

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
JUNE 2022**

**Unaudited
Financial Statement**

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

Vintage Grand Condo Assn Inc

Run Date: 07/12/2022

Run Time: 11:50 AM

FUND BALANCE SHEET

As of: 06/30/2022

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$131,310.62			\$131,310.62
Reserve - Centennial Bank 2057		\$100,028.77		\$100,028.77
ICS - Operating Centennial 40-5	\$1,222,097.29			\$1,222,097.29
ICS - Reserve Centennial 57-9		\$1,827,514.64		\$1,827,514.64
CDARS - Centennial 6/ 8/23-0.35%		\$208,232.71		\$208,232.71
CDARS - Centennial 12/ 9/22-0.10%		\$209,278.96		\$209,278.96
Petty Cash	\$1,924.82			\$1,924.82
Interfund Transfer	(\$909,140.76)			(\$909,140.76)
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$609,140.76	\$609,140.76
Assessments Due	\$211,611.14			\$211,611.14
Allowance for Bad Debt	(\$186,222.42)			(\$186,222.42)
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	\$12,984.25			\$12,984.25
Total Assets	\$497,390.92	\$2,645,055.08	\$609,140.76	\$3,751,586.76

Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable	\$1,761.43			\$1,761.43
Prepaid Assessments	\$201,289.11			\$201,289.11
Accrued Expenses	\$8,000.00			\$8,000.00
Contingency Income-Legal Settlement			\$1,269,750.00	\$1,269,750.00
Contingency Rebuilding Income			\$10,979,872.14	\$10,979,872.14
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$710,182.86)	(\$710,182.86)
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			(\$347,251.98)	(\$347,251.98)
R.L. James			(\$7,582,372.17)	(\$7,582,372.17)
Accrued Construction Retainage			\$78,249.62	\$78,249.62
Total Liabilities	\$211,050.54	\$0.00	\$609,140.76	\$820,191.30

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$46,257.39		\$46,257.39
Current Year Reserve Interest		\$1,420.06		\$1,420.06

Account	Operating	Reserves	Other	Total
BegBal - Pool & Spa		\$44,901.36		\$44,901.36
Alloc- Pool & Spa		\$10,317.42		\$10,317.42
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		\$101,994.48		\$101,994.48
Beg Bal - Painting Exterior		\$166,174.46		\$166,174.46
BegBal - Road Resurfacing		\$236,682.04		\$236,682.04
Alloc - Road Resurfacing		\$47,500.02		\$47,500.02
BegBal - Electrical		\$70,115.61		\$70,115.61
BegBal - HVAC		\$11,143.20		\$11,143.20
Alloc - HVAC		\$608.52		\$608.52
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		\$25,002.54		\$25,002.54
Fund Balance	\$201,442.37			\$201,442.37
Current Year Net Income/(Loss)	\$84,898.01	\$0.00	\$0.00	\$84,898.01
Total Equity	\$286,340.38	\$2,645,055.08	\$0.00	\$2,931,395.46
Total Liabilities & Equity	\$497,390.92	\$2,645,055.08	\$609,140.76	\$3,751,586.76

Income/Expense
VGC - Vintage Grand Condo Assn Inc
 Period: 6/1/2022 - 6/30/2022

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	\$758,401.20	\$758,400.00	\$1.20	\$1,516,800.00
5030 Fees Income	\$2,550.00	\$0.00	\$2,550.00	\$12,700.00	\$0.00	\$12,700.00	\$0.00
5040 Other/Misc & Late Fee Income	\$40.00	\$0.00	\$40.00	\$133.36	\$0.00	\$133.36	\$0.00
5050 Interest Income	\$135.70	\$0.00	\$135.70	\$762.03	\$0.00	\$762.03	\$0.00
5051 Interest Income-Owners	\$1,512.30	\$0.00	\$1,512.30	\$5,292.02	\$0.00	\$5,292.02	\$0.00
5080 Gate Openers/Key Cards	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
5095 Fines	\$4,970.00	\$0.00	\$4,970.00	\$16,660.00	\$0.00	\$16,660.00	\$0.00
5096 Keys & Locks	\$150.00	\$0.00	\$150.00	\$1,200.00	\$0.00	\$1,200.00	\$0.00
5100 Parking	\$480.00	\$0.00	\$480.00	\$4,560.00	\$0.00	\$4,560.00	\$0.00
Total Income	\$136,238.20	\$126,400.00	\$9,838.20	\$799,958.61	\$758,400.00	\$41,558.61	\$1,516,800.00

