

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
FEBRUARY 2023**

**Unaudited
Financial Statement**

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

Vintage Grand Condo Assn Inc

Run Date: 03/13/2023

Run Time: 03:23 PM

FUND BALANCE SHEET

As of: 02/28/2023

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$71,948.40			\$71,948.40
Checking - Centennial Bank 9203	\$12,496.75			\$12,496.75
Reserve - Centennial Bank 2057		\$100,134.93		\$100,134.93
ICS - Operating Centennial 40-5	\$1,857,053.12			\$1,857,053.12
ICS - Reserve Centennial 57-9		\$2,374,986.87		\$2,374,986.87
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	(\$1,699,873.26)			(\$1,699,873.26)
Interfund Transfer			\$1,699,873.26	\$1,699,873.26
Assessments Due	\$223,190.17			\$223,190.17
Allowance for Bad Debt	(\$207,222.39)			(\$207,222.39)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$60,616.03			\$60,616.03
Utility Deposits	\$12,245.86			\$12,245.86
Prepaid Expenses	\$2,129.33			\$2,129.33
Prepaid Master Fees	\$4,328.08			\$4,328.08
Total Assets	\$337,287.70	\$2,892,842.30	\$1,699,873.26	\$4,930,003.26

Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable Owners	\$255.00			\$255.00
Prepaid Assessments	\$211,991.17			\$211,991.17
Accrued Expenses	\$12,500.00			\$12,500.00
Contingency Income-Legal Settlement			\$2,562,479.88	\$2,562,479.88
Contingency Rebuilding Income			\$12,293,205.46	\$12,293,205.46
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$816,182.89)	(\$816,182.89)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$1,620.43)	(\$1,620.43)
Landscaping			(\$175,755.11)	(\$175,755.11)
Gutter/Downspouts			(\$113,153.39)	(\$113,153.39)
Miscellaneous			(\$374,606.28)	(\$374,606.28)
R.L. James			(\$9,070,156.07)	(\$9,070,156.07)
Accrued Construction Retainage			\$229,977.65	\$229,977.65
Total Liabilities	\$224,746.17	\$0.00	\$1,699,873.26	\$1,924,619.43

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$58,050.93		\$58,050.93

Account	Operating	Reserves	Other	Total
Current Year Reserve Interest		\$9,465.92		\$9,465.92
BegBal - Pool & Spa		\$65,536.20		\$65,536.20
Alloc- Pool & Spa		\$1,772.18		\$1,772.18
Beg Bal - Pool Deck		\$4,884.00		\$4,884.00
Alloc - Pool Deck		\$593.18		\$593.18
Beg Bal - Roof Replacement		\$1,907,878.67		\$1,907,878.67
Alloc - Roof Replacement		\$33,921.00		\$33,921.00
Beg Bal - Painting Exterior		\$136,678.46		\$136,678.46
Alloc - Painting Exterior		\$15,944.50		\$15,944.50
BegBal - Road Resurfacing		\$331,682.08		\$331,682.08
Alloc - Road Resurfacing		\$4,760.50		\$4,760.50
BegBal - Electrical		\$70,115.61		\$70,115.61
Alloc - Electrical		\$913.30		\$913.30
BegBal - HVAC		\$12,360.24		\$12,360.24
Alloc - HVAC		\$61.84		\$61.84
Beg Bal - Plumbing		\$37,279.23		\$37,279.23
Alloc - Plumbing		\$4,249.00		\$4,249.00
Beg Bal - Drainage		\$793.08		\$793.08
Alloc - Drainage		\$194.84		\$194.84
BegBal - Fire & Safety Systems		\$186,097.04		\$186,097.04
Allocation - Fire & Safety Systems		\$9,610.50		\$9,610.50
Fund Balance	\$108,264.14			\$108,264.14
Current Year Net Income/(Loss)	\$4,277.39	\$0.00	\$0.00	\$4,277.39
Total Equity	\$112,541.53	\$2,892,842.30	\$0.00	\$3,005,383.83
Total Liabilities & Equity	\$337,287.70	\$2,892,842.30	\$1,699,873.26	\$4,930,003.26

