

**VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.**

**For the Month Ending  
JULY 2022**

**Unaudited  
Financial Statement**

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

# Vintage Grand Condo Assn Inc

Run Date: 08/18/2022  
Run Time: 04:27 PM

## FUND BALANCE SHEET

As of: 07/31/2022

### Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$19,258.62			\$19,258.62
Reserve - Centennial Bank 2057		\$100,029.73		\$100,029.73
ICS - Operating Centennial 40-5	\$1,250,355.26			\$1,250,355.26
ICS - Reserve Centennial 57-9		\$1,858,759.97		\$1,858,759.97
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	(\$841,611.31)			(\$841,611.31)
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$541,611.31	\$541,611.31
Assessments Due	\$231,685.34			\$231,685.34
Allowance for Bad Debt	(\$189,555.75)			(\$189,555.75)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$19,174.24			\$19,174.24
Utility Deposits	\$12,245.86			\$12,245.86
Prepaid Expenses	\$2,129.33			\$2,129.33
Prepaid Master Fees	\$8,656.17			\$8,656.17
<b>Total Assets</b>	<b>\$512,713.37</b>	<b>\$2,676,301.37</b>	<b>\$541,611.31</b>	<b>\$3,730,626.05</b>

### Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$201,583.69			\$201,583.69
Accrued Expenses	\$8,000.00			\$8,000.00
Contingency Income-Legal Settlement			\$1,269,750.00	\$1,269,750.00
Contingency Rebuilding Income			\$11,143,205.47	\$11,143,205.47
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$723,003.07)	(\$723,003.07)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$1,620.43)	(\$1,620.43)
Landscaping			(\$157,511.11)	(\$157,511.11)
Gutter/Downspouts			(\$98,451.39)	(\$98,451.39)
Miscellaneous			(\$349,561.98)	(\$349,561.98)
R.L. James			(\$7,807,658.89)	(\$7,807,658.89)
Accrued Construction Retainage			\$100,778.27	\$100,778.27
<b>Total Liabilities</b>	<b>\$209,583.69</b>	<b>\$0.00</b>	<b>\$541,611.31</b>	<b>\$751,195.00</b>

### Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$46,257.39		\$46,257.39
Current Year Reserve Interest		\$1,762.52		\$1,762.52

<b>Account</b>	<b>Operating</b>	<b>Reserves</b>	<b>Other</b>	<b>Total</b>
BegBal - Pool & Spa		\$44,901.36		\$44,901.36
Alloc - Pool & Spa		\$12,036.99		\$12,036.99
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		\$118,993.56		\$118,993.56
Beg Bal - Painting Exterior		\$166,174.46		\$166,174.46
BegBal - Road Resurfacing		\$236,682.04		\$236,682.04
Alloc - Road Resurfacing		\$55,416.69		\$55,416.69
BegBal - Electrical		\$70,115.61		\$70,115.61
BegBal - HVAC		\$11,143.20		\$11,143.20
Alloc - HVAC		\$709.94		\$709.94
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		\$29,169.63		\$29,169.63
Fund Balance	\$201,442.37			\$201,442.37
Current Year Net Income/(Loss)	\$101,687.31	\$0.00	\$0.00	\$101,687.31
<b>Total Equity</b>	<b>\$303,129.68</b>	<b>\$2,676,301.37</b>	<b>\$0.00</b>	<b>\$2,979,431.05</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$512,713.37</b>	<b>\$2,676,301.37</b>	<b>\$541,611.31</b>	<b>\$3,730,626.05</b>