Building Maintenance

7210 Pest Control	\$1,491.00	\$1,666.67	\$175.67	\$10,607.00	\$10,000.02	(\$606.98)	\$20,000.00
7305 Dry Wall Maintenance	\$0.00	\$3,750.00	\$3,750.00	\$5,992.42	\$22,500.00	\$16,507.58	\$45,000.00
7350 Bldc Mntc:Repl,SVC & Repair	\$2,655.39	\$4,166.67	\$1,511.28	\$20,853.42	\$25,000.02	\$4,146.60	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
7360 Electrical Repairs	\$0.00	\$541.67	\$541.67	\$1,373.00	\$3,250.02	\$1,877.02	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$583.33	\$583.33	\$450.00	\$3,499.98	\$3,049.98	\$7,000.00
7385 Plumbing Repairs	\$133.00	\$416.67	\$283.67	\$3,286.50	\$2,500.02	(\$786.48)	\$5,000.00
7395 Roof Repairs	\$0.00	\$3,750.00	\$3,750.00	\$6,082.00	\$22,500.00	\$16,418.00	\$45,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
7425 Safety	\$1,504.04	\$3,333.33	\$1,829.29	\$11,537.93	\$19,999.98	\$8,462.05	\$40,000.00
7430 Security	\$2,915.29	\$2,083.33	(\$831.96)	\$13,285.83	\$12,499.98	(\$785.85)	\$25,000.00
Total Building Maintenance	\$8,698.72	\$20,458.33	\$11,759.61	\$73,468.10	\$122,749.98	\$49,281.88	\$245,500.00

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$900.00	\$900.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$583.33	\$583.33	\$0.00	\$3,499.98	\$3,499.98	\$7,000.00
7240 Landscaping Maintenance	\$12,780.00	\$9,225.00	(\$3,555.00)	\$54,374.00	\$55,350.00	\$976.00	\$110,700.00
7250 Grounds Expense-Other	\$1,917.60	\$2,500.00	\$582.40	\$27,332.01	\$15,000.00	(\$12,332.01)	\$30,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$204.07	\$1,000.02	\$795.95	\$2,000.00
7290 Irrigation Repairs	\$0.00	\$2,500.00	\$2,500.00	\$9,273.96	\$15,000.00	\$5,726.04	\$30,000.00
Total Grounds Maintenance	\$14,697.60	\$15,125.00	\$427.40	\$91,184.04	\$90,750.00	(\$434.04)	\$181,500.00

Common Area

7320 Pool & Spa Maintenance	\$2,686.12	\$1,666.67	(\$1,019.45)	\$13,750.00	\$10,000.02	(\$3,749.98)	\$20,000.00
7340 Pool Fuel	\$381.02	\$300.00	(\$81.02)	\$2,882.40	\$1,800.00	(\$1,082.40)	\$3,600.00
7560 Common Area - Cleaning	\$180.00	\$250.00	\$70.00	\$270.00	\$1,500.00	\$1,230.00	\$3,000.00
7565 Common Area - Painting	\$0.00	\$41.67	\$41.67	\$53.61	\$250.02	\$196.41	\$500.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$270.00	\$499.98	\$229.98	\$1,000.00
Total Common Areas	\$3,247.14	\$2,341.67	(\$905.47)	\$17,226.01	\$14,050.02	(\$3,175.99)	\$28,100.00

Utilities

7010 Water & Sewer	\$22,222.18	\$25,000.00	\$2,777.82	\$140,904.92	\$150,000.00	\$9,095.08	\$300,000.00
7015 Water Recovery	(\$21,160.87)	(\$22,250.00)	(\$1,089.13)	(\$124,668.25)	(\$133,500.00)	(\$8,831.75)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$10,000.00
7040 Trash	\$444.01	\$433.33	(\$10.68)	\$3,606.35	\$2,599.98	(\$1,006.37)	\$5,200.00
7050 Electricity	\$2,714.44	\$2,500.00	(\$214.44)	\$15,173.20	\$15,000.00	(\$173.20)	\$30,000.00
Total Utilities	<u>\$4,219.76</u>	<u>\$6,516.66</u>	<u>\$2,296.90</u>	<u>\$35,016.22</u>	<u>\$39,099.96</u>	<u>\$4,083.74</u>	<u>\$78,200.00</u>

