

**VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.**

**For the Month Ending  
AUGUST 2022**

**Unaudited  
Financial Statement**

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

# Vintage Grand Condo Assn Inc

Run Date: 09/08/2022

Run Time: 10:13 AM

## FUND BALANCE SHEET

As of: 08/31/2022

### Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$134,002.31			\$134,002.31
Reserve - Centennial Bank 2057		\$100,029.73		\$100,029.73
ICS - Operating Centennial 40-5	\$1,162,080.27			\$1,162,080.27
ICS - Reserve Centennial 57-9		\$1,890,011.90		\$1,890,011.90
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	(\$810,384.85)			(\$810,384.85)
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$510,384.85	\$510,384.85
Assessments Due	\$196,448.01			\$196,448.01
Allowance for Bad Debt	(\$192,889.08)			(\$192,889.08)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$22,689.80			\$22,689.80
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
<b>Total Assets</b>	<b>\$531,025.35</b>	<b>\$2,707,553.30</b>	<b>\$510,384.85</b>	<b>\$3,748,963.50</b>

### Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable	\$6,525.00			\$6,525.00
Prepaid Assessments	\$190,927.79			\$190,927.79
Accrued Expenses	\$8,000.00			\$8,000.00
Contingency Income-Legal Settlement			\$1,269,750.00	\$1,269,750.00
Contingency Rebuilding Income			\$11,306,538.80	\$11,306,538.80
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$741,169.83)	(\$741,169.83)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$1,620.43)	(\$1,620.43)
Landscaping			(\$157,511.11)	(\$157,511.11)
Gutter/Downspouts			(\$102,542.39)	(\$102,542.39)
Miscellaneous			(\$358,056.98)	(\$358,056.98)
R.L. James			(\$7,989,666.72)	(\$7,989,666.72)
Accrued Construction Retainage			\$118,979.07	\$118,979.07
<b>Total Liabilities</b>	<b>\$205,452.79</b>	<b>\$0.00</b>	<b>\$510,384.85</b>	<b>\$715,837.64</b>

### Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$46,257.39		\$46,257.39

<b>Account</b>	<b>Operating</b>	<b>Reserves</b>	<b>Other</b>	<b>Total</b>
Current Year Reserve Interest		\$2,110.62		\$2,110.62
BegBal - Pool & Spa		\$44,901.36		\$44,901.36
Alloc - Pool & Spa		\$13,756.56		\$13,756.56
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		\$135,992.64		\$135,992.64
Beg Bal - Painting Exterior		\$166,174.46		\$166,174.46
BegBal - Road Resurfacing		\$236,682.04		\$236,682.04
Alloc - Road Resurfacing		\$63,333.36		\$63,333.36
BegBal - Electrical		\$70,115.61		\$70,115.61
BegBal - HVAC		\$11,143.20		\$11,143.20
Alloc - HVAC		\$811.36		\$811.36
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		\$33,336.72		\$33,336.72
Fund Balance	\$201,442.37			\$201,442.37
Current Year Net Income/(Loss)	\$124,130.19	\$0.00	\$0.00	\$124,130.19
<b>Total Equity</b>	<b>\$325,572.56</b>	<b>\$2,707,553.30</b>	<b>\$0.00</b>	<b>\$3,033,125.86</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$531,025.35</b>	<b>\$2,707,553.30</b>	<b>\$510,384.85</b>	<b>\$3,748,963.50</b>