Income/Expense
VGC - Vintage Grand Condo Assn Inc
 Period: 2/1/2023 - 2/28/2023

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5010 Maintenance Assessments	\$130,275.47	\$130,275.00	\$0.47	\$260,550.94	\$260,550.00	\$0.94	\$1,563,300.00
5030 Fees Income	\$600.00	\$1,666.67	(\$1,066.67)	\$2,200.00	\$3,333.34	(\$1,133.34)	\$20,000.00
5040 Other/Misc & Late Fee Income	\$0.01	\$1,458.33	(\$1,458.32)	\$0.01	\$2,916.66	(\$2,916.65)	\$17,500.00
5050 Interest Income	\$4,526.58	\$541.67	\$3,984.91	\$8,800.57	\$1,083.34	\$7,717.23	\$6,500.00
5051 Interest Income-Owners	\$1,528.41	\$0.00	\$1,528.41	\$2,826.37	\$0.00	\$2,826.37	\$0.00
5095 Fines	\$30.00	\$0.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00
5096 Keys & Locks	\$0.00	\$0.00	\$0.00	\$225.00	\$0.00	\$225.00	\$0.00
5100 Parking	<u>\$0.00</u>	<u>\$500.00</u>	<u>(\$500.00)</u>	<u>\$180.00</u>	<u>\$1,000.00</u>	<u>(\$820.00)</u>	<u>\$6,000.00</u>

Total Income \$136,960.47 \$134,441.67 \$2,518.80 \$274,782.89 \$268,883.34 \$5,899.55 \$1,613,300.00

Building Maintenance

7210 Pest Control	\$1,958.00	\$1,791.67	(\$166.33)	\$3,238.00	\$3,583.34	\$345.34	\$21,500.00
7305 Dry Wall Maintenance	\$4,132.84	\$3,333.33	(\$799.51)	\$23,079.96	\$6,666.66	(\$16,413.30)	\$40,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$7,007.04	\$3,750.00	(\$3,257.04)	\$14,028.07	\$7,500.00	(\$6,528.07)	\$45,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
7360 Electrical Repairs	\$3,741.50	\$541.67	(\$3,199.83)	\$3,741.50	\$1,083.34	(\$2,658.16)	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$287.50	\$416.67	\$129.17	\$287.50	\$833.34	\$545.84	\$5,000.00
7385 Plumbing Repairs	\$973.00	\$416.67	(\$556.33)	\$973.00	\$833.34	(\$139.66)	\$5,000.00
7395 Roof Repairs	\$5,277.00	\$4,166.67	(\$1,110.33)	\$5,277.00	\$8,333.34	\$3,056.34	\$50,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
7425 Safety	\$856.00	\$2,666.67	\$1,810.67	\$2,404.85	\$5,333.34	\$2,928.49	\$32,000.00
7430 Security	\$1,515.12	\$2,333.33	\$818.21	\$3,754.60	\$4,666.66	\$912.06	\$28,000.00

Total Building Maintenance \$25,748.00 \$19,583.34 (\$6,164.66) \$56,784.48 \$39,166.68 (\$17,617.80) \$235,000.00

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$300.00	\$300.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
7240 Landscaping Maintenance	\$7,980.00	\$9,225.00	\$1,245.00	\$20,210.00	\$18,450.00	(\$1,760.00)	\$110,700.00
7250 Grounds Expense-Other	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$3,333.34	\$3,333.34	\$20,000.00
7275 Gasoline/Golf Carts	\$2,913.85	\$166.67	(\$2,747.18)	\$2,913.85	\$333.34	(\$2,580.51)	\$2,000.00
7290 Irrigation Repairs	\$1,470.97	\$2,083.33	\$612.36	\$3,329.59	\$4,166.66	\$837.07	\$25,000.00

Total Grounds Maintenance \$12,364.82 \$13,708.34 \$1,343.52 \$26,453.44 \$27,416.68 \$963.24 \$164,500.00

Common Area

7320 Pool & Spa Maintenance	\$1,842.50	\$2,083.33	\$240.83	\$3,556.50	\$4,166.66	\$610.16	\$25,000.00
7340 Pool Fuel	\$616.93	\$458.33	(\$158.60)	\$1,117.24	\$916.66	(\$200.58)	\$5,500.00
7560 Common Area - Cleaning	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
7565 Common Area - Painting	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
7586 Exercise Room Repairs/Maint	\$135.00	\$83.33	(\$51.67)	\$135.00	\$166.66	\$31.66	\$1,000.00

