

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
DECEMBER 2022**

**Unaudited
Financial Statement**

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

Vintage Grand Condo Assn Inc

Run Date: 01/23/2023

Run Time: 01:31 PM

FUND BALANCE SHEET

As of: 12/31/2022

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$157,626.07			\$157,626.07
Reserve - Centennial Bank 2057		\$70,647.70		\$70,647.70
ICS - Operating Centennial 40-5	\$937,633.30			\$937,633.30
ICS - Reserve Centennial 57-9		\$2,022,987.34		\$2,022,987.34
CDARS - Centennial 6/ 8/23-0.35%		\$208,232.71		\$208,232.71
CDARS - Centennial 12/ 7/23-2.50%		\$209,487.79		\$209,487.79
Petty Cash	\$1,924.82			\$1,924.82
Interfund Transfer	(\$1,869,214.44)		(\$1,869,214.44)	
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$1,569,214.44	\$1,569,214.44
Assessments Due	\$210,631.29			\$210,631.29
Allowance for Bad Debt	(\$206,222.39)			(\$206,222.39)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$1,310,389.57			\$1,310,389.57
Utility Deposits	\$12,245.86			\$12,245.86
Prepaid Expenses	\$3,857.33			\$3,857.33
Total Assets	\$557,322.20	\$2,811,355.54	\$1,569,214.44	\$4,937,892.18

Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable	\$213,406.15			\$213,406.15
Prepaid Assessments	\$199,997.51			\$199,997.51
Accrued Expenses	\$12,500.00			\$12,500.00
Contingency Income-Legal Settlement			\$2,562,479.88	\$2,562,479.88
Contingency Rebuilding Income			\$11,959,872.12	\$11,959,872.12
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$804,130.41)	(\$804,130.41)
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			(\$374,306.28)	(\$374,306.28)
R.L. James			(\$8,865,931.58)	(\$8,865,931.58)
Accrued Construction Retainage			\$209,555.20	\$209,555.20
Total Liabilities	\$425,903.66	\$0.00	\$1,569,214.44	\$1,995,118.10

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$46,257.39		\$46,257.39
Current Year Reserve Interest		\$11,793.54		\$11,793.54

Account	Operating	Reserves	Other	Total
BegBal - Pool & Spa		\$44,901.36		\$44,901.36
Alloc- Pool & Spa		\$20,634.84		\$20,634.84
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		\$203,988.96		\$203,988.96
Expense - Painting Exterior		(\$29,496.00)		(\$29,496.00)
Beg Bal - Painting Exterior		\$166,174.46		\$166,174.46
BegBal - Road Resurfacing		\$236,682.04		\$236,682.04
Alloc - Road Resurfacing		\$95,000.04		\$95,000.04
BegBal - Electrical		\$70,115.61		\$70,115.61
BegBal - HVAC		\$11,143.20		\$11,143.20
Alloc - HVAC		\$1,217.04		\$1,217.04
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		\$50,005.08		\$50,005.08
Fund Balance	\$201,442.37			\$201,442.37
Current Year Net Income/(Loss)	(\$70,023.83)	\$0.00	\$0.00	(\$70,023.83)
Total Equity	\$131,418.54	\$2,811,355.54	\$0.00	\$2,942,774.08
Total Liabilities & Equity	\$557,322.20	\$2,811,355.54	\$1,569,214.44	\$4,937,892.18

Income/Expense
VGC - Vintage Grand Condo Assn Inc
 Period: 12/1/2022 - 12/31/2022