**Income/Expense**  
**VGC - Vintage Grand Condo Assn Inc**  
 Period: 8/1/2022 - 8/31/2022

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	\$1,011,201.60	\$1,011,200.00	\$1.60	\$1,516,800.00
5030 Fees Income	\$1,350.00	\$0.00	\$1,350.00	\$16,750.00	\$0.00	\$16,750.00	\$0.00
5040 Other/Misc & Late Fee Income	\$265.00	\$0.00	\$265.00	\$1,066.88	\$0.00	\$1,066.88	\$0.00
5050 Interest Income	\$166.61	\$0.00	\$166.61	\$1,107.43	\$0.00	\$1,107.43	\$0.00
5051 Interest Income-Owners	\$1,199.92	\$0.00	\$1,199.92	\$6,511.49	\$0.00	\$6,511.49	\$0.00
5080 Gate Openers/Key Cards	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
5095 Fines	\$0.00	\$0.00	\$0.00	\$33,315.00	\$0.00	\$33,315.00	\$0.00
5096 Keys & Locks	\$600.00	\$0.00	\$600.00	\$1,800.00	\$0.00	\$1,800.00	\$0.00
5100 Parking	\$1,050.00	\$0.00	\$1,050.00	\$5,610.00	\$0.00	\$5,610.00	\$0.00
<b>Total Income</b>	<b>\$131,031.73</b>	<b>\$126,400.00</b>	<b>\$4,631.73</b>	<b>\$1,077,612.40</b>	<b>\$1,011,200.00</b>	<b>\$66,412.40</b>	<b>\$1,516,800.00</b>

**Building Maintenance**

7210 Pest Control	\$1,194.00	\$1,666.67	\$472.67	\$13,660.00	\$13,333.36	(\$326.64)	\$20,000.00
7305 Dry Wall Maintenance	\$0.00	\$3,750.00	\$3,750.00	\$5,992.42	\$30,000.00	\$24,007.58	\$45,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$595.79	\$4,166.67	\$3,570.88	\$26,887.99	\$33,333.36	\$6,445.37	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00
7360 Electrical Repairs	\$0.00	\$541.67	\$541.67	\$2,812.00	\$4,333.36	\$1,521.36	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$150.00	\$583.33	\$433.33	\$600.00	\$4,666.64	\$4,066.64	\$7,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$3,286.50	\$3,333.36	\$46.86	\$5,000.00
7395 Roof Repairs	\$0.00	\$3,750.00	\$3,750.00	\$13,902.00	\$30,000.00	\$16,098.00	\$45,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00
7425 Safety	\$229.17	\$3,333.33	\$3,104.16	\$14,644.10	\$26,666.64	\$12,022.54	\$40,000.00
7430 Security	\$535.00	\$2,083.33	\$1,548.33	\$17,741.15	\$16,666.64	(\$1,074.51)	\$25,000.00
<b>Total Building Maintenance</b>	<b>\$2,703.96</b>	<b>\$20,458.33</b>	<b>\$17,754.37</b>	<b>\$99,526.16</b>	<b>\$163,666.64</b>	<b>\$64,140.48</b>	<b>\$245,500.00</b>

**Grounds Maintenance**

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$1,200.00	\$1,200.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$583.33	\$583.33	\$0.00	\$4,666.64	\$4,666.64	\$7,000.00
7240 Landscaping Maintenance	\$7,980.00	\$9,225.00	\$1,245.00	\$70,334.00	\$73,800.00	\$3,466.00	\$110,700.00
7250 Grounds Expense-Other	\$2,000.00	\$2,500.00	\$500.00	\$31,652.01	\$20,000.00	(\$11,652.01)	\$30,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$204.07	\$1,333.36	\$1,129.29	\$2,000.00
7290 Irrigation Repairs	\$1,405.16	\$2,500.00	\$1,094.84	\$14,773.24	\$20,000.00	\$5,226.76	\$30,000.00
<b>Total Grounds Maintenance</b>	<b>\$11,385.16</b>	<b>\$15,125.00</b>	<b>\$3,739.84</b>	<b>\$116,963.32</b>	<b>\$121,000.00</b>	<b>\$4,036.68</b>	<b>\$181,500.00</b>

