

**VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.**

**For the Month Ending  
NOVEMBER 2022**

**Unaudited  
Financial Statement**

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

# Vintage Grand Condo Assn Inc

Run Date: 12/07/2022

Run Time: 03:42 PM

## FUND BALANCE SHEET

As of: 11/30/2022

### Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$77,742.70			\$77,742.70
Reserve - Centennial Bank 2057		\$100,133.42		\$100,133.42
ICS - Operating Centennial 40-5	\$980,900.93			\$980,900.93
ICS - Reserve Centennial 57-9		\$1,988,327.88		\$1,988,327.88
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	(\$741,860.24)			(\$741,860.24)
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$441,860.24	\$441,860.24
Assessments Due	\$228,808.94			\$228,808.94
Allowance for Bad Debt	(\$202,889.07)			(\$202,889.07)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$39,419.95			\$39,419.95
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>\$401,202.10</b>	<b>\$2,805,972.97</b>	<b>\$441,860.24</b>	<b>\$3,649,035.31</b>

### Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable	\$1,463.48			\$1,463.48
Prepaid Assessments	\$180,308.57			\$180,308.57
Accrued Expenses	\$8,000.00			\$8,000.00
Contingency Income-Legal Settlement			\$1,269,750.00	\$1,269,750.00
Contingency Rebuilding Income			\$11,796,538.79	\$11,796,538.79
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$776,761.51)	(\$776,761.51)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$1,620.43)	(\$1,620.43)
Landscaping			(\$175,755.11)	(\$175,755.11)
Gutter/Downspouts			(\$106,633.39)	(\$106,633.39)
Miscellaneous			(\$368,276.28)	(\$368,276.28)
R.L. James			(\$8,534,531.87)	(\$8,534,531.87)
Accrued Construction Retainage			\$173,465.60	\$173,465.60
<b>Total Liabilities</b>	<b>\$189,772.05</b>	<b>\$0.00</b>	<b>\$441,860.24</b>	<b>\$631,632.29</b>

### Equity

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

Vintage Grand Condo Assn Inc  
As of: 11/30/2022

FUND BALANCE SHEET

Account	Operating	Reserves	Other	Total
Current Year Reserve Interest		\$7,818.80		\$7,818.80
BegBal - Pool & Spa		\$44,901.36		\$44,901.36
Alloc- Pool & Spa		\$18,915.27		\$18,915.27
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		\$186,989.88		\$186,989.88
Beg Bal - Painting Exterior		\$166,174.46		\$166,174.46
BegBal - Road Resurfacing		\$236,682.04		\$236,682.04
Alloc - Road Resurfacing		\$87,083.37		\$87,083.37
BegBal - Electrical		\$70,115.61		\$70,115.61
BegBal - HVAC		\$11,143.20		\$11,143.20
Alloc - HVAC		\$1,115.62		\$1,115.62
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		\$45,837.99		\$45,837.99
Fund Balance	\$201,442.37			\$201,442.37
Current Year Net Income/(Loss)	\$9,987.68	\$0.00	\$0.00	\$9,987.68
<b>Total Equity</b>	<b>\$211,430.05</b>	<b>\$2,805,972.97</b>	<b>\$0.00</b>	<b>\$3,017,403.02</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$401,202.10</b>	<b>\$2,805,972.97</b>	<b>\$441,860.24</b>	<b>\$3,649,035.31</b>

**Income/Expense**  
**VGC - Vintage Grand Condo Assn Inc**  
 Period: 11/1/2022 - 11/30/2022

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	\$1,390,402.20	\$1,390,400.00	\$2.20	\$1,516,800.00
5030 Fees Income	\$1,850.00	\$0.00	\$1,850.00	\$22,500.00	\$0.00	\$22,500.00	\$0.00
5040 Other/Misc & Late Fee Income	\$15.00	\$0.00	\$15.00	\$1,081.88	\$0.00	\$1,081.88	\$0.00
5050 Interest Income	\$1,208.27	\$0.00	\$1,208.27	\$4,005.14	\$0.00	\$4,005.14	\$0.00
5051 Interest Income-Owners	\$1,588.04	\$0.00	\$1,588.04	\$11,045.70	\$0.00	\$11,045.70	\$0.00
5080 Gate Openers/Key Cards	(\$55.00)	\$0.00	(\$55.00)	\$305.00	\$0.00	\$305.00	\$0.00
5095 Fines	\$0.00	\$0.00	\$0.00	\$48,035.00	\$0.00	\$48,035.00	\$0.00
5096 Keys & Locks	\$225.00	\$0.00	\$225.00	\$2,175.00	\$0.00	\$2,175.00	\$0.00
5100 Parking	\$1,140.00	\$0.00	\$1,140.00	\$7,320.00	\$0.00	\$7,320.00	\$0.00
<b>Total Income</b>	<b>\$132,371.51</b>	<b>\$126,400.00</b>	<b>\$5,971.51</b>	<b>\$1,486,869.92</b>	<b>\$1,390,400.00</b>	<b>\$96,469.92</b>	<b>\$1,516,800.00</b>

