

**VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.**

**For the Month Ending  
OCTOBER 2022**

**Unaudited  
Financial Statement**

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

# Vintage Grand Condo Assn Inc

Run Date: 11/09/2022

Run Time: 03:57 PM

## FUND BALANCE SHEET

As of: 10/31/2022

### Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$105,222.95			\$105,222.95
Reserve - Centennial Bank 2057		\$100,106.17		\$100,106.17
ICS - Operating Centennial 40-5	\$1,137,510.27			\$1,137,510.27
ICS - Reserve Centennial 57-9		\$1,954,978.89		\$1,954,978.89
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	(\$798,693.48)			(\$798,693.48)
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$498,693.48	\$498,693.48
Assessments Due	\$224,838.96			\$224,838.96
Allowance for Bad Debt	(\$199,555.74)			(\$199,555.74)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$17,659.69			\$17,659.69
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>\$510,389.62</b>	<b>\$2,772,596.73</b>	<b>\$498,693.48</b>	<b>\$3,781,679.83</b>

### Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$184,266.92			\$184,266.92
Accrued Expenses	\$15,980.00			\$15,980.00
Contra	\$5,797.89			\$5,797.89
Contingency Income-Legal Settlement			\$1,269,750.00	\$1,269,750.00
Contingency Rebuilding Income			\$11,633,205.46	\$11,633,205.46
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$762,370.85)	(\$762,370.85)
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			(\$363,674.48)	(\$363,674.48)
R.L. James			(\$8,335,821.77)	(\$8,335,821.77)
Accrued Construction Retainage			\$153,594.61	\$153,594.61
<b>Total Liabilities</b>	<b>\$206,044.81</b>	<b>\$0.00</b>	<b>\$498,693.48</b>	<b>\$704,738.29</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		\$5,346.39		\$5,346.39
BegBal - Pool & Spa		\$44,901.36		\$44,901.36
Alloc- Pool & Spa		\$17,195.70		\$17,195.70
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		\$169,990.80		\$169,990.80
Beg Bal - Painting Exterior		\$166,174.46		\$166,174.46
BegBal - Road Resurfacing		\$236,682.04		\$236,682.04
Alloc - Road Resurfacing		\$79,166.70		\$79,166.70
BegBal - Electrical		\$70,115.61		\$70,115.61
BegBal - HVAC		\$11,143.20		\$11,143.20
Alloc - HVAC		\$1,014.20		\$1,014.20
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		\$41,670.90		\$41,670.90
Fund Balance	\$201,442.37			\$201,442.37
Current Year Net Income/(Loss)	\$102,902.44	\$0.00	\$0.00	\$102,902.44
<b>Total Equity</b>	<b>\$304,344.81</b>	<b>\$2,772,596.73</b>	<b>\$0.00</b>	<b>\$3,076,941.54</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$510,389.62</b>	<b>\$2,772,596.73</b>	<b>\$498,693.48</b>	<b>\$3,781,679.83</b>

**Income/Expense**  
**VGC - Vintage Grand Condo Assn Inc**  
 Period: 10/1/2022 - 10/31/2022

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	\$1,264,002.00	\$1,264,000.00	\$2.00	\$1,516,800.00
5030 Fees Income	\$2,000.00	\$0.00	\$2,000.00	\$20,650.00	\$0.00	\$20,650.00	\$0.00
5040 Other/Misc & Late Fee Income	\$0.00	\$0.00	\$0.00	\$1,066.88	\$0.00	\$1,066.88	\$0.00
5050 Interest Income	\$1,217.74	\$0.00	\$1,217.74	\$2,796.87	\$0.00	\$2,796.87	\$0.00
5051 Interest Income-Owners	\$1,612.27	\$0.00	\$1,612.27	\$9,457.66	\$0.00	\$9,457.66	\$0.00
5080 Gate Openers/Key Cards	\$110.00	\$0.00	\$110.00	\$360.00	\$0.00	\$360.00	\$0.00
5095 Fines	\$14,720.00	\$0.00	\$14,720.00	\$48,035.00	\$0.00	\$48,035.00	\$0.00
5096 Keys & Locks	\$150.00	\$0.00	\$150.00	\$1,950.00	\$0.00	\$1,950.00	\$0.00
5100 Parking	\$270.00	\$0.00	\$270.00	\$6,180.00	\$0.00	\$6,180.00	\$0.00
<b>Total Income</b>	<b>\$146,480.21</b>	<b>\$126,400.00</b>	<b>\$20,080.21</b>	<b>\$1,354,498.41</b>	<b>\$1,264,000.00</b>	<b>\$90,498.41</b>	<b>\$1,516,800.00</b>

