

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

**For the Month Ending
MARCH 2023**

**Unaudited
Financial Statement**

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

Vintage Grand Condo Assn Inc

Run Date: 04/14/2023

Run Time: 08:54 AM

FUND BALANCE SHEET

As of: 03/31/2023

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$34,275.42			\$34,275.42
Checking - Centennial Bank 9203	\$10,613.15			\$10,613.15
Reserve - Centennial Bank 2057		\$100,169.86		\$100,169.86
ICS - Operating Centennial 40-5	\$1,613,597.96			\$1,613,597.96
ICS - Reserve Centennial 57-9		\$2,625,790.30		\$2,625,790.30
CDARS - Centennial 12/ 7/23-2.50%		\$209,487.79		\$209,487.79
Petty Cash	\$1,924.82			\$1,924.82
Interfund Transfer	(\$1,437,797.27)			(\$1,437,797.27)
Interfund Transfer			\$1,437,797.27	\$1,437,797.27
Assessments Due	\$223,861.50			\$223,861.50
Allowance for Bad Debt	(\$207,722.39)			(\$207,722.39)
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	\$12,984.25			\$12,984.25
Total Assets	\$282,223.11	\$2,935,447.95	\$1,437,797.27	\$4,655,468.33

Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$226,631.96			\$226,631.96
Accrued Expenses	\$6,900.00			\$6,900.00
Contingency Income-Legal Settlement			\$2,562,479.88	\$2,562,479.88
Contingency Rebuilding Income			\$12,459,872.13	\$12,459,872.13
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$860,219.96)	(\$860,219.96)
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			(\$383,690.53)	(\$383,690.53)
R.L. James			(\$9,254,090.66)	(\$9,254,090.66)
Accrued Construction Retainage			\$38,290.90	\$38,290.90
Total Liabilities	\$233,531.96	\$0.00	\$1,437,797.27	\$1,671,329.23

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$58,050.93		\$58,050.93
Current Year Reserve Interest		\$16,420.56		\$16,420.56
Reserve Interest Expense		(\$359.41)		(\$359.41)

Account	Operating	Reserves	Other	Total
BegBal - Pool & Spa		\$65,536.20		\$65,536.20
Alloc- Pool & Spa		\$2,658.27		\$2,658.27
Beg Bal - Pool Deck		\$4,884.00		\$4,884.00
Alloc - Pool Deck		\$889.77		\$889.77
Beg Bal - Roof Replacement		\$1,907,878.67		\$1,907,878.67
Alloc - Roof Replacement		\$50,881.50		\$50,881.50
Beg Bal - Painting Exterior		\$136,678.46		\$136,678.46
Alloc - Painting Exterior		\$23,916.75		\$23,916.75
BegBal - Road Resurfacing		\$331,682.08		\$331,682.08
Alloc - Road Resurfacing		\$7,140.75		\$7,140.75
BegBal - Electrical		\$70,115.61		\$70,115.61
Alloc - Electrical		\$1,369.95		\$1,369.95
BegBal - HVAC		\$12,360.24		\$12,360.24
Alloc - HVAC		\$92.76		\$92.76
Beg Bal - Plumbing		\$37,279.23		\$37,279.23
Alloc - Plumbing		\$6,373.50		\$6,373.50
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		\$14,513.17		\$14,513.17
Fund Balance	\$108,264.14			\$108,264.14
Current Year Net Income/(Loss)	(\$59,572.99)	\$0.00	\$0.00	(\$59,572.99)
Total Equity	\$48,691.15	\$2,935,447.95	\$0.00	\$2,984,139.10
Total Liabilities & Equity	\$282,223.11	\$2,935,447.95	\$1,437,797.27	\$4,655,468.33