**Common Area**

7320 Pool & Spa Maintenance	\$2,840.33	\$1,666.67	(\$1,173.66)	\$18,219.33	\$13,333.36	(\$4,885.97)	\$20,000.00
7340 Pool Fuel	\$272.27	\$300.00	\$27.73	\$3,442.04	\$2,400.00	(\$1,042.04)	\$3,600.00
7560 Common Area - Cleaning	\$0.00	\$250.00	\$250.00	\$270.00	\$2,000.00	\$1,730.00	\$3,000.00
7565 Common Area - Painting	\$131.72	\$41.67	(\$90.05)	\$665.43	\$333.36	(\$332.07)	\$500.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$270.00	\$666.64	\$396.64	\$1,000.00
<b>Total Common Areas</b>	<b>\$3,244.32</b>	<b>\$2,341.67</b>	<b>(\$902.65)</b>	<b>\$22,866.80</b>	<b>\$18,733.36</b>	<b>(\$4,133.44)</b>	<b>\$28,100.00</b>

**Utilities**

7010 Water & Sewer	\$20,685.52	\$25,000.00	\$4,314.48	\$183,391.11	\$200,000.00	\$16,608.89	\$300,000.00
7015 Water Recovery	(\$22,689.80)	(\$22,250.00)	\$439.80	(\$166,532.29)	(\$178,000.00)	(\$11,467.71)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$6,666.64	\$6,666.64	\$10,000.00
7040 Trash	\$444.01	\$433.33	(\$10.68)	\$4,494.37	\$3,466.64	(\$1,027.73)	\$5,200.00
7050 Electricity	\$2,814.13	\$2,500.00	(\$314.13)	\$21,001.39	\$20,000.00	(\$1,001.39)	\$30,000.00
<b>Total Utilities</b>	<u>\$1,253.86</u>	<u>\$6,516.66</u>	<u>\$5,262.80</u>	<u>\$42,354.58</u>	<u>\$52,133.28</u>	<u>\$9,778.70</u>	<u>\$78,200.00</u>

**Administrative**

7150 Insurance	\$43,565.87	\$39,583.33	(\$3,982.54)	\$313,094.61	\$316,666.64	\$3,572.03	\$475,000.00
7420 Staffing/Personnel	\$26,825.52	\$23,750.00	(\$3,075.52)	\$219,403.70	\$190,000.00	(\$29,403.70)	\$285,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$333.36	\$333.36	\$500.00
7460 Legal Association	\$75.00	\$833.33	\$758.33	\$339.95	\$6,666.64	\$6,326.69	\$10,000.00
7465 Legal Collection & Foreclosure	\$150.00	\$833.33	\$683.33	\$4,549.28	\$6,666.64	\$2,117.36	\$10,000.00
7470 CPA Services	\$3,500.00	\$666.67	(\$2,833.33)	\$3,500.00	\$5,333.36	\$1,833.36	\$8,000.00
7475 Professional Services	\$0.00	\$208.33	\$208.33	\$1,728.00	\$1,666.64	(\$61.36)	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.33	\$0.00	\$34,666.64	\$34,666.64	\$0.00	\$52,000.00
7490 Postage & Printing	\$682.15	\$916.67	\$234.52	\$9,112.80	\$7,333.36	(\$1,779.44)	\$11,000.00
7495 Bank Fees/Coupon Books	\$55.50	\$150.00	\$94.50	\$991.43	\$1,200.00	\$208.57	\$1,800.00
7496 Misc Admin Expenses	\$1,662.04	\$1,250.00	(\$412.04)	\$9,691.82	\$10,000.00	\$308.18	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00
7498 Membership Dues	\$0.00	\$500.00	\$500.00	\$4,231.83	\$4,000.00	(\$231.83)	\$6,000.00
7499 Answering Service	\$130.00	\$75.00	(\$55.00)	\$520.00	\$600.00	\$80.00	\$900.00
7500 Licenses/Fees/Dues	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$379.28	\$416.67	\$37.39	\$3,426.39	\$3,333.36	(\$93.03)	\$5,000.00
7590 Bad Debt	\$3,333.33	\$3,333.33	\$0.00	\$26,666.69	\$26,666.64	(\$0.05)	\$40,000.00
7600 Office Equipment/Internet	\$360.25	\$333.33	(\$26.92)	\$2,522.99	\$2,666.64	\$143.65	\$4,000.00
7601 Office Equipment Rental	\$621.20	\$316.67	(\$304.53)	\$2,639.31	\$2,533.36	(\$105.95)	\$3,800.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$34,624.66	\$34,666.64	\$41.98	\$52,000.00
<b>Total Administrative</b>	<u>\$90,001.55</u>	<u>\$81,958.32</u>	<u>(\$8,043.23)</u>	<u>\$671,771.35</u>	<u>\$655,666.56</u>	<u>(\$16,104.79)</u>	<u>\$983,500.00</u>