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	\$1,516,802.40	\$1,516,800.00	\$2.40	\$1,516,800.00
5030 Fees Income	\$1,750.00	\$0.00	\$1,750.00	\$24,250.00	\$0.00	\$24,250.00	\$0.00
5040 Other/Misc & Late Fee Income	\$0.00	\$0.00	\$0.00	\$1,081.88	\$0.00	\$1,081.88	\$0.00
5050 Interest Income	\$1,665.88	\$0.00	\$1,665.88	\$5,671.02	\$0.00	\$5,671.02	\$0.00
5051 Interest Income-Owners	\$1,284.31	\$0.00	\$1,284.31	\$12,327.37	\$0.00	\$12,327.37	\$0.00
5080 Gate Openers/Key Cards	\$0.00	\$0.00	\$0.00	\$305.00	\$0.00	\$305.00	\$0.00
5095 Fines	\$85.00	\$0.00	\$85.00	\$48,120.00	\$0.00	\$48,120.00	\$0.00
5096 Keys & Locks	\$75.00	\$0.00	\$75.00	\$2,250.00	\$0.00	\$2,250.00	\$0.00
5100 Parking	\$60.00	\$0.00	\$60.00	\$7,380.00	\$0.00	\$7,380.00	\$0.00
Total Income	\$131,320.39	\$126,400.00	\$4,920.39	\$1,618,187.67	\$1,516,800.00	\$101,387.67	\$1,516,800.00

Building Maintenance

7210 Pest Control	\$2,458.00	\$1,666.63	(\$791.37)	\$21,018.00	\$20,000.00	(\$1,018.00)	\$20,000.00
7305 Dry Wall Maintenance	\$26,081.44	\$3,750.00	(\$22,331.44)	\$32,073.86	\$45,000.00	\$12,926.14	\$45,000.00
7350 Bldc Mntc:Repl,SVC & Repair	\$13,851.70	\$4,166.63	(\$9,685.07)	\$46,333.03	\$50,000.00	\$3,666.97	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
7360 Electrical Repairs	\$600.00	\$541.63	(\$58.37)	\$5,006.00	\$6,500.00	\$1,494.00	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$938.00	\$583.37	(\$354.63)	\$1,627.00	\$7,000.00	\$5,373.00	\$7,000.00
7385 Plumbing Repairs	\$438.00	\$416.63	(\$21.37)	\$4,038.50	\$5,000.00	\$961.50	\$5,000.00
7395 Roof Repairs	\$19,920.00	\$3,750.00	(\$16,170.00)	\$133,335.00	\$45,000.00	(\$88,335.00)	\$45,000.00
7396 Window Repairs	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
7425 Safety	\$176.55	\$3,333.37	\$3,156.82	\$15,713.90	\$40,000.00	\$24,286.10	\$40,000.00
7430 Security	\$2,255.27	\$2,083.37	(\$171.90)	\$26,037.89	\$25,000.00	(\$1,037.89)	\$25,000.00
Total Building Maintenance	\$66,718.96	\$20,458.37	(\$46,260.59)	\$285,183.18	\$245,500.00	(\$39,683.18)	\$245,500.00

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$1,800.00	\$1,800.00	\$1,800.00
7235 Additional Plantings	\$4,000.00	\$583.37	(\$3,416.63)	\$4,000.00	\$7,000.00	\$3,000.00	\$7,000.00
7240 Landscaping Maintenance	\$7,980.00	\$9,225.00	\$1,245.00	\$110,774.00	\$110,700.00	(\$74.00)	\$110,700.00
7250 Grounds Expense-Other	\$6,350.00	\$2,500.00	(\$3,850.00)	\$110,527.01	\$30,000.00	(\$80,527.01)	\$30,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.63	\$166.63	\$268.62	\$2,000.00	\$1,731.38	\$2,000.00
7290 Irrigation Repairs	\$9,436.24	\$2,500.00	(\$6,936.24)	\$35,205.51	\$30,000.00	(\$5,205.51)	\$30,000.00
Total Grounds Maintenance	\$27,766.24	\$15,125.00	(\$12,641.24)	\$260,775.14	\$181,500.00	(\$79,275.14)	\$181,500.00