Income/Expense
VGC - Vintage Grand Condo Assn Inc
 Period: 3/1/2023 - 3/31/2023

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	\$390,826.41	\$390,825.00	\$1.41	\$1,563,300.00
5030 Fees Income	\$1,200.00	\$1,666.67	(\$466.67)	\$3,400.00	\$5,000.01	(\$1,600.01)	\$20,000.00
5040 Other/Misc & Late Fee Income	\$0.00	\$1,458.33	(\$1,458.33)	\$25.01	\$4,374.99	(\$4,349.98)	\$17,500.00
5050 Interest Income	\$4,574.84	\$541.67	\$4,033.17	\$13,375.41	\$1,625.01	\$11,750.40	\$6,500.00
5051 Interest Income-Owners	\$1,484.00	\$0.00	\$1,484.00	\$4,307.73	\$0.00	\$4,307.73	\$0.00
5095 Fines	\$5,720.00	\$0.00	\$5,720.00	\$5,720.00	\$0.00	\$5,720.00	\$0.00
5096 Keys & Locks	\$450.00	\$0.00	\$450.00	\$675.00	\$0.00	\$675.00	\$0.00
5100 Parking	\$3,240.00	\$500.00	\$2,740.00	\$3,420.00	\$1,500.00	\$1,920.00	\$6,000.00
Total Income	\$146,944.31	\$134,441.67	\$12,502.64	\$421,749.56	\$403,325.01	\$18,424.55	\$1,613,300.00

Building Maintenance

7210 Pest Control	\$2,560.00	\$1,791.67	(\$768.33)	\$5,798.00	\$5,375.01	(\$422.99)	\$21,500.00
7305 Dry Wall Maintenance	\$25,251.68	\$3,333.33	(\$21,918.35)	\$48,331.64	\$9,999.99	(\$38,331.65)	\$40,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$12,300.56	\$3,750.00	(\$8,550.56)	\$26,328.63	\$11,250.00	(\$15,078.63)	\$45,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
7360 Electrical Repairs	\$4,354.50	\$541.67	(\$3,812.83)	\$8,096.00	\$1,625.01	(\$6,470.99)	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$642.50	\$416.67	(\$225.83)	\$930.00	\$1,250.01	\$320.01	\$5,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$973.00	\$1,250.01	\$277.01	\$5,000.00
7395 Roof Repairs	\$30,612.00	\$4,166.67	(\$26,445.33)	\$35,889.00	\$12,500.01	(\$23,388.99)	\$50,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
7425 Safety	\$5,575.25	\$2,666.67	(\$2,908.58)	\$7,980.10	\$8,000.01	\$19.91	\$32,000.00
7430 Security	\$2,207.94	\$2,333.33	\$125.39	\$5,962.54	\$6,999.99	\$1,037.45	\$28,000.00
Total Building Maintenance	\$83,504.43	\$19,583.34	(\$63,921.09)	\$140,288.91	\$58,750.02	(\$81,538.89)	\$235,000.00

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$450.00	\$450.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$416.67	\$416.67	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
7240 Landscaping Maintenance	\$19,893.50	\$9,225.00	(\$10,668.50)	\$40,103.50	\$27,675.00	(\$12,428.50)	\$110,700.00
7250 Grounds Expense-Other	\$150.00	\$1,666.67	\$1,516.67	\$150.00	\$5,000.01	\$4,850.01	\$20,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$2,913.85	\$500.01	(\$2,413.84)	\$2,000.00
7290 Irrigation Repairs	\$990.12	\$2,083.33	\$1,093.21	\$4,319.71	\$6,249.99	\$1,930.28	\$25,000.00
Total Grounds Maintenance	\$21,033.62	\$13,708.34	(\$7,325.28)	\$47,487.06	\$41,125.02	(\$6,362.04)	\$164,500.00

Common Area

7320 Pool & Spa Maintenance	\$1,879.00	\$2,083.33	\$204.33	\$5,435.50	\$6,249.99	\$814.49	\$25,000.00
7340 Pool Fuel	\$406.51	\$458.33	\$51.82	\$1,523.75	\$1,374.99	(\$148.76)	\$5,500.00
7560 Common Area - Cleaning	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$1,500.00
7565 Common Area - Painting	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$135.00	\$249.99	\$114.99	\$1,000.00
Total Common Areas	\$2,285.51	\$2,833.32	\$547.81	\$7,094.25	\$8,499.96	\$1,405.71	\$34,000.00

