

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
SEPTEMBER 2022**

**Unaudited
Financial Statement**

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

Vintage Grand Condo Assn Inc

Run Date: 10/07/2022

Run Time: 03:13 PM

FUND BALANCE SHEET

As of: 09/30/2022

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$137,971.93			\$137,971.93
Reserve - Centennial Bank 2057		\$100,050.96		\$100,050.96
ICS - Operating Centennial 40-5	\$1,210,033.04			\$1,210,033.04
ICS - Reserve Centennial 57-9		\$1,921,803.51		\$1,921,803.51
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	(\$836,791.35)			(\$836,791.35)
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$536,791.35	\$536,791.35
Assessments Due	\$204,925.13			\$204,925.13
Allowance for Bad Debt	(\$196,222.41)			(\$196,222.41)
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	\$547,651.39	\$2,739,366.14	\$536,791.35	\$3,823,808.88

Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$200,653.80			\$200,653.80
Accrued Expenses	\$10,104.34			\$10,104.34
Contingency Income-Legal Settlement			\$1,269,750.00	\$1,269,750.00
Contingency Rebuilding Income			\$11,469,872.13	\$11,469,872.13
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$741,078.03)	(\$741,078.03)
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			(\$360,366.98)	(\$360,366.98)
R.L. James			(\$8,139,343.00)	(\$8,139,343.00)
Accrued Construction Retainage			\$133,946.72	\$133,946.72
Total Liabilities	\$210,758.14	\$0.00	\$536,791.35	\$747,549.49

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$46,257.39		\$46,257.39
Current Year Reserve Interest		\$3,019.63		\$3,019.63
BegBal - Pool & Spa		\$44,901.36		\$44,901.36

Account	Operating	Reserves	Other	Total
Alloc- Pool & Spa		\$15,476.13		\$15,476.13
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		\$152,991.72		\$152,991.72
Beg Bal - Painting Exterior		\$166,174.46		\$166,174.46
BegBal - Road Resurfacing		\$236,682.04		\$236,682.04
Alloc - Road Resurfacing		\$71,250.03		\$71,250.03
BegBal - Electrical		\$70,115.61		\$70,115.61
BegBal - HVAC		\$11,143.20		\$11,143.20
Alloc - HVAC		\$912.78		\$912.78
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		\$37,503.81		\$37,503.81
Fund Balance	\$201,442.37			\$201,442.37
Current Year Net Income/(Loss)	\$135,450.88	\$0.00	\$0.00	\$135,450.88
Total Equity	\$336,893.25	\$2,739,366.14	\$0.00	\$3,076,259.39
Total Liabilities & Equity	\$547,651.39	\$2,739,366.14	\$536,791.35	\$3,823,808.88

Income/Expense
VGC - Vintage Grand Condo Assn Inc
 Period: 9/1/2022 - 9/30/2022

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	\$1,137,601.80	\$1,137,600.00	\$1.80	\$1,516,800.00
5030 Fees Income	\$1,900.00	\$0.00	\$1,900.00	\$18,650.00	\$0.00	\$18,650.00	\$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	\$471.70	\$0.00	\$471.70	\$1,579.13	\$0.00	\$1,579.13	\$0.00
5051 Interest Income-Owners	\$1,333.90	\$0.00	\$1,333.90	\$7,845.39	\$0.00	\$7,845.39	\$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	\$0.00	\$0.00	\$0.00	\$1,800.00	\$0.00	\$1,800.00	\$0.00
5100 Parking	<u>\$300.00</u>	<u>\$0.00</u>	<u>\$300.00</u>	<u>\$5,910.00</u>	<u>\$0.00</u>	<u>\$5,910.00</u>	<u>\$0.00</u>
Total Income	<u>\$130,405.80</u>	<u>\$126,400.00</u>	<u>\$4,005.80</u>	<u>\$1,208,018.20</u>	<u>\$1,137,600.00</u>	<u>\$70,418.20</u>	<u>\$1,516,800.00</u>