**Building Maintenance**

7210 Pest Control	\$0.00	\$1,666.67	\$1,666.67	\$18,560.00	\$18,333.37	(\$226.63)	\$20,000.00
7305 Dry Wall Maintenance	\$0.00	\$3,750.00	\$3,750.00	\$5,992.42	\$41,250.00	\$35,257.58	\$45,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$1,369.28	\$4,166.67	\$2,797.39	\$32,481.33	\$45,833.37	\$13,352.04	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
7360 Electrical Repairs	\$1,594.00	\$541.67	(\$1,052.33)	\$4,406.00	\$5,958.37	\$1,552.37	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$89.00	\$583.33	\$494.33	\$689.00	\$6,416.63	\$5,727.63	\$7,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$3,600.50	\$4,583.37	\$982.87	\$5,000.00
7395 Roof Repairs	\$27,622.00	\$3,750.00	(\$23,872.00)	\$113,415.00	\$41,250.00	(\$72,165.00)	\$45,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
7425 Safety	\$0.00	\$3,333.33	\$3,333.33	\$15,537.35	\$36,666.63	\$21,129.28	\$40,000.00
7430 Security	\$4,971.47	\$2,083.33	(\$2,888.14)	\$23,782.62	\$22,916.63	(\$865.99)	\$25,000.00
<b>Total Building Maintenance</b>	<b>\$35,645.75</b>	<b>\$20,458.33</b>	<b>(\$15,187.42)</b>	<b>\$218,464.22</b>	<b>\$225,041.63</b>	<b>\$6,577.41</b>	<b>\$245,500.00</b>

**Grounds Maintenance**

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$1,650.00	\$1,650.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$583.33	\$583.33	\$0.00	\$6,416.63	\$6,416.63	\$7,000.00
7240 Landscaping Maintenance	\$16,500.00	\$9,225.00	(\$7,275.00)	\$102,794.00	\$101,475.00	(\$1,319.00)	\$110,700.00
7250 Grounds Expense-Other	\$72,525.00	\$2,500.00	(\$70,025.00)	\$104,177.01	\$27,500.00	(\$76,677.01)	\$30,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$268.62	\$1,833.37	\$1,564.75	\$2,000.00
7290 Irrigation Repairs	\$2,618.42	\$2,500.00	(\$118.42)	\$25,769.27	\$27,500.00	\$1,730.73	\$30,000.00
<b>Total Grounds Maintenance</b>	<b>\$91,643.42</b>	<b>\$15,125.00</b>	<b>(\$76,518.42)</b>	<b>\$233,008.90</b>	<b>\$166,375.00</b>	<b>(\$66,633.90)</b>	<b>\$181,500.00</b>

**Common Area**

7320 Pool & Spa Maintenance	\$2,119.00	\$1,666.67	(\$452.33)	\$24,188.83	\$18,333.37	(\$5,855.46)	\$20,000.00
7340 Pool Fuel	\$342.54	\$300.00	(\$42.54)	\$4,502.20	\$3,300.00	(\$1,202.20)	\$3,600.00
7560 Common Area - Cleaning	\$0.00	\$250.00	\$250.00	\$270.00	\$2,750.00	\$2,480.00	\$3,000.00
7565 Common Area - Painting	\$44.25	\$41.67	(\$2.58)	\$709.68	\$458.37	(\$251.31)	\$500.00
7586 Exercise Room Repairs/Maint	\$135.00	\$83.33	(\$51.67)	\$405.00	\$916.63	\$511.63	\$1,000.00
<b>Total Common Areas</b>	<b>\$2,640.79</b>	<b>\$2,341.67</b>	<b>(\$299.12)</b>	<b>\$30,075.71</b>	<b>\$25,758.37</b>	<b>(\$4,317.34)</b>	<b>\$28,100.00</b>

**Utilities**

7010 Water & Sewer	\$24,963.85	\$25,000.00	\$36.15	\$253,314.26	\$275,000.00	\$21,685.74	\$300,000.00
7015 Water Recovery	(\$21,760.26)	(\$22,250.00)	(\$489.74)	(\$225,628.26)	(\$244,750.00)	(\$19,121.74)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$9,166.63	\$9,166.63	\$10,000.00
7040 Trash	\$0.00	\$433.33	\$433.33	\$5,416.57	\$4,766.63	(\$649.94)	\$5,200.00
7050 Electricity	\$2,624.14	\$2,500.00	(\$124.14)	\$28,700.79	\$27,500.00	(\$1,200.79)	\$30,000.00
<b>Total Utilities</b>	<u>\$5,827.73</u>	<u>\$6,516.66</u>	<u>\$688.93</u>	<u>\$61,803.36</u>	<u>\$71,683.26</u>	<u>\$9,879.90</u>	<u>\$78,200.00</u>