Utilities

7010 Water & Sewer	\$24,987.72	\$25,000.00	\$12.28	\$75,638.60	\$75,000.00	(\$638.60)	\$300,000.00
7015 Water Recovery	(\$28,215.37)	(\$22,250.00)	\$5,965.37	(\$71,171.71)	(\$66,750.00)	\$4,421.71	(\$267,000.00)
7030 Water Meter Replacement	\$15,619.40	\$833.33	(\$14,786.07)	\$17,018.40	\$2,499.99	(\$14,518.41)	\$10,000.00
7040 Trash	\$478.19	\$583.33	\$105.14	\$1,434.57	\$1,749.99	\$315.42	\$7,000.00
7050 Electricity	\$2,735.87	\$2,666.67	(\$69.20)	\$7,927.67	\$8,000.01	\$72.34	\$32,000.00
Total Utilities	<u>\$15,605.81</u>	<u>\$6,833.33</u>	<u>(\$8,772.48)</u>	<u>\$30,847.53</u>	<u>\$20,499.99</u>	<u>(\$10,347.54)</u>	<u>\$82,000.00</u>

Administrative

7150 Insurance	\$43,565.87	\$47,541.67	\$3,975.80	\$130,697.61	\$142,625.01	\$11,927.40	\$570,500.00
7420 Staffing/Personnel	\$27,135.62	\$27,500.00	\$364.38	\$76,292.47	\$82,500.00	\$6,207.53	\$330,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
7460 Legal Association	(\$107.85)	\$833.33	\$941.18	\$1,145.85	\$2,499.99	\$1,354.14	\$10,000.00
7465 Legal Collection & Foreclosure	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
7470 CPA Services	\$150.00	\$666.67	\$516.67	\$150.00	\$2,000.01	\$1,850.01	\$8,000.00
7475 Professional Services	\$0.00	\$233.33	\$233.33	\$6,978.00	\$699.99	(\$6,278.01)	\$2,800.00
7480 Management Fees	\$4,550.00	\$4,550.00	\$0.00	\$13,650.00	\$13,650.00	\$0.00	\$54,600.00
7490 Postage & Printing	\$561.61	\$1,166.67	\$605.06	\$585.15	\$3,500.01	\$2,914.86	\$14,000.00
7495 Bank Fees/Coupon Books	\$25.00	\$150.00	\$125.00	\$849.68	\$450.00	(\$399.68)	\$1,800.00
7496 Misc Admin Expenses	\$6,218.48	\$1,250.00	(\$4,968.48)	\$7,060.67	\$3,750.00	(\$3,310.67)	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
7498 Membership Dues	\$0.00	\$541.67	\$541.67	\$0.00	\$1,625.01	\$1,625.01	\$6,500.00
7499 Answering Service	\$65.00	\$75.00	\$10.00	\$195.00	\$225.00	\$30.00	\$900.00
7530 Telephone	\$427.00	\$516.67	\$89.67	\$818.83	\$1,550.01	\$731.18	\$6,200.00
7590 Bad Debt	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$6,000.00
7600 Office Equipment/Internet	\$343.56	\$333.33	(\$10.23)	\$1,459.87	\$999.99	(\$459.88)	\$4,000.00
7601 Office Equipment Rental	\$627.95	\$333.33	(\$294.62)	\$1,237.42	\$999.99	(\$237.43)	\$4,000.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$12,984.25	\$12,999.99	\$15.74	\$52,000.00
Total Administrative	<u>\$88,390.32</u>	<u>\$91,483.33</u>	<u>\$3,093.01</u>	<u>\$255,604.80</u>	<u>\$274,449.99</u>	<u>\$18,845.19</u>	<u>\$1,097,800.00</u>
Total Expenses	<u>\$210,819.69</u>	<u>\$134,441.66</u>	<u>(\$76,378.03)</u>	<u>\$481,322.55</u>	<u>\$403,324.98</u>	<u>(\$77,997.57)</u>	<u>\$1,613,300.00</u>
Current Yr Net Income/Loss	<u>(\$63,875.38)</u>	<u>\$0.01</u>	<u>(\$63,875.39)</u>	<u>(\$59,572.99)</u>	<u>\$0.03</u>	<u>(\$59,573.02)</u>	<u>\$0.00</u>