Building Maintenance

7210 Pest Control	\$2,560.00	\$1,666.67	(\$893.33)	\$16,220.00	\$15,000.03	(\$1,219.97)	\$20,000.00
7305 Dry Wall Maintenance	\$0.00	\$3,750.00	\$3,750.00	\$5,992.42	\$33,750.00	\$27,757.58	\$45,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$1,099.43	\$4,166.67	\$3,067.24	\$27,987.42	\$37,500.03	\$9,512.61	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
7360 Electrical Repairs	\$0.00	\$541.67	\$541.67	\$2,812.00	\$4,875.03	\$2,063.03	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$583.33	\$583.33	\$600.00	\$5,249.97	\$4,649.97	\$7,000.00
7385 Plumbing Repairs	\$314.00	\$416.67	\$102.67	\$3,600.50	\$3,750.03	\$149.53	\$5,000.00
7395 Roof Repairs	\$1,869.00	\$3,750.00	\$1,881.00	\$15,771.00	\$33,750.00	\$17,979.00	\$45,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
7425 Safety	\$187.25	\$3,333.33	\$3,146.08	\$14,831.35	\$29,999.97	\$15,168.62	\$40,000.00
7430 Security	\$535.00	\$2,083.33	\$1,548.33	\$18,276.15	\$18,749.97	\$473.82	\$25,000.00
Total Building Maintenance	<u>\$6,564.68</u>	<u>\$20,458.33</u>	<u>\$13,893.65</u>	<u>\$106,090.84</u>	<u>\$184,124.97</u>	<u>\$78,034.13</u>	<u>\$245,500.00</u>

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$1,350.00	\$1,350.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$583.33	\$583.33	\$0.00	\$5,249.97	\$5,249.97	\$7,000.00
7240 Landscaping Maintenance	\$7,980.00	\$9,225.00	\$1,245.00	\$78,314.00	\$83,025.00	\$4,711.00	\$110,700.00
7250 Grounds Expense-Other	\$0.00	\$2,500.00	\$2,500.00	\$31,652.01	\$22,500.00	(\$9,152.01)	\$30,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$204.07	\$1,500.03	\$1,295.96	\$2,000.00
7290 Irrigation Repairs	\$7,007.39	\$2,500.00	(\$4,507.39)	\$21,780.63	\$22,500.00	\$719.37	\$30,000.00
Total Grounds Maintenance	<u>\$14,987.39</u>	<u>\$15,125.00</u>	<u>\$137.61</u>	<u>\$131,950.71</u>	<u>\$136,125.00</u>	<u>\$4,174.29</u>	<u>\$181,500.00</u>

Common Area

7320 Pool & Spa Maintenance	\$1,525.00	\$1,666.67	\$141.67	\$19,744.33	\$15,000.03	(\$4,744.30)	\$20,000.00
7340 Pool Fuel	\$316.68	\$300.00	(\$16.68)	\$3,758.72	\$2,700.00	(\$1,058.72)	\$3,600.00
7560 Common Area - Cleaning	\$0.00	\$250.00	\$250.00	\$270.00	\$2,250.00	\$1,980.00	\$3,000.00
7565 Common Area - Painting	\$0.00	\$41.67	\$41.67	\$665.43	\$375.03	(\$290.40)	\$500.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$270.00	\$749.97	\$479.97	\$1,000.00
Total Common Areas	<u>\$1,841.68</u>	<u>\$2,341.67</u>	<u>\$499.99</u>	<u>\$24,708.48</u>	<u>\$21,075.03</u>	<u>(\$3,633.45)</u>	<u>\$28,100.00</u>

Utilities

7010 Water & Sewer	\$23,610.62	\$25,000.00	\$1,389.38	\$207,001.73	\$225,000.00	\$17,998.27	\$300,000.00
7015 Water Recovery	(\$19,676.02)	(\$22,250.00)	(\$2,573.98)	(\$186,208.31)	(\$200,250.00)	(\$14,041.69)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$7,499.97	\$7,499.97	\$10,000.00
7040 Trash	\$444.01	\$433.33	(\$10.68)	\$4,938.38	\$3,899.97	(\$1,038.41)	\$5,200.00
7050 Electricity	\$2,861.74	\$2,500.00	(\$361.74)	\$23,863.13	\$22,500.00	(\$1,363.13)	\$30,000.00
Total Utilities	<u>\$7,240.35</u>	<u>\$6,516.66</u>	<u>(\$723.69)</u>	<u>\$49,594.93</u>	<u>\$58,649.94</u>	<u>\$9,055.01</u>	<u>\$78,200.00</u>