**Administrative**

7150 Insurance	\$43,565.87	\$39,583.33	(\$3,982.54)	\$443,792.22	\$435,416.63	(\$8,375.59)	\$475,000.00
7420 Staffing/Personnel	\$20,013.80	\$23,750.00	\$3,736.20	\$289,825.87	\$261,250.00	(\$28,575.87)	\$285,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00
7460 Legal Association	\$1,085.00	\$833.33	(\$251.67)	\$3,679.95	\$9,166.63	\$5,486.68	\$10,000.00
7465 Legal Collection & Foreclosure	\$1,113.85	\$833.33	(\$280.52)	\$7,687.22	\$9,166.63	\$1,479.41	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$3,500.00	\$7,333.37	\$3,833.37	\$8,000.00
7475 Professional Services	\$1,500.00	\$208.33	(\$1,291.67)	\$3,228.00	\$2,291.63	(\$936.37)	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.33	\$0.00	\$47,666.63	\$47,666.63	\$0.00	\$52,000.00
7490 Postage & Printing	\$0.00	\$916.67	\$916.67	\$9,156.49	\$10,083.37	\$926.88	\$11,000.00
7495 Bank Fees/Coupon Books	\$9.00	\$150.00	\$141.00	\$1,147.14	\$1,650.00	\$502.86	\$1,800.00
7496 Misc Admin Expenses	\$4,964.27	\$1,250.00	(\$3,714.27)	\$18,905.53	\$13,750.00	(\$5,155.53)	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
7498 Membership Dues	\$4,231.83	\$500.00	(\$3,731.83)	\$8,463.66	\$5,500.00	(\$2,963.66)	\$6,000.00
7499 Answering Service	\$65.00	\$75.00	\$10.00	\$715.00	\$825.00	\$110.00	\$900.00
7500 Licenses/Fees/Dues	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$185.07	\$416.67	\$231.60	\$4,376.56	\$4,583.37	\$206.81	\$5,000.00
7590 Bad Debt	\$3,333.33	\$3,333.33	\$0.00	\$36,666.68	\$36,666.63	(\$0.05)	\$40,000.00
7600 Office Equipment/Internet	\$550.08	\$333.33	(\$216.75)	\$3,783.57	\$3,666.63	(\$116.94)	\$4,000.00
7601 Office Equipment Rental	\$248.75	\$316.67	\$67.92	\$3,262.73	\$3,483.37	\$220.64	\$3,800.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$47,608.91	\$47,666.63	\$57.72	\$52,000.00
<b>Total Administrative</b>	<u>\$89,527.26</u>	<u>\$81,958.32</u>	<u>(\$7,568.94)</u>	<u>\$933,527.41</u>	<u>\$901,541.52</u>	<u>(\$31,985.89)</u>	<u>\$983,500.00</u>

**Total Expenses** \$225,284.95 \$126,399.98 (\$98,884.97) \$1,476,879.60 \$1,390,399.78 (\$86,479.82) \$1,516,800.00

**Current Yr Net Income/Loss** (\$92,913.44) \$0.02 (\$92,913.46) \$9,990.32 \$0.22 \$9,990.10 \$0.00

Vintage Grand Condo Assn Inc  
Reserve Statement

Run Date: 12/07/2022  
Run Time: 03:56 PM

Start: 11/01/2022 | End: 11/30/2022

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	\$5,346.39	\$2,472.41	\$0.00	\$7,818.80
<b>Reserves 1Total:</b>	<b>\$51,603.78</b>	<b>\$2,472.41</b>	<b>\$0.00</b>	<b>\$54,076.19</b>
<b>Reserves 2</b>				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
3612 Alloc- Pool & Spa	\$17,195.70	\$1,719.57	\$0.00	\$18,915.27
<b>Reserves 2Total:</b>	<b>\$62,097.06</b>	<b>\$1,719.57</b>	<b>\$0.00</b>	<b>\$63,816.63</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	\$169,990.80	\$16,999.08	\$0.00	\$186,989.88
<b>Reserves 4Total:</b>	<b>\$1,873,880.51</b>	<b>\$16,999.08</b>	<b>\$0.00</b>	<b>\$1,890,879.59</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	\$79,166.70	\$7,916.67	\$0.00	\$87,083.37
<b>Reserves 6Total:</b>	<b>\$315,848.74</b>	<b>\$7,916.67</b>	<b>\$0.00</b>	<b>\$323,765.41</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	\$1,014.20	\$101.42	\$0.00	\$1,115.62
<b>Reserves 8Total:</b>	<b>\$12,157.40</b>	<b>\$101.42</b>	<b>\$0.00</b>	<b>\$12,258.82</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: 11/01/2022 | End: 11/30/2022

RESERVE STATEMENT

Reserves 11				
3786 BegBal - Fire & Safety Systems	\$136,091.96	\$0.00	\$0.00	\$136,091.96
3787 Allocation - Fire & Safety Systems	\$41,670.90	\$4,167.09	\$0.00	\$45,837.99
Reserves 11Total:	\$177,762.86	\$4,167.09	\$0.00	\$181,929.95
<b>Total</b>	<b>\$2,772,596.73</b>	<b>\$33,376.24</b>	<b>\$0.00</b>	<b>\$2,805,972.97</b>