Total Common Areas \$2,594.43 \$2,833.32 \$238.89 \$4,808.74 \$5,666.64 \$857.90 \$34,000.00

Utilities

7010 Water & Sewer	\$23,799.55	\$25,000.00	\$1,200.45	\$50,650.88	\$50,000.00	(\$650.88)	\$300,000.00
7015 Water Recovery	(\$22,268.44)	(\$22,250.00)	\$18.44	(\$42,956.34)	(\$44,500.00)	(\$1,543.66)	(\$267,000.00)
7030 Water Meter Replacement	\$1,399.00	\$833.33	(\$565.67)	\$1,399.00	\$1,666.66	\$267.66	\$10,000.00
7040 Trash	\$478.19	\$583.33	\$105.14	\$956.38	\$1,166.66	\$210.28	\$7,000.00
7050 Electricity	\$2,453.46	\$2,666.67	\$213.21	\$5,191.80	\$5,333.34	\$141.54	\$32,000.00
Total Utilities	<u>\$5,861.76</u>	<u>\$6,833.33</u>	<u>\$971.57</u>	<u>\$15,241.72</u>	<u>\$13,666.66</u>	<u>(\$1,575.06)</u>	<u>\$82,000.00</u>

Administrative

7150 Insurance	\$43,565.87	\$47,541.67	\$3,975.80	\$87,131.74	\$95,083.34	\$7,951.60	\$570,500.00
7420 Staffing/Personnel	\$25,124.45	\$27,500.00	\$2,375.55	\$49,156.85	\$55,000.00	\$5,843.15	\$330,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
7460 Legal Association	\$743.20	\$833.33	\$90.13	\$1,253.70	\$1,666.66	\$412.96	\$10,000.00
7465 Legal Collection & Foreclosure	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$1,333.34	\$1,333.34	\$8,000.00
7475 Professional Services	\$5,250.00	\$233.33	(\$5,016.67)	\$6,978.00	\$466.66	(\$6,511.34)	\$2,800.00
7480 Management Fees	\$4,550.00	\$4,550.00	\$0.00	\$9,100.00	\$9,100.00	\$0.00	\$54,600.00
7490 Postage & Printing	\$23.54	\$1,166.67	\$1,143.13	\$23.54	\$2,333.34	\$2,309.80	\$14,000.00
7495 Bank Fees/Coupon Books	\$13.75	\$150.00	\$136.25	\$824.68	\$300.00	(\$524.68)	\$1,800.00
7496 Misc Admin Expenses	\$0.00	\$1,250.00	\$1,250.00	\$842.19	\$2,500.00	\$1,657.81	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
7498 Membership Dues	\$0.00	\$541.67	\$541.67	\$0.00	\$1,083.34	\$1,083.34	\$6,500.00
7499 Answering Service	\$65.00	\$75.00	\$10.00	\$130.00	\$150.00	\$20.00	\$900.00
7530 Telephone	\$161.83	\$516.67	\$354.84	\$391.83	\$1,033.34	\$641.51	\$6,200.00
7590 Bad Debt	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00
7600 Office Equipment/Internet	\$608.75	\$333.33	(\$275.42)	\$1,116.31	\$666.66	(\$449.65)	\$4,000.00
7601 Office Equipment Rental	\$69.95	\$333.33	\$263.38	\$609.47	\$666.66	\$57.19	\$4,000.00
7990 Master Association Fees	\$4,328.09	\$4,333.33	\$5.24	\$8,656.17	\$8,666.66	\$10.49	\$52,000.00
Total Administrative	<u>\$85,004.43</u>	<u>\$91,483.33</u>	<u>\$6,478.90</u>	<u>\$167,214.48</u>	<u>\$182,966.66</u>	<u>\$15,752.18</u>	<u>\$1,097,800.00</u>
Total Expenses	<u>\$131,573.44</u>	<u>\$134,441.66</u>	<u>\$2,868.22</u>	<u>\$270,502.86</u>	<u>\$268,883.32</u>	<u>(\$1,619.54)</u>	<u>\$1,613,300.00</u>
Current Yr Net Income/Loss	<u>\$5,387.03</u>	<u>\$0.01</u>	<u>\$5,387.02</u>	<u>\$4,280.03</u>	<u>\$0.02</u>	<u>\$4,280.01</u>	<u>\$0.00</u>