Common Area

7320 Pool & Spa Maintenance	\$1,678.00	\$1,666.63	(\$11.37)	\$25,866.83	\$20,000.00	(\$5,866.83)	\$20,000.00
7340 Pool Fuel	\$381.48	\$300.00	(\$81.48)	\$4,883.68	\$3,600.00	(\$1,283.68)	\$3,600.00
7560 Common Area - Cleaning	\$0.00	\$250.00	\$250.00	\$270.00	\$3,000.00	\$2,730.00	\$3,000.00
7565 Common Area - Painting	\$0.00	\$41.63	\$41.63	\$709.68	\$500.00	(\$209.68)	\$500.00
7586 Exercise Room Repairs/Maint	\$135.00	\$83.37	(\$51.63)	\$540.00	\$1,000.00	\$460.00	\$1,000.00
Total Common Areas	\$2,194.48	\$2,341.63	\$147.15	\$32,270.19	\$28,100.00	(\$4,170.19)	\$28,100.00

Utilities

7010 Water & Sewer	\$23,515.69	\$25,000.00	\$1,484.31	\$276,829.95	\$300,000.00	\$23,170.05	\$300,000.00
7015 Water Recovery	(\$13,962.23)	(\$22,250.00)	(\$8,287.77)	(\$239,590.49)	(\$267,000.00)	(\$27,409.51)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.37	\$833.37	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
7040 Trash	\$978.86	\$433.37	(\$545.49)	\$6,395.43	\$5,200.00	(\$1,195.43)	\$5,200.00
7050 Electricity	\$2,999.91	\$2,500.00	(\$499.91)	\$31,700.70	\$30,000.00	(\$1,700.70)	\$30,000.00
Total Utilities	<u>\$13,532.23</u>	<u>\$6,516.74</u>	<u>(\$7,015.49)</u>	<u>\$75,335.59</u>	<u>\$78,200.00</u>	<u>\$2,864.41</u>	<u>\$78,200.00</u>

Administrative

7150 Insurance	\$43,565.87	\$39,583.37	(\$3,982.50)	\$487,358.09	\$475,000.00	(\$12,358.09)	\$475,000.00
7420 Staffing/Personnel	\$33,705.79	\$23,750.00	(\$9,955.79)	\$323,531.66	\$285,000.00	(\$38,531.66)	\$285,000.00
7455 Uniforms	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
7460 Legal Association	\$770.00	\$833.37	\$63.37	\$4,449.95	\$10,000.00	\$5,550.05	\$10,000.00
7465 Legal Collection & Foreclosure	\$387.50	\$833.37	\$445.87	\$8,074.72	\$10,000.00	\$1,925.28	\$10,000.00
7470 CPA Services	\$4,500.00	\$666.63	(\$3,833.37)	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00
7475 Professional Services	\$0.00	\$208.37	\$208.37	\$3,228.00	\$2,500.00	(\$728.00)	\$2,500.00
7480 Management Fees	\$4,333.33	\$4,333.37	\$0.04	\$51,999.96	\$52,000.00	\$0.04	\$52,000.00
7490 Postage & Printing	\$57.13	\$916.63	\$859.50	\$9,213.62	\$11,000.00	\$1,786.38	\$11,000.00
7495 Bank Fees/Coupon Books	\$42.00	\$150.00	\$108.00	\$1,189.14	\$1,800.00	\$610.86	\$1,800.00
7496 Misc Admin Expenses	\$4,840.77	\$1,250.00	(\$3,590.77)	\$23,746.30	\$15,000.00	(\$8,746.30)	\$15,000.00
7497 Background Check	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
7498 Membership Dues	\$0.00	\$500.00	\$500.00	\$8,463.66	\$6,000.00	(\$2,463.66)	\$6,000.00
7499 Answering Service	\$65.00	\$75.00	\$10.00	\$780.00	\$900.00	\$120.00	\$900.00
7500 Licenses/Fees/Dues	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$385.67	\$416.63	\$30.96	\$4,762.23	\$5,000.00	\$237.77	\$5,000.00
7590 Bad Debt	\$3,333.32	\$3,333.37	\$0.05	\$40,000.00	\$40,000.00	\$0.00	\$40,000.00
7600 Office Equipment/Internet	\$349.19	\$333.37	(\$15.82)	\$4,132.76	\$4,000.00	(\$132.76)	\$4,000.00
7601 Office Equipment Rental	\$456.33	\$316.63	(\$139.70)	\$3,719.06	\$3,800.00	\$80.94	\$3,800.00
7990 Master Association Fees	\$4,328.09	\$4,333.37	\$5.28	\$51,937.00	\$52,000.00	\$63.00	\$52,000.00
Total Administrative	<u>\$101,119.99</u>	<u>\$81,958.48</u>	<u>(\$19,161.51)</u>	<u>\$1,034,647.40</u>	<u>\$983,500.00</u>	<u>(\$51,147.40)</u>	<u>\$983,500.00</u>
Total Expenses	<u>\$211,331.90</u>	<u>\$126,400.22</u>	<u>(\$84,931.68)</u>	<u>\$1,688,211.50</u>	<u>\$1,516,800.00</u>	<u>(\$171,411.50)</u>	<u>\$1,516,800.00</u>
Current Yr Net Income/Loss	<u>(\$80,011.51)</u>	<u>(\$0.22)</u>	<u>(\$80,011.29)</u>	<u>(\$70,023.83)</u>	<u>\$0.00</u>	<u>(\$70,023.83)</u>	<u>\$0.00</u>