Vintage Grand Condo Assn Inc
Reserve Statement

Run Date: 04/14/2023
Run Time: 09:02 AM

Start: 03/01/2023 | End: 03/31/2023

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	\$9,465.92	\$6,954.64	\$0.00	\$16,420.56
3608 Reserve Interest Expense	\$0.00	\$0.00	\$359.41	(\$359.41)
Reserves 1Total:	\$67,516.85	\$6,954.64	\$359.41	\$74,112.08
Reserves 2				
3611 BegBal - Pool & Spa	\$65,536.20	\$0.00	\$0.00	\$65,536.20
3612 Alloc- Pool & Spa	\$1,772.18	\$886.09	\$0.00	\$2,658.27
Reserves 2Total:	\$67,308.38	\$886.09	\$0.00	\$68,194.47
Reserves 3				
3626 Beg Bal - Pool Deck	\$4,884.00	\$0.00	\$0.00	\$4,884.00
3627 Alloc - Pool Deck	\$593.18	\$296.59	\$0.00	\$889.77
Reserves 3Total:	\$5,477.18	\$296.59	\$0.00	\$5,773.77
Reserves 4				
3631 Beg Bal - Roof Replacement	\$1,907,878.67	\$0.00	\$0.00	\$1,907,878.67
3632 Alloc - Roof Replacement	\$33,921.00	\$16,960.50	\$0.00	\$50,881.50
Reserves 4Total:	\$1,941,799.67	\$16,960.50	\$0.00	\$1,958,760.17
Reserves 5				
3641 Beg Bal - Painting Exterior	\$136,678.46	\$0.00	\$0.00	\$136,678.46
3642 Alloc - Painting Exterior	\$15,944.50	\$7,972.25	\$0.00	\$23,916.75
Reserves 5Total:	\$152,622.96	\$7,972.25	\$0.00	\$160,595.21
Reserves 6				
3651 BegBal - Road Resurfacing	\$331,682.08	\$0.00	\$0.00	\$331,682.08
3652 Alloc - Road Resurfacing	\$4,760.50	\$2,380.25	\$0.00	\$7,140.75
Reserves 6Total:	\$336,442.58	\$2,380.25	\$0.00	\$338,822.83
Reserves7				
3671 BegBal - Electrical	\$70,115.61	\$0.00	\$0.00	\$70,115.61
3672 Alloc - Electrical	\$913.30	\$456.65	\$0.00	\$1,369.95
Reserves7Total:	\$71,028.91	\$456.65	\$0.00	\$71,485.56
Reserves 8				
3681 BegBal - HVAC	\$12,360.24	\$0.00	\$0.00	\$12,360.24
3682 Alloc - HVAC	\$61.84	\$30.92	\$0.00	\$92.76
Reserves 8Total:	\$12,422.08	\$30.92	\$0.00	\$12,453.00
Reserves 9				
3766 Beg Bal - Plumbing	\$37,279.23	\$0.00	\$0.00	\$37,279.23
3767 Alloc - Plumbing	\$4,249.00	\$2,124.50	\$0.00	\$6,373.50
Reserves 9Total:	\$41,528.23	\$2,124.50	\$0.00	\$43,652.73

Vintage Grand Condo Assn Inc
Start: 03/01/2023 | End: 03/31/2023

RESERVE STATEMENT

Reserves 10				
3776 Beg Bal - Drainage	\$793.08	\$0.00	\$0.00	\$793.08
3777 Alloc - Drainage	\$194.84	\$0.00	\$0.00	\$194.84
Reserves 10Total:	\$987.92	\$0.00	\$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	\$9,610.50	\$4,902.67	\$0.00	\$14,513.17
Reserves 11Total:	\$195,707.54	\$4,902.67	\$0.00	\$200,610.21
Total	\$2,892,842.30	\$42,965.06	\$359.41	\$2,935,447.95