

**VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.**

**For the Month Ending  
APRIL 2023**

**Unaudited  
Financial Statement**

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

# Vintage Grand Condo Assn Inc

Run Date: 05/11/2023

Run Time: 11:50 AM

## FUND BALANCE SHEET

As of: 04/30/2023

### Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$128,480.63			\$128,480.63
Checking - Centennial Bank 9203	\$58,969.16			\$58,969.16
Reserve - Centennial Bank 2057		\$100,164.40		\$100,164.40
ICS - Operating Centennial 40-5	\$1,323,780.95			\$1,323,780.95
ICS - Reserve Centennial 57-9		\$2,668,491.61		\$2,668,491.61
CDARS - Centennial 12/ 7/23-2.50%		\$209,487.79		\$209,487.79
Petty Cash	\$1,924.82			\$1,924.82
Interfund Transfer	(\$1,317,756.37)			(\$1,317,756.37)
Interfund Transfer			\$1,317,756.37	\$1,317,756.37
Assessments Due	\$231,856.03			\$231,856.03
Allowance for Bad Debt	(\$208,222.39)			(\$208,222.39)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$39,909.69			\$39,909.69
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>\$280,424.67</b>	<b>\$2,978,143.80</b>	<b>\$1,317,756.37</b>	<b>\$4,576,324.84</b>

### Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable	\$12,904.80			\$12,904.80
Accounts Payable Owners	\$15.00			\$15.00
Prepaid Assessments	\$198,987.75			\$198,987.75
Accrued Expenses	\$6,900.00			\$6,900.00
Contingency Income-Legal Settlement			\$2,562,479.88	\$2,562,479.88
Contingency Rebuilding Income			\$12,626,538.80	\$12,626,538.80
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$868,781.96)	(\$868,781.96)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$1,620.43)	(\$1,620.43)
Landscaping			(\$188,033.11)	(\$188,033.11)
Gutter/Downspouts			(\$113,153.39)	(\$113,153.39)
Miscellaneous			(\$390,081.35)	(\$390,081.35)
R L James			(\$9,542,398.16)	(\$9,542,398.16)
Accrued Construction Retainage			\$67,121.65	\$67,121.65
<b>Total Liabilities</b>	<b>\$218,807.55</b>	<b>\$0.00</b>	<b>\$1,317,756.37</b>	<b>\$1,536,563.92</b>

### Equity

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

Account	Operating	Reserves	Other	Total
Current Year Reserve Interest		\$23,105.99		\$23,105.99
Reserve Interest Expense		(\$359.41)		(\$359.41)
BegBal - Pool & Spa		\$65,536.20		\$65,536.20
Alloc- Pool & Spa		\$3,544.36		\$3,544.36
Beg Bal - Pool Deck		\$4,884.00		\$4,884.00
Alloc - Pool Deck		\$1,186.36		\$1,186.36
Beg Bal - Roof Replacement		\$1,907,878.67		\$1,907,878.67
Alloc - Roof Replacement		\$67,842.00		\$67,842.00
Beg Bal - Painting Exterior		\$136,678.46		\$136,678.46
Alloc - Painting Exterior		\$31,889.00		\$31,889.00
BegBal - Road Resurfacing		\$331,682.08		\$331,682.08
Alloc - Road Resurfacing		\$9,521.00		\$9,521.00
BegBal - Electrical		\$70,115.61		\$70,115.61
Alloc - Electrical		\$1,826.60		\$1,826.60
BegBal - HVAC		\$12,360.24		\$12,360.24
Alloc - HVAC		\$123.68		\$123.68
Beg Bal - Plumbing		\$37,279.23		\$37,279.23
Alloc - Plumbing		\$8,498.00		\$8,498.00
Beg Bal - Drainage		\$793.08		\$793.08
Alloc - Drainage		\$292.26		\$292.26
BegBal - Fire & Safety Systems		\$186,097.04		\$186,097.04
Allocation - Fire & Safety Systems		\$19,318.42		\$19,318.42
Fund Balance	\$108,264.14			\$108,264.14
Current Year Net Income/(Loss)	(\$46,647.02)	\$0.00	\$0.00	(\$46,647.02)
<b>Total Equity</b>	<b>\$61,617.12</b>	<b>\$2,978,143.80</b>	<b>\$0.00</b>	<b>\$3,039,760.92</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$280,424.67</b>	<b>\$2,978,143.80</b>	<b>\$1,317,756.37</b>	<b>\$4,576,324.84</b>

