

**VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.**

**For the Month Ending  
JANUARY 2023**

**Unaudited  
Financial Statement**

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

# Vintage Grand Condo Assn Inc

Run Date: 02/24/2023

Run Time: 01:58 PM

## FUND BALANCE SHEET

As of: 01/31/2023

### Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$132,053.54			\$132,053.54
Checking - Centennial Bank 9203	\$5,135.98			\$5,135.98
Reserve - Centennial Bank 2057		\$75,759.23		\$75,759.23
ICS - Operating Centennial 40-5	\$2,083,153.14			\$2,083,153.14
ICS - Reserve Centennial 57-9		\$2,058,797.93		\$2,058,797.93
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	(\$1,916,674.06)			(\$1,916,674.06)
Interfund Transfer		\$300,000.00		\$300,000.00
Interfund Transfer			\$1,616,674.06	\$1,616,674.06
Assessments Due	\$211,062.32			\$211,062.32
Allowance for Bad Debt	(\$206,722.39)			(\$206,722.39)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$38,347.59			\$38,347.59
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>\$369,763.09</b>	<b>\$2,852,277.66</b>	<b>\$1,616,674.06</b>	<b>\$4,838,714.81</b>

### Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable	\$20,105.63			\$20,105.63
Prepaid Assessments	\$206,817.24			\$206,817.24
Accrued Expenses	\$12,500.00			\$12,500.00
Contingency Income-Legal Settlement			\$2,562,479.88	\$2,562,479.88
Contingency Rebuilding Income			\$12,126,538.79	\$12,126,538.79
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$809,410.43)	(\$809,410.43)
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			(\$374,606.28)	(\$374,606.28)
R.L. James			(\$8,992,183.84)	(\$8,992,183.84)
Accrued Construction Retainage			\$222,180.43	\$222,180.43
<b>Total Liabilities</b>	<b>\$239,422.87</b>	<b>\$0.00</b>	<b>\$1,616,674.06</b>	<b>\$1,856,096.93</b>

### Equity

<b>Account</b>	<b>Operating</b>	<b>Reserves</b>	<b>Other</b>	<b>Total</b>
BegBal - Reserve Interest		\$58,050.93		\$58,050.93
Current Year Reserve Interest		\$4,911.70		\$4,911.70
BegBal - Pool & Spa		\$65,536.20		\$65,536.20
Alloc- Pool & Spa		\$886.09		\$886.09
Beg Bal - Pool Deck		\$4,884.00		\$4,884.00
Alloc - Pool Deck		\$296.59		\$296.59
Beg Bal - Roof Replacement		\$1,907,878.67		\$1,907,878.67
Alloc - Roof Replacement		\$16,960.50		\$16,960.50
Beg Bal - Painting Exterior		\$136,678.46		\$136,678.46
Alloc - Painting Exterior		\$7,972.25		\$7,972.25
BegBal - Road Resurfacing		\$331,682.08		\$331,682.08
Alloc - Road Resurfacing		\$2,380.25		\$2,380.25
BegBal - Electrical		\$70,115.61		\$70,115.61
Alloc - Electrical		\$456.65		\$456.65
BegBal - HVAC		\$12,360.24		\$12,360.24
Alloc - HVAC		\$30.92		\$30.92
Beg Bal - Plumbing		\$37,279.23		\$37,279.23
Alloc - Plumbing		\$2,124.50		\$2,124.50
Beg Bal - Drainage		\$793.08		\$793.08
Alloc - Drainage		\$97.42		\$97.42
BegBal - Fire & Safety Systems		\$186,097.04		\$186,097.04
Allocation - Fire & Safety Systems		\$4,805.25		\$4,805.25
Fund Balance	\$131,418.54			\$131,418.54
Current Year Net Income/(Loss)	(\$1,078.32)	\$0.00	\$0.00	(\$1,078.32)
<b>Total Equity</b>	<b>\$130,340.22</b>	<b>\$2,852,277.66</b>	<b>\$0.00</b>	<b>\$2,982,617.88</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$369,763.09</b>	<b>\$2,852,277.66</b>	<b>\$1,616,674.06</b>	<b>\$4,838,714.81</b>