<b>Total Expenses</b>	<u>\$108,588.85</u>	<u>\$126,399.98</u>	<u>\$17,811.13</u>	<u>\$953,482.21</u>	<u>\$1,011,199.84</u>	<u>\$57,717.63</u>	<u>\$1,516,800.00</u>
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<b>Current Yr Net Income/Loss</b>	<u>\$22,442.88</u>	<u>\$0.02</u>	<u>\$22,442.86</u>	<u>\$124,130.19</u>	<u>\$0.16</u>	<u>\$124,130.03</u>	<u>\$0.00</u>
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Vintage Grand Condo Assn Inc  
Reserve Statement

Run Date: 09/08/2022  
Run Time: 10:20 AM

Start: 08/01/2022 | End: 08/31/2022

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	\$1,762.52	\$348.10	\$0.00	\$2,110.62
<b>Reserves 1Total:</b>	<b>\$48,019.91</b>	<b>\$348.10</b>	<b>\$0.00</b>	<b>\$48,368.01</b>
<b>Reserves 2</b>				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
3612 Alloc- Pool & Spa	\$12,036.99	\$1,719.57	\$0.00	\$13,756.56
<b>Reserves 2Total:</b>	<b>\$56,938.35</b>	<b>\$1,719.57</b>	<b>\$0.00</b>	<b>\$58,657.92</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	\$118,993.56	\$16,999.08	\$0.00	\$135,992.64
<b>Reserves 4Total:</b>	<b>\$1,822,883.27</b>	<b>\$16,999.08</b>	<b>\$0.00</b>	<b>\$1,839,882.35</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	\$55,416.69	\$7,916.67	\$0.00	\$63,333.36
<b>Reserves 6Total:</b>	<b>\$292,098.73</b>	<b>\$7,916.67</b>	<b>\$0.00</b>	<b>\$300,015.40</b>
<b>Reserves7</b>				
3671 BegBal - Electrical	\$70,115.61	\$0.00	\$0.00	\$70,115.61
<b>Reserves7Total:</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	\$709.94	\$101.42	\$0.00	\$811.36
<b>Reserves 8Total:</b>	<b>\$11,853.14</b>	<b>\$101.42</b>	<b>\$0.00</b>	<b>\$11,954.56</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>				

Vintage Grand Condo Assn Inc  
Start: 08/01/2022 | End: 08/31/2022

RESERVE STATEMENT

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>
Reserves 11				
3786 BegBal - Fire & Safety Systems	\$136,091.96	\$0.00	\$0.00	\$136,091.96
3787 Allocation - Fire & Safety Systems	\$29,169.63	\$4,167.09	\$0.00	\$33,336.72
<b>Reserves 11Total:</b>	<b>\$165,261.59</b>	<b>\$4,167.09</b>	<b>\$0.00</b>	<b>\$169,428.68</b>
<b>Total</b>	<b>\$2,676,301.37</b>	<b>\$31,251.93</b>	<b>\$0.00</b>	<b>\$2,707,553.30</b>