**Income/Expense**  
**VGC - Vintage Grand Condo Assn Inc**  
 Period: 4/1/2023 - 4/30/2023

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	\$521,101.88	\$521,100.00	\$1.88	\$1,563,300.00
5030 Fees Income	\$1,100.00	\$1,666.67	(\$566.67)	\$4,500.00	\$6,666.68	(\$2,166.68)	\$20,000.00
5040 Other/Misc & Late Fee Income	\$10,734.44	\$1,458.33	\$9,276.11	\$10,759.45	\$5,833.32	\$4,926.13	\$17,500.00
5050 Interest Income	\$3,456.35	\$541.67	\$2,914.68	\$16,831.76	\$2,166.68	\$14,665.08	\$6,500.00
5051 Interest Income-Owners	\$1,593.52	\$0.00	\$1,593.52	\$5,901.25	\$0.00	\$5,901.25	\$0.00
5095 Fines	\$9,220.00	\$0.00	\$9,220.00	\$14,940.00	\$0.00	\$14,940.00	\$0.00
5096 Keys & Locks	\$150.00	\$0.00	\$150.00	\$825.00	\$0.00	\$825.00	\$0.00
5100 Parking	\$390.00	\$500.00	(\$110.00)	\$3,810.00	\$2,000.00	\$1,810.00	\$6,000.00
<b>Total Income</b>	<b>\$156,919.78</b>	<b>\$134,441.67</b>	<b>\$22,478.11</b>	<b>\$578,669.34</b>	<b>\$537,766.68</b>	<b>\$40,902.66</b>	<b>\$1,613,300.00</b>
<b>Building Maintenance</b>							
7210 Pest Control	\$2,384.00	\$1,791.67	(\$592.33)	\$8,182.00	\$7,166.68	(\$1,015.32)	\$21,500.00
7305 Dry Wall Maintenance	\$8,134.57	\$3,333.33	(\$4,801.24)	\$56,466.21	\$13,333.32	(\$43,132.89)	\$40,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$9,600.82	\$3,750.00	(\$5,850.82)	\$35,929.45	\$15,000.00	(\$20,929.45)	\$45,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
7360 Electrical Repairs	\$1,623.00	\$541.67	(\$1,081.33)	\$9,719.00	\$2,166.68	(\$7,552.32)	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$801.00	\$416.67	(\$384.33)	\$1,731.00	\$1,666.68	(\$64.32)	\$5,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$973.00	\$1,666.68	\$693.68	\$5,000.00
7395 Roof Repairs	\$0.00	\$4,166.67	\$4,166.67	\$35,889.00	\$16,666.68	(\$19,222.32)	\$50,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
7425 Safety	\$1,915.30	\$2,666.67	\$751.37	\$9,895.40	\$10,666.68	\$771.28	\$32,000.00
7430 Security	\$535.00	\$2,333.33	\$1,798.33	\$6,497.54	\$9,333.32	\$2,835.78	\$28,000.00
<b>Total Building Maintenance</b>	<b>\$24,993.69</b>	<b>\$19,583.34</b>	<b>(\$5,410.35)</b>	<b>\$165,282.60</b>	<b>\$78,333.36</b>	<b>(\$86,949.24)</b>	<b>\$235,000.00</b>
<b>Grounds Maintenance</b>							
7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$600.00	\$600.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
7240 Landscaping Maintenance	\$7,980.00	\$9,225.00	\$1,245.00	\$48,083.50	\$36,900.00	(\$11,183.50)	\$110,700.00
7250 Grounds Expense-Other	\$6,935.00	\$1,666.67	(\$5,268.33)	\$7,085.00	\$6,666.68	(\$418.32)	\$20,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$2,913.85	\$666.68	(\$2,247.17)	\$2,000.00
7290 Irrigation Repairs	\$6,837.34	\$2,083.33	(\$4,754.01)	\$11,157.05	\$8,333.32	(\$2,823.73)	\$25,000.00
<b>Total Grounds Maintenance</b>	<b>\$21,752.34</b>	<b>\$13,708.34</b>	<b>(\$8,044.00)</b>	<b>\$69,239.40</b>	<b>\$54,833.36</b>	<b>(\$14,406.04)</b>	<b>\$164,500.00</b>
<b>Common Area</b>							
7320 Pool & Spa Maintenance	\$2,725.00	\$2,083.33	(\$641.67)	\$8,160.50	\$8,333.32	\$172.82	\$25,000.00
7340 Pool Fuel	\$170.48	\$458.33	\$287.85	\$1,694.23	\$1,833.32	\$139.09	\$5,500.00
7560 Common Area - Cleaning	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$1,500.00
7565 Common Area - Painting	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$135.00	\$333.32	\$198.32	\$1,000.00
<b>Total Common Areas</b>	<b>\$2,895.48</b>	<b>\$2,833.32</b>	<b>(\$62.16)</b>	<b>\$9,989.73</b>	<b>\$11,333.28</b>	<b>\$1,343.55</b>	<b>\$34,000.00</b>