**Income/Expense**  
**VGC - Vintage Grand Condo Assn Inc**  
 Period: 7/1/2022 - 7/31/2022

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	\$884,801.40	\$884,800.00	\$1.40	\$1,516,800.00
5030 Fees Income	\$2,700.00	\$0.00	\$2,700.00	\$15,400.00	\$0.00	\$15,400.00	\$0.00
5040 Other/Misc & Late Fee Income	\$668.52	\$0.00	\$668.52	\$801.88	\$0.00	\$801.88	\$0.00
5050 Interest Income	\$178.79	\$0.00	\$178.79	\$940.82	\$0.00	\$940.82	\$0.00
5051 Interest Income-Owners	\$19.55	\$0.00	\$19.55	\$5,311.57	\$0.00	\$5,311.57	\$0.00
5080 Gate Openers/Key Cards	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
5095 Fines	\$16,655.00	\$0.00	\$16,655.00	\$33,315.00	\$0.00	\$33,315.00	\$0.00
5096 Keys & Locks	\$0.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$1,200.00	\$0.00
5100 Parking	\$0.00	\$0.00	\$0.00	\$4,560.00	\$0.00	\$4,560.00	\$0.00
<b>Total Income</b>	<b>\$146,622.06</b>	<b>\$126,400.00</b>	<b>\$20,222.06</b>	<b>\$946,580.67</b>	<b>\$884,800.00</b>	<b>\$61,780.67</b>	<b>\$1,516,800.00</b>

**Building Maintenance**

7210 Pest Control	\$1,859.00	\$1,666.67	(\$192.33)	\$12,466.00	\$11,666.69	(\$799.31)	\$20,000.00
7305 Dry Wall Maintenance	\$0.00	\$3,750.00	\$3,750.00	\$5,992.42	\$26,250.00	\$20,257.58	\$45,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$5,438.78	\$4,166.67	(\$1,272.11)	\$26,292.20	\$29,166.69	\$2,874.49	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
7360 Electrical Repairs	\$1,439.00	\$541.67	(\$897.33)	\$2,812.00	\$3,791.69	\$979.69	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$583.33	\$583.33	\$450.00	\$4,083.31	\$3,633.31	\$7,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$3,286.50	\$2,916.69	(\$369.81)	\$5,000.00
7395 Roof Repairs	\$7,820.00	\$3,750.00	(\$4,070.00)	\$13,902.00	\$26,250.00	\$12,348.00	\$45,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
7425 Safety	\$2,877.00	\$3,333.33	\$456.33	\$14,414.93	\$23,333.31	\$8,918.38	\$40,000.00
7430 Security	\$3,920.32	\$2,083.33	(\$1,836.99)	\$17,206.15	\$14,583.31	(\$2,622.84)	\$25,000.00
<b>Total Building Maintenance</b>	<b>\$23,354.10</b>	<b>\$20,458.33</b>	<b>(\$2,895.77)</b>	<b>\$96,822.20</b>	<b>\$143,208.31</b>	<b>\$46,386.11</b>	<b>\$245,500.00</b>

**Grounds Maintenance**

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$1,050.00	\$1,050.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$583.33	\$583.33	\$0.00	\$4,083.31	\$4,083.31	\$7,000.00
7240 Landscaping Maintenance	\$7,980.00	\$9,225.00	\$1,245.00	\$62,354.00	\$64,575.00	\$2,221.00	\$110,700.00
7250 Grounds Expense-Other	\$2,320.00	\$2,500.00	\$180.00	\$29,652.01	\$17,500.00	(\$12,152.01)	\$30,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$204.07	\$1,166.69	\$962.62	\$2,000.00
7290 Irrigation Repairs	\$4,094.12	\$2,500.00	(\$1,594.12)	\$13,368.08	\$17,500.00	\$4,131.92	\$30,000.00
<b>Total Grounds Maintenance</b>	<b>\$14,394.12</b>	<b>\$15,125.00</b>	<b>\$730.88</b>	<b>\$105,578.16</b>	<b>\$105,875.00</b>	<b>\$296.84</b>	<b>\$181,500.00</b>

**Common Area**

7320 Pool & Spa Maintenance	\$1,629.00	\$1,666.67	\$37.67	\$15,379.00	\$11,666.69	(\$3,712.31)	\$20,000.00
7340 Pool Fuel	\$287.37	\$300.00	\$12.63	\$3,169.77	\$2,100.00	(\$1,069.77)	\$3,600.00
7560 Common Area - Cleaning	\$0.00	\$250.00	\$250.00	\$270.00	\$1,750.00	\$1,480.00	\$3,000.00
7565 Common Area - Painting	\$0.00	\$41.67	\$41.67	\$533.71	\$291.69	(\$242.02)	\$500.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$270.00	\$583.31	\$313.31	\$1,000.00
<b>Total Common Areas</b>	<b>\$1,916.37</b>	<b>\$2,341.67</b>	<b>\$425.30</b>	<b>\$19,622.48</b>	<b>\$16,391.69</b>	<b>(\$3,230.79)</b>	<b>\$28,100.00</b>