Administrative

7150 Insurance	\$43,565.87	\$39,583.33	(\$3,982.54)	\$225,962.87	\$237,499.98	\$11,537.11	\$475,000.00
7420 Staffing/Personnel	\$38,937.88	\$23,750.00	(\$15,187.88)	\$168,880.82	\$142,500.00	(\$26,380.82)	\$285,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
7460 Legal Association	\$900.00	\$833.33	(\$66.67)	\$1,395.74	\$4,999.98	\$3,604.24	\$10,000.00
7465 Legal Collection & Foreclosure	\$0.00	\$833.33	\$833.33	\$1,799.76	\$4,999.98	\$3,200.22	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$4,000.02	\$4,000.02	\$8,000.00
7475 Professional Services	\$0.00	\$208.33	\$208.33	\$1,728.00	\$1,249.98	(\$478.02)	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.33	\$0.00	\$25,999.98	\$25,999.98	\$0.00	\$52,000.00
7490 Postage & Printing	\$1,714.93	\$916.67	(\$798.26)	\$7,280.05	\$5,500.02	(\$1,780.03)	\$11,000.00
7495 Bank Fees/Coupon Books	\$9.00	\$150.00	\$141.00	\$906.43	\$900.00	(\$6.43)	\$1,800.00
7496 Misc Admin Expenses	\$726.02	\$1,250.00	\$523.98	\$7,357.26	\$7,500.00	\$142.74	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
7498 Membership Dues	\$0.00	\$500.00	\$500.00	\$4,231.83	\$3,000.00	(\$1,231.83)	\$6,000.00
7499 Answering Service	\$0.00	\$75.00	\$75.00	\$325.00	\$450.00	\$125.00	\$900.00
7500 Licenses/Fees/Dues	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$380.52	\$416.67	\$36.15	\$2,668.93	\$2,500.02	(\$168.91)	\$5,000.00
7590 Bad Debt	\$3,333.33	\$3,333.33	\$0.00	\$20,000.03	\$19,999.98	(\$0.05)	\$40,000.00
7600 Office Equipment/Internet	\$352.70	\$333.33	(\$19.37)	\$1,802.49	\$1,999.98	\$197.49	\$4,000.00
7601 Office Equipment Rental	\$317.60	\$316.67	(\$0.93)	\$1,797.29	\$1,900.02	\$102.73	\$3,800.00
7990 Master Association Fees	\$4,328.09	\$4,333.33	\$5.24	\$25,968.50	\$25,999.98	\$31.48	\$52,000.00
Total Administrative	<u>\$98,899.27</u>	<u>\$81,958.32</u>	<u>(\$16,940.95)</u>	<u>\$498,166.23</u>	<u>\$491,749.92</u>	<u>(\$6,416.31)</u>	<u>\$983,500.00</u>
Total Expenses	<u>\$129,762.49</u>	<u>\$126,399.98</u>	<u>(\$3,362.51)</u>	<u>\$715,060.60</u>	<u>\$758,399.88</u>	<u>\$43,339.28</u>	<u>\$1,516,800.00</u>
Current Yr Net Income/Loss	<u>\$6,475.71</u>	<u>\$0.02</u>	<u>\$6,475.69</u>	<u>\$84,898.01</u>	<u>\$0.12</u>	<u>\$84,897.89</u>	<u>\$0.00</u>

Vintage Grand Condo Assn Inc
Reserve Statement

Run Date: 07/12/2022
Run Time: 11:59 AM

Start: 06/01/2022 | End: 06/30/2022

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	\$757.52	\$662.54	\$0.00	\$1,420.06
Reserves 1Total:	\$47,014.91	\$662.54	\$0.00	\$47,677.45
Reserves 2				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
3612 Alloc- Pool & Spa	\$8,597.85	\$1,719.57	\$0.00	\$10,317.42
Reserves 2Total:	\$53,499.21	\$1,719.57	\$0.00	\$55,218.78
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	\$84,995.40	\$16,999.08	\$0.00	\$101,994.48
Reserves 4Total:	\$1,788,885.11	\$16,999.08	\$0.00	\$1,805,884.19
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	\$39,583.35	\$7,916.67	\$0.00	\$47,500.02
Reserves 6Total:	\$276,265.39	\$7,916.67	\$0.00	\$284,182.06
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	\$507.10	\$101.42	\$0.00	\$608.52
Reserves 8Total:	\$11,650.30	\$101.42	\$0.00	\$11,751.72
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: 06/01/2022 | End: 06/30/2022

RESERVE STATEMENT

Reserves 11				
3786 BegBal - Fire & Safety Systems	\$136,091.96	\$0.00	\$0.00	\$136,091.96
3787 Allocation - Fire & Safety Systems	\$20,835.45	\$4,167.09	\$0.00	\$25,002.54
Reserves 11Total:	\$156,927.41	\$4,167.09	\$0.00	\$161,094.50
Total	\$2,613,488.71	\$31,566.37	\$0.00	\$2,645,055.08