**Utilities**

7010 Water & Sewer	\$25,555.97	\$25,000.00	(\$555.97)	\$101,194.57	\$100,000.00	(\$1,194.57)	\$300,000.00
7015 Water Recovery	(\$22,250.00)	(\$22,250.00)	\$0.00	(\$93,421.71)	(\$89,000.00)	\$4,421.71	(\$267,000.00)
7030 Water Meter Replacement	\$6,812.61	\$833.33	(\$5,979.28)	\$23,831.01	\$3,333.32	(\$20,497.69)	\$10,000.00
7040 Trash	\$478.19	\$583.33	\$105.14	\$1,912.76	\$2,333.32	\$420.56	\$7,000.00
7050 Electricity	\$3,070.85	\$2,666.67	(\$404.18)	\$10,998.52	\$10,666.68	(\$331.84)	\$32,000.00
<b>Total Utilities</b>	<u>\$13,667.62</u>	<u>\$6,833.33</u>	<u>(\$6,834.29)</u>	<u>\$44,515.15</u>	<u>\$27,333.32</u>	<u>(\$17,181.83)</u>	<u>\$82,000.00</u>

**Administrative**

7150 Insurance	\$43,565.87	\$47,541.67	\$3,975.80	\$174,263.48	\$190,166.68	\$15,903.20	\$570,500.00
7420 Staffing/Personnel	\$24,943.47	\$27,500.00	\$2,556.53	\$101,235.94	\$110,000.00	\$8,764.06	\$330,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
7460 Legal Association	\$186.00	\$833.33	\$647.33	\$1,331.85	\$3,333.32	\$2,001.47	\$10,000.00
7465 Legal Collection & Foreclosure	\$250.00	\$833.33	\$583.33	\$250.00	\$3,333.32	\$3,083.32	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$150.00	\$2,666.68	\$2,516.68	\$8,000.00
7475 Professional Services	\$0.00	\$233.33	\$233.33	\$6,978.00	\$933.32	(\$6,044.68)	\$2,800.00
7480 Management Fees	\$4,550.00	\$4,550.00	\$0.00	\$18,200.00	\$18,200.00	\$0.00	\$54,600.00
7490 Postage & Printing	\$0.00	\$1,166.67	\$1,166.67	\$585.15	\$4,666.68	\$4,081.53	\$14,000.00
7495 Bank Fees/Coupon Books	\$7.00	\$150.00	\$143.00	\$856.68	\$600.00	(\$256.68)	\$1,800.00
7496 Misc Admin Expenses	\$1,231.56	\$1,250.00	\$18.44	\$8,292.23	\$5,000.00	(\$3,292.23)	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
7498 Membership Dues	\$0.00	\$541.67	\$541.67	\$0.00	\$2,166.68	\$2,166.68	\$6,500.00
7499 Answering Service	\$65.00	\$75.00	\$10.00	\$260.00	\$300.00	\$40.00	\$900.00
7530 Telephone	\$426.00	\$516.67	\$90.67	\$1,244.83	\$2,066.68	\$821.85	\$6,200.00
7590 Bad Debt	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$6,000.00
7600 Office Equipment/Internet	\$343.35	\$333.33	(\$10.02)	\$1,803.22	\$1,333.32	(\$469.90)	\$4,000.00
7601 Office Equipment Rental	\$288.35	\$333.33	\$44.98	\$1,525.77	\$1,333.32	(\$192.45)	\$4,000.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$17,312.33	\$17,333.32	\$20.99	\$52,000.00
<b>Total Administrative</b>	<u>\$80,684.68</u>	<u>\$91,483.33</u>	<u>\$10,798.65</u>	<u>\$336,289.48</u>	<u>\$365,933.32</u>	<u>\$29,643.84</u>	<u>\$1,097,800.00</u>
<b>Total Expenses</b>	<u>\$143,993.81</u>	<u>\$134,441.66</u>	<u>(\$9,552.15)</u>	<u>\$625,316.36</u>	<u>\$537,766.64</u>	<u>(\$87,549.72)</u>	<u>\$1,613,300.00</u>
<b>Current Yr Net Income/Loss</b>	<u>\$12,925.97</u>	<u>\$0.01</u>	<u>\$12,925.96</u>	<u>(\$46,647.02)</u>	<u>\$0.04</u>	<u>(\$46,647.06)</u>	<u>\$0.00</u>