**Utilities**

7010 Water & Sewer	\$21,800.67	\$25,000.00	\$3,199.33	\$162,705.59	\$175,000.00	\$12,294.41	\$300,000.00
7015 Water Recovery	(\$19,174.24)	(\$22,250.00)	(\$3,075.76)	(\$143,842.49)	(\$155,750.00)	(\$11,907.51)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$10,000.00
7040 Trash	\$444.01	\$433.33	(\$10.68)	\$4,050.36	\$3,033.31	(\$1,017.05)	\$5,200.00
7050 Electricity	\$3,014.06	\$2,500.00	(\$514.06)	\$18,187.26	\$17,500.00	(\$687.26)	\$30,000.00
<b>Total Utilities</b>	<u>\$6,084.50</u>	<u>\$6,516.66</u>	<u>\$432.16</u>	<u>\$41,100.72</u>	<u>\$45,616.62</u>	<u>\$4,515.90</u>	<u>\$78,200.00</u>

**Administrative**

7150 Insurance	\$43,565.87	\$39,583.33	(\$3,982.54)	\$269,528.74	\$277,083.31	\$7,554.57	\$475,000.00
7420 Staffing/Personnel	\$23,697.36	\$23,750.00	\$52.64	\$192,578.18	\$166,250.00	(\$26,328.18)	\$285,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$500.00
7460 Legal Association	(\$1,130.79)	\$833.33	\$1,964.12	\$264.95	\$5,833.31	\$5,568.36	\$10,000.00
7465 Legal Collection & Foreclosure	\$2,599.52	\$833.33	(\$1,766.19)	\$4,399.28	\$5,833.31	\$1,434.03	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$4,666.69	\$4,666.69	\$8,000.00
7475 Professional Services	\$0.00	\$208.33	\$208.33	\$1,728.00	\$1,458.31	(\$269.69)	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.33	\$0.00	\$30,333.31	\$30,333.31	\$0.00	\$52,000.00
7490 Postage & Printing	\$1,150.60	\$916.67	(\$233.93)	\$8,430.65	\$6,416.69	(\$2,013.96)	\$11,000.00
7495 Bank Fees/Coupon Books	\$29.50	\$150.00	\$120.50	\$935.93	\$1,050.00	\$114.07	\$1,800.00
7496 Misc Admin Expenses	\$672.52	\$1,250.00	\$577.48	\$8,029.78	\$8,750.00	\$720.22	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
7498 Membership Dues	\$0.00	\$500.00	\$500.00	\$4,231.83	\$3,500.00	(\$731.83)	\$6,000.00
7499 Answering Service	\$65.00	\$75.00	\$10.00	\$390.00	\$525.00	\$135.00	\$900.00
7500 Licenses/Fees/Dues	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$378.18	\$416.67	\$38.49	\$3,047.11	\$2,916.69	(\$130.42)	\$5,000.00
7590 Bad Debt	\$3,333.33	\$3,333.33	\$0.00	\$23,333.36	\$23,333.31	(\$0.05)	\$40,000.00
7600 Office Equipment/Internet	\$360.25	\$333.33	(\$26.92)	\$2,162.74	\$2,333.31	\$170.57	\$4,000.00
7601 Office Equipment Rental	\$220.82	\$316.67	\$95.85	\$2,018.11	\$2,216.69	\$198.58	\$3,800.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$30,296.58	\$30,333.31	\$36.73	\$52,000.00
<b>Total Administrative</b>	<u>\$83,603.57</u>	<u>\$81,958.32</u>	<u>(\$1,645.25)</u>	<u>\$581,769.80</u>	<u>\$573,708.24</u>	<u>(\$8,061.56)</u>	<u>\$983,500.00</u>
<b>Total Expenses</b>	<u>\$129,352.66</u>	<u>\$126,399.98</u>	<u>(\$2,952.68)</u>	<u>\$844,893.36</u>	<u>\$884,799.86</u>	<u>\$39,906.50</u>	<u>\$1,516,800.00</u>
<b>Current Yr Net Income/Loss</b>	<u>\$17,269.40</u>	<u>\$0.02</u>	<u>\$17,269.38</u>	<u>\$101,687.31</u>	<u>\$0.14</u>	<u>\$101,687.17</u>	<u>\$0.00</u>