**Income/Expense**  
**VGC - Vintage Grand Condo Assn Inc**  
 Period: 1/1/2023 - 1/31/2023

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	\$130,275.47	\$130,275.00	\$0.47	\$1,563,300.00
5030 Fees Income	\$1,600.00	\$1,666.67	(\$66.67)	\$1,600.00	\$1,666.67	(\$66.67)	\$20,000.00
5040 Other/Misc & Late Fee Income	\$0.00	\$1,458.33	(\$1,458.33)	\$0.00	\$1,458.33	(\$1,458.33)	\$17,500.00
5050 Interest Income	\$4,273.99	\$541.67	\$3,732.32	\$4,273.99	\$541.67	\$3,732.32	\$6,500.00
5051 Interest Income-Owners	\$1,296.64	\$0.00	\$1,296.64	\$1,296.64	\$0.00	\$1,296.64	\$0.00
5096 Keys & Locks	\$225.00	\$0.00	\$225.00	\$225.00	\$0.00	\$225.00	\$0.00
5100 Parking	\$180.00	\$500.00	(\$320.00)	\$180.00	\$500.00	(\$320.00)	\$6,000.00
<b>Total Income</b>	<b>\$137,851.10</b>	<b>\$134,441.67</b>	<b>\$3,409.43</b>	<b>\$137,851.10</b>	<b>\$134,441.67</b>	<b>\$3,409.43</b>	<b>\$1,613,300.00</b>

**Building Maintenance**

7210 Pest Control	\$1,280.00	\$1,791.67	\$511.67	\$1,280.00	\$1,791.67	\$511.67	\$21,500.00
7305 Dry Wall Maintenance	\$18,947.12	\$3,333.33	(\$15,613.79)	\$18,947.12	\$3,333.33	(\$15,613.79)	\$40,000.00
7350 Bldc Mntc:Repl,SVC & Repair	\$7,021.03	\$3,750.00	(\$3,271.03)	\$7,021.03	\$3,750.00	(\$3,271.03)	\$45,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7360 Electrical Repairs	\$0.00	\$541.67	\$541.67	\$0.00	\$541.67	\$541.67	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
7395 Roof Repairs	\$0.00	\$4,166.67	\$4,166.67	\$0.00	\$4,166.67	\$4,166.67	\$50,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7425 Safety	\$1,548.85	\$2,666.67	\$1,117.82	\$1,548.85	\$2,666.67	\$1,117.82	\$32,000.00
7430 Security	\$2,239.48	\$2,333.33	\$93.85	\$2,239.48	\$2,333.33	\$93.85	\$28,000.00
<b>Total Building Maintenance</b>	<b>\$31,036.48</b>	<b>\$19,583.34</b>	<b>(\$11,453.14)</b>	<b>\$31,036.48</b>	<b>\$19,583.34</b>	<b>(\$11,453.14)</b>	<b>\$235,000.00</b>

**Grounds Maintenance**

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
7240 Landscaping Maintenance	\$12,230.00	\$9,225.00	(\$3,005.00)	\$12,230.00	\$9,225.00	(\$3,005.00)	\$110,700.00
7250 Grounds Expense-Other	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$1,666.67	\$1,666.67	\$20,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
7290 Irrigation Repairs	\$1,858.62	\$2,083.33	\$224.71	\$1,858.62	\$2,083.33	\$224.71	\$25,000.00
<b>Total Grounds Maintenance</b>	<b>\$14,088.62</b>	<b>\$13,708.34</b>	<b>(\$380.28)</b>	<b>\$14,088.62</b>	<b>\$13,708.34</b>	<b>(\$380.28)</b>	<b>\$164,500.00</b>

**Common Area**

7320 Pool & Spa Maintenance	\$1,714.00	\$2,083.33	\$369.33	\$1,714.00	\$2,083.33	\$369.33	\$25,000.00
7340 Pool Fuel	\$500.31	\$458.33	(\$41.98)	\$500.31	\$458.33	(\$41.98)	\$5,500.00
7560 Common Area - Cleaning	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
7565 Common Area - Painting	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
<b>Total Common Areas</b>	<b>\$2,214.31</b>	<b>\$2,833.32</b>	<b>\$619.01</b>	<b>\$2,214.31</b>	<b>\$2,833.32</b>	<b>\$619.01</b>	<b>\$34,000.00</b>