Vintage Grand Condo Assn Inc
Reserve Statement

Run Date: 03/13/2023

Run Time: 03:26 PM

Start: 02/01/2023 | End: 02/28/2023

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves 1				
3606 BegBal - Reserve Interest	\$58,050.93	\$0.00	\$0.00	\$58,050.93
3607 Current Year Reserve Interest	\$4,911.70	\$4,554.22	\$0.00	\$9,465.92
Reserves 1Total:	\$62,962.63	\$4,554.22	\$0.00	\$67,516.85
Reserves 2				
3611 BegBal - Pool & Spa	\$65,536.20	\$0.00	\$0.00	\$65,536.20
3612 Alloc- Pool & Spa	\$886.09	\$886.09	\$0.00	\$1,772.18
Reserves 2Total:	\$66,422.29	\$886.09	\$0.00	\$67,308.38
Reserves 3				
3626 Beg Bal - Pool Deck	\$4,884.00	\$0.00	\$0.00	\$4,884.00
3627 Alloc - Pool Deck	\$296.59	\$296.59	\$0.00	\$593.18
Reserves 3Total:	\$5,180.59	\$296.59	\$0.00	\$5,477.18
Reserves 4				
3631 Beg Bal - Roof Replacement	\$1,907,878.67	\$0.00	\$0.00	\$1,907,878.67
3632 Alloc - Roof Replacement	\$16,960.50	\$16,960.50	\$0.00	\$33,921.00
Reserves 4Total:	\$1,924,839.17	\$16,960.50	\$0.00	\$1,941,799.67
Reserves 5				
3641 Beg Bal - Painting Exterior	\$136,678.46	\$0.00	\$0.00	\$136,678.46
3642 Alloc - Painting Exterior	\$7,972.25	\$7,972.25	\$0.00	\$15,944.50
Reserves 5Total:	\$144,650.71	\$7,972.25	\$0.00	\$152,622.96
Reserves 6				
3651 BegBal - Road Resurfacing	\$331,682.08	\$0.00	\$0.00	\$331,682.08
3652 Alloc - Road Resurfacing	\$2,380.25	\$2,380.25	\$0.00	\$4,760.50
Reserves 6Total:	\$334,062.33	\$2,380.25	\$0.00	\$336,442.58
Reserves7				
3671 BegBal - Electrical	\$70,115.61	\$0.00	\$0.00	\$70,115.61
3672 Alloc - Electrical	\$456.65	\$456.65	\$0.00	\$913.30
Reserves7Total:	\$70,572.26	\$456.65	\$0.00	\$71,028.91
Reserves 8				
3681 BegBal - HVAC	\$12,360.24	\$0.00	\$0.00	\$12,360.24
3682 Alloc - HVAC	\$30.92	\$30.92	\$0.00	\$61.84
Reserves 8Total:	\$12,391.16	\$30.92	\$0.00	\$12,422.08
Reserves 9				
3766 Beg Bal - Plumbing	\$37,279.23	\$0.00	\$0.00	\$37,279.23
3767 Alloc - Plumbing	\$2,124.50	\$2,124.50	\$0.00	\$4,249.00
Reserves 9Total:	\$39,403.73	\$2,124.50	\$0.00	\$41,528.23

Vintage Grand Condo Assn Inc
Start: 02/01/2023 | End: 02/28/2023

RESERVE STATEMENT

Reserves 10

3776 Beg Bal - Drainage	\$793.08	\$0.00	\$0.00	\$793.08
3777 Alloc - Drainage	\$97.42	\$97.42	\$0.00	\$194.84
Reserves 10Total:	\$890.50	\$97.42	\$0.00	\$987.92

Reserves 11

3786 BegBal - Fire & Safety Systems	\$186,097.04	\$0.00	\$0.00	\$186,097.04
3787 Allocation - Fire & Safety Systems	\$4,805.25	\$4,805.25	\$0.00	\$9,610.50
Reserves 11Total:	\$190,902.29	\$4,805.25	\$0.00	\$195,707.54

Total	\$2,852,277.66	\$40,564.64	\$0.00	\$2,892,842.30
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