**Building Maintenance**

7210 Pest Control	\$2,340.00	\$1,666.67	(\$673.33)	\$18,560.00	\$16,666.70	(\$1,893.30)	\$20,000.00
7305 Dry Wall Maintenance	\$0.00	\$3,750.00	\$3,750.00	\$5,992.42	\$37,500.00	\$31,507.58	\$45,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$3,124.63	\$4,166.67	\$1,042.04	\$31,112.05	\$41,666.70	\$10,554.65	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
7360 Electrical Repairs	\$0.00	\$541.67	\$541.67	\$2,812.00	\$5,416.70	\$2,604.70	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$583.33	\$583.33	\$600.00	\$5,833.30	\$5,233.30	\$7,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$3,600.50	\$4,166.70	\$566.20	\$5,000.00
7395 Roof Repairs	\$70,022.00	\$3,750.00	(\$66,272.00)	\$85,793.00	\$37,500.00	(\$48,293.00)	\$45,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
7425 Safety	\$706.00	\$3,333.33	\$2,627.33	\$15,537.35	\$33,333.30	\$17,795.95	\$40,000.00
7430 Security	\$535.00	\$2,083.33	\$1,548.33	\$18,811.15	\$20,833.30	\$2,022.15	\$25,000.00
<b>Total Building Maintenance</b>	<b>\$76,727.63</b>	<b>\$20,458.33</b>	<b>(\$56,269.30)</b>	<b>\$182,818.47</b>	<b>\$204,583.30</b>	<b>\$21,764.83</b>	<b>\$245,500.00</b>

**Grounds Maintenance**

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$1,500.00	\$1,500.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$583.33	\$583.33	\$0.00	\$5,833.30	\$5,833.30	\$7,000.00
7240 Landscaping Maintenance	\$7,980.00	\$9,225.00	\$1,245.00	\$86,294.00	\$92,250.00	\$5,956.00	\$110,700.00
7250 Grounds Expense-Other	\$0.00	\$2,500.00	\$2,500.00	\$31,652.01	\$25,000.00	(\$6,652.01)	\$30,000.00
7275 Gasoline/Golf Carts	\$64.55	\$166.67	\$102.12	\$268.62	\$1,666.70	\$1,398.08	\$2,000.00
7290 Irrigation Repairs	\$1,370.22	\$2,500.00	\$1,129.78	\$23,150.85	\$25,000.00	\$1,849.15	\$30,000.00
<b>Total Grounds Maintenance</b>	<b>\$9,414.77</b>	<b>\$15,125.00</b>	<b>\$5,710.23</b>	<b>\$141,365.48</b>	<b>\$151,250.00</b>	<b>\$9,884.52</b>	<b>\$181,500.00</b>

**Common Area**

7320 Pool & Spa Maintenance	\$2,325.50	\$1,666.67	(\$658.83)	\$22,069.83	\$16,666.70	(\$5,403.13)	\$20,000.00
7340 Pool Fuel	\$400.94	\$300.00	(\$100.94)	\$4,159.66	\$3,000.00	(\$1,159.66)	\$3,600.00
7560 Common Area - Cleaning	\$0.00	\$250.00	\$250.00	\$270.00	\$2,500.00	\$2,230.00	\$3,000.00
7565 Common Area - Painting	\$0.00	\$41.67	\$41.67	\$665.43	\$416.70	(\$248.73)	\$500.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$270.00	\$833.30	\$563.30	\$1,000.00
<b>Total Common Areas</b>	<b>\$2,726.44</b>	<b>\$2,341.67</b>	<b>(\$384.77)</b>	<b>\$27,434.92</b>	<b>\$23,416.70</b>	<b>(\$4,018.22)</b>	<b>\$28,100.00</b>

**Utilities**

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7010 Water & Sewer	\$21,348.68	\$25,000.00	\$3,651.32	\$228,350.41	\$250,000.00	\$21,649.59	\$300,000.00
7015 Water Recovery	(\$17,659.69)	(\$22,250.00)	(\$4,590.31)	(\$203,868.00)	(\$222,500.00)	(\$18,632.00)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$8,333.30	\$8,333.30	\$10,000.00
7040 Trash	\$478.19	\$433.33	(\$44.86)	\$5,416.57	\$4,333.30	(\$1,083.27)	\$5,200.00
7050 Electricity	\$2,213.52	\$2,500.00	\$286.48	\$26,076.65	\$25,000.00	(\$1,076.65)	\$30,000.00
<b>Total Utilities</b>	<u>\$6,380.70</u>	<u>\$6,516.66</u>	<u>\$135.96</u>	<u>\$55,975.63</u>	<u>\$65,166.60</u>	<u>\$9,190.97</u>	<u>\$78,200.00</u>