Vintage Grand Condo Assn Inc
Reserve Statement

Run Date: 01/16/2023
Run Time: 03:17 PM

Start: 12/01/2022 | End: 12/31/2022

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	\$7,818.80	\$3,974.74	\$0.00	\$11,793.54
Reserves 1Total:	\$54,076.19	\$3,974.74	\$0.00	\$58,050.93
Reserves 2				
3611 BegBal - Pool & Spa	\$44,901.36	\$0.00	\$0.00	\$44,901.36
3612 Alloc- Pool & Spa	\$18,915.27	\$1,719.57	\$0.00	\$20,634.84
Reserves 2Total:	\$63,816.63	\$1,719.57	\$0.00	\$65,536.20
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	\$186,989.88	\$16,999.08	\$0.00	\$203,988.96
Reserves 4Total:	\$1,890,879.59	\$16,999.08	\$0.00	\$1,907,878.67
Reserves 5				
3640 Expense - Painting Exterior	\$0.00	\$0.00	\$29,496.00	(\$29,496.00)
3641 Beg Bal - Painting Exterior	\$166,174.46	\$0.00	\$0.00	\$166,174.46
Reserves 5Total:	\$166,174.46	\$0.00	\$29,496.00	\$136,678.46
Reserves 6				
3651 BegBal - Road Resurfacing	\$236,682.04	\$0.00	\$0.00	\$236,682.04
3652 Alloc - Road Resurfacing	\$87,083.37	\$7,916.67	\$0.00	\$95,000.04
Reserves 6Total:	\$323,765.41	\$7,916.67	\$0.00	\$331,682.08
Reserves7				
3671 BegBal - Electrical	\$70,115.61	\$0.00	\$0.00	\$70,115.61
Reserves7Total:	\$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	\$1,115.62	\$101.42	\$0.00	\$1,217.04
Reserves 8Total:	\$12,258.82	\$101.42	\$0.00	\$12,360.24
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
Reserves 11				
3786 BegBal - Fire & Safety Systems	\$136,091.96	\$0.00	\$0.00	\$136,091.96
3787 Allocation - Fire & Safety Systems	\$45,837.99	\$4,167.09	\$0.00	\$50,005.08
Reserves 11Total:	\$181,929.95	\$4,167.09	\$0.00	\$186,097.04
Total	\$2,805,972.97	\$34,878.57	\$29,496.00	\$2,811,355.54