Vintage Grand Condo Assn Inc  
Reserve Statement

Run Date: 08/18/2022  
Run Time: 04:33 PM

Start: 07/01/2022 | End: 07/31/2022

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
<b>Reserves 1</b>				
3606 BegBal - Reserve Interest	\$46,257.39	\$0.00	\$0.00	\$46,257.39
3607 Current Year Reserve Interest	\$1,420.06	\$342.46	\$0.00	\$1,762.52
<b>Reserves 1Total:</b>	<b>\$47,677.45</b>	<b>\$342.46</b>	<b>\$0.00</b>	<b>\$48,019.91</b>
<b>Reserves 2</b>				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
3612 Alloc- Pool & Spa	\$10,317.42	\$1,719.57	\$0.00	\$12,036.99
<b>Reserves 2Total:</b>	<b>\$55,218.78</b>	<b>\$1,719.57</b>	<b>\$0.00</b>	<b>\$56,938.35</b>
<b>Reserves 3</b>				
3626 Beg Bal - Pool Deck	\$4,884.00	\$0.00	\$0.00	\$4,884.00
<b>Reserves 3Total:</b>	<b>\$4,884.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,884.00</b>
<b>Reserves 4</b>				
3631 Beg Bal - Roof Replacement	\$1,703,889.71	\$0.00	\$0.00	\$1,703,889.71
3632 Alloc - Roof Replacement	\$101,994.48	\$16,999.08	\$0.00	\$118,993.56
<b>Reserves 4Total:</b>	<b>\$1,805,884.19</b>	<b>\$16,999.08</b>	<b>\$0.00</b>	<b>\$1,822,883.27</b>
<b>Reserves 5</b>				
3641 Beg Bal - Painting Exterior	\$166,174.46	\$0.00	\$0.00	\$166,174.46
<b>Reserves 5Total:</b>	<b>\$166,174.46</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$166,174.46</b>
<b>Reserves 6</b>				
3651 BegBal - Road Resurfacing	\$236,682.04	\$0.00	\$0.00	\$236,682.04
3652 Alloc - Road Resurfacing	\$47,500.02	\$7,916.67	\$0.00	\$55,416.69
<b>Reserves 6Total:</b>	<b>\$284,182.06</b>	<b>\$7,916.67</b>	<b>\$0.00</b>	<b>\$292,098.73</b>
<b>Reserves 7</b>				
3671 BegBal - Electrical	\$70,115.61	\$0.00	\$0.00	\$70,115.61
<b>Reserves 7Total:</b>	<b>\$70,115.61</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$70,115.61</b>
<b>Reserves 8</b>				
3681 BegBal - HVAC	\$11,143.20	\$0.00	\$0.00	\$11,143.20
3682 Alloc - HVAC	\$608.52	\$101.42	\$0.00	\$709.94
<b>Reserves 8Total:</b>	<b>\$11,751.72</b>	<b>\$101.42</b>	<b>\$0.00</b>	<b>\$11,853.14</b>
<b>Reserves 9</b>				
3766 Beg Bal - Plumbing	\$37,279.23	\$0.00	\$0.00	\$37,279.23
<b>Reserves 9Total:</b>	<b>\$37,279.23</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$37,279.23</b>
<b>Reserves 10</b>				
3776 Beg Bal - Drainage	\$793.08	\$0.00	\$0.00	\$793.08
<b>Reserves 10Total:</b>	<b>\$793.08</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$793.08</b>

Vintage Grand Condo Assn Inc  
Start: 07/01/2022 | End: 07/31/2022

RESERVE STATEMENT

Reserves 11				
3786 BegBal - Fire & Safety Systems	\$136,091.96	\$0.00	\$0.00	\$136,091.96
3787 Allocation - Fire & Safety Systems	\$25,002.54	\$4,167.09	\$0.00	\$29,169.63
<b>Reserves 11Total:</b>	<b>\$161,094.50</b>	<b>\$4,167.09</b>	<b>\$0.00</b>	<b>\$165,261.59</b>
<b>Total</b>	<b>\$2,645,055.08</b>	<b>\$31,246.29</b>	<b>\$0.00</b>	<b>\$2,676,301.37</b>