**Utilities**

7010 Water & Sewer	\$26,851.33	\$25,000.00	(\$1,851.33)	\$26,851.33	\$25,000.00	(\$1,851.33)	\$300,000.00
7015 Water Recovery	(\$20,687.90)	(\$22,250.00)	(\$1,562.10)	(\$20,687.90)	(\$22,250.00)	(\$1,562.10)	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
7040 Trash	\$478.19	\$583.33	\$105.14	\$478.19	\$583.33	\$105.14	\$7,000.00
7050 Electricity	\$2,738.34	\$2,666.67	(\$71.67)	\$2,738.34	\$2,666.67	(\$71.67)	\$32,000.00
<b>Total Utilities</b>	<u>\$9,379.96</u>	<u>\$6,833.33</u>	<u>(\$2,546.63)</u>	<u>\$9,379.96</u>	<u>\$6,833.33</u>	<u>(\$2,546.63)</u>	<u>\$82,000.00</u>

**Administrative**

7150 Insurance	\$43,565.87	\$47,541.67	\$3,975.80	\$43,565.87	\$47,541.67	\$3,975.80	\$570,500.00
7420 Staffing/Personnel	\$24,032.40	\$27,500.00	\$3,467.60	\$24,032.40	\$27,500.00	\$3,467.60	\$330,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
7460 Legal Association	\$510.50	\$833.33	\$322.83	\$510.50	\$833.33	\$322.83	\$10,000.00
7465 Legal Collection & Foreclosure	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$666.67	\$666.67	\$8,000.00
7475 Professional Services	\$1,728.00	\$233.33	(\$1,494.67)	\$1,728.00	\$233.33	(\$1,494.67)	\$2,800.00
7480 Management Fees	\$4,550.00	\$4,550.00	\$0.00	\$4,550.00	\$4,550.00	\$0.00	\$54,600.00
7490 Postage & Printing	\$0.00	\$1,166.67	\$1,166.67	\$0.00	\$1,166.67	\$1,166.67	\$14,000.00
7495 Bank Fees/Coupon Books	\$810.93	\$150.00	(\$660.93)	\$810.93	\$150.00	(\$660.93)	\$1,800.00
7496 Misc Admin Expenses	\$842.19	\$1,250.00	\$407.81	\$842.19	\$1,250.00	\$407.81	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7498 Membership Dues	\$0.00	\$541.67	\$541.67	\$0.00	\$541.67	\$541.67	\$6,500.00
7499 Answering Service	\$65.00	\$75.00	\$10.00	\$65.00	\$75.00	\$10.00	\$900.00
7530 Telephone	\$230.00	\$516.67	\$286.67	\$230.00	\$516.67	\$286.67	\$6,200.00
7590 Bad Debt	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$6,000.00
7600 Office Equipment/Internet	\$507.56	\$333.33	(\$174.23)	\$507.56	\$333.33	(\$174.23)	\$4,000.00
7601 Office Equipment Rental	\$539.52	\$333.33	(\$206.19)	\$539.52	\$333.33	(\$206.19)	\$4,000.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$4,328.08	\$4,333.33	\$5.25	\$52,000.00
<b>Total Administrative</b>	<u>\$82,210.05</u>	<u>\$91,483.33</u>	<u>\$9,273.28</u>	<u>\$82,210.05</u>	<u>\$91,483.33</u>	<u>\$9,273.28</u>	<u>\$1,097,800.00</u>

<b>Total Expenses</b>	<u>\$138,929.42</u>	<u>\$134,441.66</u>	<u>(\$4,487.76)</u>	<u>\$138,929.42</u>	<u>\$134,441.66</u>	<u>(\$4,487.76)</u>	<u>\$1,613,300.00</u>
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<b>Current Yr Net Income/Loss</b>	<u>(\$1,078.32)</u>	<u>\$0.01</u>	<u>(\$1,078.33)</u>	<u>(\$1,078.32)</u>	<u>\$0.01</u>	<u>(\$1,078.33)</u>	<u>\$0.00</u>
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Vintage Grand Condo Assn Inc  
Reserve Statement