**Administrative**

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7150 Insurance	\$43,565.87	\$39,583.33	(\$3,982.54)	\$400,226.35	\$395,833.30	(\$4,393.05)	\$475,000.00
7420 Staffing/Personnel	\$24,739.38	\$23,750.00	(\$989.38)	\$269,812.07	\$237,500.00	(\$32,312.07)	\$285,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
7460 Legal Association	\$1,240.00	\$833.33	(\$406.67)	\$2,594.95	\$8,333.30	\$5,738.35	\$10,000.00
7465 Legal Collection & Foreclosure	\$0.00	\$833.33	\$833.33	\$6,573.37	\$8,333.30	\$1,759.93	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$3,500.00	\$6,666.70	\$3,166.70	\$8,000.00
7475 Professional Services	\$0.00	\$208.33	\$208.33	\$1,728.00	\$2,083.30	\$355.30	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.33	\$0.00	\$43,333.30	\$43,333.30	\$0.00	\$52,000.00
7490 Postage & Printing	\$43.69	\$916.67	\$872.98	\$9,156.49	\$9,166.70	\$10.21	\$11,000.00
7495 Bank Fees/Coupon Books	\$135.21	\$150.00	\$14.79	\$1,138.14	\$1,500.00	\$361.86	\$1,800.00
7496 Misc Admin Expenses	\$915.86	\$1,250.00	\$334.14	\$13,941.26	\$12,500.00	(\$1,441.26)	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
7498 Membership Dues	\$0.00	\$500.00	\$500.00	\$4,231.83	\$5,000.00	\$768.17	\$6,000.00
7499 Answering Service	\$65.00	\$75.00	\$10.00	\$650.00	\$750.00	\$100.00	\$900.00
7500 Licenses/Fees/Dues	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$385.67	\$416.67	\$31.00	\$4,191.49	\$4,166.70	(\$24.79)	\$5,000.00
7590 Bad Debt	\$3,333.33	\$3,333.33	\$0.00	\$33,333.35	\$33,333.30	(\$0.05)	\$40,000.00
7600 Office Equipment/Internet	\$350.25	\$333.33	(\$16.92)	\$3,233.49	\$3,333.30	\$99.81	\$4,000.00
7601 Office Equipment Rental	\$342.12	\$316.67	(\$25.45)	\$3,013.98	\$3,166.70	\$152.72	\$3,800.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$43,280.83	\$43,333.30	\$52.47	\$52,000.00
<b>Total Administrative</b>	<u>\$83,777.79</u>	<u>\$81,958.32</u>	<u>(\$1,819.47)</u>	<u>\$844,000.15</u>	<u>\$819,583.20</u>	<u>(\$24,416.95)</u>	<u>\$983,500.00</u>

**Total Expenses** \$179,027.33 \$126,399.98 (\$52,627.35) \$1,251,594.65 \$1,263,999.80 \$12,405.15 \$1,516,800.00

**Current Yr Net Income/Loss** (\$32,547.12) \$0.02 (\$32,547.14) \$102,903.76 \$0.20 \$102,903.56 \$0.00

Vintage Grand Condo Assn Inc  
Reserve Statement

Run Date: 11/15/2022

Run Time: 08:39 AM

Start: 10/01/2022 | End: 10/31/2022

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	\$3,019.63	\$2,326.76	\$0.00	\$5,346.39
<b>Reserves 1Total:</b>	<b>\$49,277.02</b>	<b>\$2,326.76</b>	<b>\$0.00</b>	<b>\$51,603.78</b>
<b>Reserves 2</b>				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
3612 Alloc- Pool & Spa	\$15,476.13	\$1,719.57	\$0.00	\$17,195.70
<b>Reserves 2Total:</b>	<b>\$60,377.49</b>	<b>\$1,719.57</b>	<b>\$0.00</b>	<b>\$62,097.06</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	\$152,991.72	\$16,999.08	\$0.00	\$169,990.80
<b>Reserves 4Total:</b>	<b>\$1,856,881.43</b>	<b>\$16,999.08</b>	<b>\$0.00</b>	<b>\$1,873,880.51</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	\$71,250.03	\$7,916.67	\$0.00	\$79,166.70
<b>Reserves 6Total:</b>	<b>\$307,932.07</b>	<b>\$7,916.67</b>	<b>\$0.00</b>	<b>\$315,848.74</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	\$912.78	\$101.42	\$0.00	\$1,014.20
<b>Reserves 8Total:</b>	<b>\$12,055.98</b>	<b>\$101.42</b>	<b>\$0.00</b>	<b>\$12,157.40</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: 10/01/2022 | End: 10/31/2022

RESERVE STATEMENT

Reserves 11				
3786 BegBal - Fire & Safety Systems	\$136,091.96	\$0.00	\$0.00	\$136,091.96
3787 Allocation - Fire & Safety Systems	\$37,503.81	\$4,167.09	\$0.00	\$41,670.90
<b>Reserves 11Total:</b>	<b>\$173,595.77</b>	<b>\$4,167.09</b>	<b>\$0.00</b>	<b>\$177,762.86</b>
<b>Total</b>	<b>\$2,739,366.14</b>	<b>\$33,230.59</b>	<b>\$0.00</b>	<b>\$2,772,596.73</b>