33	\$0.00	\$2,916.65	\$2,916.65	\$7,000.00
7240 Landscaping Maintenance	\$8,601.00	\$9,225.00	\$624.00	\$41,594.00	\$46,125.00	\$4,531.00	\$110,700.00
7250 Grounds Expense-Other	\$500.00	\$2,500.00	\$2,000.00	\$25,414.41	\$12,500.00	(\$12,914.41)	\$30,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$204.07	\$833.35	\$629.28	\$2,000.00
7290 Irrigation Repairs	\$1,961.54	\$2,500.00	\$538.46	\$9,273.96	\$12,500.00	\$3,226.04	\$30,000.00
Total Grounds Maintenance	\$11,062.54	\$15,125.00	\$4,062.46	\$76,486.44	\$75,625.00	(\$861.44)	\$181,500.00

Common Area

7320 Pool & Spa Maintenance	\$1,988.58	\$1,666.67	(\$321.91)	\$11,063.88	\$8,333.35	(\$2,730.53)	\$20,000.00
7340 Pool Fuel	\$482.13	\$300.00	(\$182.13)	\$2,501.38	\$1,500.00	(\$1,001.38)	\$3,600.00
7560 Common Area - Cleaning	\$0.00	\$250.00	\$250.00	\$90.00	\$1,250.00	\$1,160.00	\$3,000.00
7565 Common Area - Painting	\$0.00	\$41.67	\$41.67	\$53.61	\$208.35	\$154.74	\$500.00
7586 Exercise Room Repairs/Maint	\$135.00	\$83.33	(\$51.67)	\$270.00	\$416.65	\$146.65	\$1,000.00
Total Common Areas	\$2,605.71	\$2,341.67	(\$264.04)	\$13,978.87	\$11,708.35	(\$2,270.52)	\$28,100.00

Utilities

7010 Water & Sewer	\$22,203.65	\$25,000.00	\$2,796.35	\$118,682.74	\$125,000.00	\$6,317.26	\$300,000.00
7015 Water Recovery	(\$18,046.01)	(\$22,250.00)	(\$4,203.99)	(\$103,507.38)	(\$111,250.00)	(\$7,742.62)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$10,000.00
7040 Trash	\$920.44	\$433.33	(\$487.11)	\$3,162.34	\$2,166.65	(\$995.69)	\$5,200.00
7050 Electricity	\$2,431.45	\$2,500.00	\$68.55	\$12,458.76	\$12,500.00	\$41.24	\$30,000.00
Total Utilities	<u>\$7,509.53</u>	<u>\$6,516.66</u>	<u>(\$992.87)</u>	<u>\$30,796.46</u>	<u>\$32,583.30</u>	<u>\$1,786.84</u>	<u>\$78,200.00</u>

Administrative

7150 Insurance	\$36,479.40	\$39,583.33	\$3,103.93	\$182,397.00	\$197,916.65	\$15,519.65	\$475,000.00
7420 Staffing/Personnel	\$27,643.03	\$23,750.00	(\$3,893.03)	\$129,942.94	\$118,750.00	(\$11,192.94)	\$285,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
7460 Legal Association	\$0.00	\$833.33	\$833.33	\$495.74	\$4,166.65	\$3,670.91	\$10,000.00
7465 Legal Collection & Foreclosure	\$85.00	\$833.33	\$748.33	\$1,799.76	\$4,166.65	\$2,366.89	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$3,333.35	\$3,333.35	\$8,000.00
7475 Professional Services	\$0.00	\$208.33	\$208.33	\$1,728.00	\$1,041.65	(\$686.35)	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.33	\$0.00	\$21,666.65	\$21,666.65	\$0.00	\$52,000.00
7490 Postage & Printing	\$2,110.69	\$916.67	(\$1,194.02)	\$5,565.12	\$4,583.35	(\$981.77)	\$11,000.00
7495 Bank Fees/Coupon Books	\$25.00	\$150.00	\$125.00	\$897.43	\$750.00	(\$147.43)	\$1,800.00
7496 Misc Admin Expenses	\$298.50	\$1,250.00	\$951.50	\$6,631.24	\$6,250.00	(\$381.24)	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
7498 Membership Dues	\$0.00	\$500.00	\$500.00	\$4,231.83	\$2,500.00	(\$1,731.83)	\$6,000.00
7499 Answering Service	\$195.00	\$75.00	(\$120.00)	\$325.00	\$375.00	\$50.00	\$900.00
7500 Licenses/Fees/Dues	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$393.71	\$416.67	\$22.96	\$2,288.41	\$2,083.35	(\$205.06)	\$5,000.00
7590 Bad Debt	\$3,333.34	\$3,333.33	(\$0.01)	\$16,666.70	\$16,666.65	(\$0.05)	\$40,000.00
7600 Office Equipment/Internet	\$221.90	\$333.33	\$111.43	\$1,449.79	\$1,666.65	\$216.86	\$4,000.00
7601 Office Equipment Rental	\$246.50	\$316.67	\$70.17	\$1,479.69	\$1,583.35	\$103.66	\$3,800.00
7990 Master Association Fees	\$4,328.09	\$4,333.33	\$5.24	\$21,640.41	\$21,666.65	\$26.24	\$52,000.00
Total Administrative	<u>\$79,693.49</u>	<u>\$81,958.32</u>	<u>\$2,264.83</u>	<u>\$399,266.96</u>	<u>\$409,791.60</u>	<u>\$10,524.64</u>	<u>\$983,500.00</u>
Total Expenses	<u>\$116,076.17</u>	<u>\$126,399.98</u>	<u>\$10,323.81</u>	<u>\$585,298.11</u>	<u>\$631,999.90</u>	<u>\$46,701.79</u>	<u>\$1,516,800.00</u>
Current Yr Net Income/Loss	<u>\$13,263.21</u>	<u>\$0.02</u>	<u>\$13,263.19</u>	<u>\$78,422.30</u>	<u>\$0.10</u>	<u>\$78,422.20</u>	<u>\$0.00</u>

Vintage Grand Condo Assn Inc
Reserve Statement

Run Date: 06/10/2022

Run Time: 04:10 PM

Start: 05/01/2022 | End: 05/31/2022

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	\$591.70	\$165.82	\$0.00	\$757.52
Reserves 1Total:	\$46,849.09	\$165.82	\$0.00	\$47,014.91
Reserves 2				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
3612 Alloc- Pool & Spa	\$6,878.28	\$1,719.57	\$0.00	\$8,597.85
Reserves 2Total:	\$51,779.64	\$1,719.57	\$0.00	\$53,499.21
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	\$67,996.32	\$16,999.08	\$0.00	\$84,995.40
Reserves 4Total:	\$1,771,886.03	\$16,999.08	\$0.00	\$1,788,885.11
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	\$31,666.68	\$7,916.67	\$0.00	\$39,583.35
Reserves 6Total:	\$268,348.72	\$7,916.67	\$0.00	\$276,265.39
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	\$405.68	\$101.42	\$0.00	\$507.10
Reserves 8Total:	\$11,548.88	\$101.42	\$0.00	\$11,650.30
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: 05/01/2022 | End: 05/31/2022

RESERVE STATEMENT

Reserves 11				
3786 BegBal - Fire & Safety Systems	\$136,091.96	\$0.00	\$0.00	\$136,091.96
3787 Allocation - Fire & Safety Systems	\$16,668.36	\$4,167.09	\$0.00	\$20,835.45
Reserves 11Total:	\$152,760.32	\$4,167.09	\$0.00	\$156,927.41
Total	\$2,582,419.06	\$31,069.65	\$0.00	\$2,613,488.71