Run Date: 02/24/2023

Run Time: 02:03 PM

Start: 01/01/2023 | End: 01/31/2023

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
<b>Reserves 1</b>				
3606 BegBal - Reserve Interest	\$58,050.93	\$0.00	\$0.00	\$58,050.93
3607 Current Year Reserve Interest	\$0.00	\$4,911.70	\$0.00	\$4,911.70
<b>Reserves 1Total:</b>	<b>\$58,050.93</b>	<b>\$4,911.70</b>	<b>\$0.00</b>	<b>\$62,962.63</b>
<b>Reserves 2</b>				
3611 BegBal - Pool & Spa	\$65,536.20	\$0.00	\$0.00	\$65,536.20
3612 Alloc- Pool & Spa	\$0.00	\$886.09	\$0.00	\$886.09
<b>Reserves 2Total:</b>	<b>\$65,536.20</b>	<b>\$886.09</b>	<b>\$0.00</b>	<b>\$66,422.29</b>
<b>Reserves 3</b>				
3626 Beg Bal - Pool Deck	\$4,884.00	\$0.00	\$0.00	\$4,884.00
3627 Alloc - Pool Deck	\$0.00	\$296.59	\$0.00	\$296.59
<b>Reserves 3Total:</b>	<b>\$4,884.00</b>	<b>\$296.59</b>	<b>\$0.00</b>	<b>\$5,180.59</b>
<b>Reserves 4</b>				
3631 Beg Bal - Roof Replacement	\$1,907,878.67	\$0.00	\$0.00	\$1,907,878.67
3632 Alloc - Roof Replacement	\$0.00	\$16,960.50	\$0.00	\$16,960.50
<b>Reserves 4Total:</b>	<b>\$1,907,878.67</b>	<b>\$16,960.50</b>	<b>\$0.00</b>	<b>\$1,924,839.17</b>
<b>Reserves 5</b>				
3641 Beg Bal - Painting Exterior	\$136,678.46	\$0.00	\$0.00	\$136,678.46
3642 Alloc - Painting Exterior	\$0.00	\$7,972.25	\$0.00	\$7,972.25
<b>Reserves 5Total:</b>	<b>\$136,678.46</b>	<b>\$7,972.25</b>	<b>\$0.00</b>	<b>\$144,650.71</b>
<b>Reserves 6</b>				
3651 BegBal - Road Resurfacing	\$331,682.08	\$0.00	\$0.00	\$331,682.08
3652 Alloc - Road Resurfacing	\$0.00	\$2,380.25	\$0.00	\$2,380.25
<b>Reserves 6Total:</b>	<b>\$331,682.08</b>	<b>\$2,380.25</b>	<b>\$0.00</b>	<b>\$334,062.33</b>
<b>Reserves 7</b>				
3671 BegBal - Electrical	\$70,115.61	\$0.00	\$0.00	\$70,115.61
3672 Alloc - Electrical	\$0.00	\$456.65	\$0.00	\$456.65
<b>Reserves 7Total:</b>	<b>\$70,115.61</b>	<b>\$456.65</b>	<b>\$0.00</b>	<b>\$70,572.26</b>
<b>Reserves 8</b>				
3681 BegBal - HVAC	\$12,360.24	\$0.00	\$0.00	\$12,360.24
3682 Alloc - HVAC	\$0.00	\$30.92	\$0.00	\$30.92
<b>Reserves 8Total:</b>	<b>\$12,360.24</b>	<b>\$30.92</b>	<b>\$0.00</b>	<b>\$12,391.16</b>
<b>Reserves 9</b>				
3766 Beg Bal - Plumbing	\$37,279.23	\$0.00	\$0.00	\$37,279.23
3767 Alloc - Plumbing	\$0.00	\$2,124.50	\$0.00	\$2,124.50
<b>Reserves 9Total:</b>	<b>\$37,279.23</b>	<b>\$2,124.50</b>	<b>\$0.00</b>	<b>\$39,403.73</b>

Vintage Grand Condo Assn Inc  
Start: 01/01/2023 | End: 01/31/2023

RESERVE STATEMENT

Reserves 10

3776 Beg Bal - Drainage	\$793.08	\$0.00	\$0.00	\$793.08
3777 Alloc - Drainage	\$0.00	\$97.42	\$0.00	\$97.42
<b>Reserves 10Total:</b>	<b>\$793.08</b>	<b>\$97.42</b>	<b>\$0.00</b>	<b>\$890.50</b>

Reserves 11

3786 BegBal - Fire & Safety Systems	\$186,097.04	\$0.00	\$0.00	\$186,097.04
3787 Allocation - Fire & Safety Systems	\$0.00	\$4,805.25	\$0.00	\$4,805.25
<b>Reserves 11Total:</b>	<b>\$186,097.04</b>	<b>\$4,805.25</b>	<b>\$0.00</b>	<b>\$190,902.29</b>

<b>Total</b>	<b>\$2,811,355.54</b>	<b>\$40,922.12</b>	<b>\$0.00</b>	<b>\$2,852,277.66</b>
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