Administrative

7150 Insurance	\$43,565.87	\$39,583.33	(\$3,982.54)	\$356,660.48	\$356,249.97	(\$410.51)	\$475,000.00
7420 Staffing/Personnel	\$25,668.99	\$23,750.00	(\$1,918.99)	\$245,072.69	\$213,750.00	(\$31,322.69)	\$285,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
7460 Legal Association	\$1,015.00	\$833.33	(\$181.67)	\$1,354.95	\$7,499.97	\$6,145.02	\$10,000.00
7465 Legal Collection & Foreclosure	\$2,024.09	\$833.33	(\$1,190.76)	\$6,573.37	\$7,499.97	\$926.60	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$3,500.00	\$6,000.03	\$2,500.03	\$8,000.00
7475 Professional Services	\$0.00	\$208.33	\$208.33	\$1,728.00	\$1,874.97	\$146.97	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.33	\$0.00	\$38,999.97	\$38,999.97	\$0.00	\$52,000.00
7490 Postage & Printing	\$0.00	\$916.67	\$916.67	\$9,112.80	\$8,250.03	(\$862.77)	\$11,000.00
7495 Bank Fees/Coupon Books	\$11.50	\$150.00	\$138.50	\$1,002.93	\$1,350.00	\$347.07	\$1,800.00
7496 Misc Admin Expenses	\$3,333.58	\$1,250.00	(\$2,083.58)	\$13,025.40	\$11,250.00	(\$1,775.40)	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
7498 Membership Dues	\$0.00	\$500.00	\$500.00	\$4,231.83	\$4,500.00	\$268.17	\$6,000.00
7499 Answering Service	\$65.00	\$75.00	\$10.00	\$585.00	\$675.00	\$90.00	\$900.00
7500 Licenses/Fees/Dues	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$379.43	\$416.67	\$37.24	\$3,805.82	\$3,750.03	(\$55.79)	\$5,000.00
7590 Bad Debt	\$3,333.33	\$3,333.33	\$0.00	\$30,000.02	\$29,999.97	(\$0.05)	\$40,000.00
7600 Office Equipment/Internet	\$360.25	\$333.33	(\$26.92)	\$2,883.24	\$2,999.97	\$116.73	\$4,000.00
7601 Office Equipment Rental	\$32.55	\$316.67	\$284.12	\$2,671.86	\$2,850.03	\$178.17	\$3,800.00
7990 Master Association Fees	\$4,328.09	\$4,333.33	\$5.24	\$38,952.75	\$38,999.97	\$47.22	\$52,000.00
Total Administrative	<u>\$88,451.01</u>	<u>\$81,958.32</u>	<u>(\$6,492.69)</u>	<u>\$760,222.36</u>	<u>\$737,624.88</u>	<u>(\$22,597.48)</u>	<u>\$983,500.00</u>

Total Expenses	<u>\$119,085.11</u>	<u>\$126,399.98</u>	<u>\$7,314.87</u>	<u>\$1,072,567.32</u>	<u>\$1,137,599.82</u>	<u>\$65,032.50</u>	<u>\$1,516,800.00</u>
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Current Yr Net Income/Loss	<u>\$11,320.69</u>	<u>\$0.02</u>	<u>\$11,320.67</u>	<u>\$135,450.88</u>	<u>\$0.18</u>	<u>\$135,450.70</u>	<u>\$0.00</u>
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Vintage Grand Condo Assn Inc
Reserve Statement

Run Date: 10/07/2022

Run Time: 03:21 PM

Start: 09/01/2022 | End: 09/30/2022

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	\$2,110.62	\$909.01	\$0.00	\$3,019.63
Reserves 1Total:	\$48,368.01	\$909.01	\$0.00	\$49,277.02
Reserves 2				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
3612 Alloc- Pool & Spa	\$13,756.56	\$1,719.57	\$0.00	\$15,476.13
Reserves 2Total:	\$58,657.92	\$1,719.57	\$0.00	\$60,377.49
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	\$135,992.64	\$16,999.08	\$0.00	\$152,991.72
Reserves 4Total:	\$1,839,882.35	\$16,999.08	\$0.00	\$1,856,881.43
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	\$63,333.36	\$7,916.67	\$0.00	\$71,250.03
Reserves 6Total:	\$300,015.40	\$7,916.67	\$0.00	\$307,932.07
Reserves 7				
3671 BegBal - Electrical	\$70,115.61	\$0.00	\$0.00	\$70,115.61
Reserves 7Total:	\$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	\$811.36	\$101.42	\$0.00	\$912.78
Reserves 8Total:	\$11,954.56	\$101.42	\$0.00	\$12,055.98
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: 09/01/2022 | End: 09/30/2022

RESERVE STATEMENT

Reserves 11				
3786 BegBal - Fire & Safety Systems	\$136,091.96	\$0.00	\$0.00	\$136,091.96
3787 Allocation - Fire & Safety Systems	\$33,336.72	\$4,167.09	\$0.00	\$37,503.81
Reserves 11Total:	\$169,428.68	\$4,167.09	\$0.00	\$173,595.77
Total	\$2,707,553.30	\$31,812.84	\$0.00	\$2,739,366.14