Vintage Grand Condo Assn Inc  
Reserve Statement

Run Date: 05/11/2023  
Run Time: 11:55 AM

Start: 04/01/2023 | End: 04/30/2023

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	\$16,420.56	\$6,685.43	\$0.00	\$23,105.99
3608 Reserve Interest Expense	(\$359.41)	\$0.00	\$0.00	(\$359.41)
<b>Reserves 1Total:</b>	<b>\$74,112.08</b>	<b>\$6,685.43</b>	<b>\$0.00</b>	<b>\$80,797.51</b>
<b>Reserves 2</b>				
3611 BegBal - Pool & Spa	\$65,536.20	\$0.00	\$0.00	\$65,536.20
3612 Alloc- Pool & Spa	\$2,658.27	\$886.09	\$0.00	\$3,544.36
<b>Reserves 2Total:</b>	<b>\$68,194.47</b>	<b>\$886.09</b>	<b>\$0.00</b>	<b>\$69,080.56</b>
<b>Reserves 3</b>				
3626 Beg Bal - Pool Deck	\$4,884.00	\$0.00	\$0.00	\$4,884.00
3627 Alloc - Pool Deck	\$889.77	\$296.59	\$0.00	\$1,186.36
<b>Reserves 3Total:</b>	<b>\$5,773.77</b>	<b>\$296.59</b>	<b>\$0.00</b>	<b>\$6,070.36</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	\$50,881.50	\$16,960.50	\$0.00	\$67,842.00
<b>Reserves 4Total:</b>	<b>\$1,958,760.17</b>	<b>\$16,960.50</b>	<b>\$0.00</b>	<b>\$1,975,720.67</b>
<b>Reserves 5</b>				
3641 Beg Bal - Painting Exterior	\$136,678.46	\$0.00	\$0.00	\$136,678.46
3642 Alloc - Painting Exterior	\$23,916.75	\$7,972.25	\$0.00	\$31,889.00
<b>Reserves 5Total:</b>	<b>\$160,595.21</b>	<b>\$7,972.25</b>	<b>\$0.00</b>	<b>\$168,567.46</b>
<b>Reserves 6</b>				
3651 BegBal - Road Resurfacing	\$331,682.08	\$0.00	\$0.00	\$331,682.08
3652 Alloc - Road Resurfacing	\$7,140.75	\$2,380.25	\$0.00	\$9,521.00
<b>Reserves 6Total:</b>	<b>\$338,822.83</b>	<b>\$2,380.25</b>	<b>\$0.00</b>	<b>\$341,203.08</b>
<b>Reserves 7</b>				
3671 BegBal - Electrical	\$70,115.61	\$0.00	\$0.00	\$70,115.61
3672 Alloc - Electrical	\$1,369.95	\$456.65	\$0.00	\$1,826.60
<b>Reserves 7Total:</b>	<b>\$71,485.56</b>	<b>\$456.65</b>	<b>\$0.00</b>	<b>\$71,942.21</b>
<b>Reserves 8</b>				
3681 BegBal - HVAC	\$12,360.24	\$0.00	\$0.00	\$12,360.24
3682 Alloc - HVAC	\$92.76	\$30.92	\$0.00	\$123.68
<b>Reserves 8Total:</b>	<b>\$12,453.00</b>	<b>\$30.92</b>	<b>\$0.00</b>	<b>\$12,483.92</b>
<b>Reserves 9</b>				
3766 Beg Bal - Plumbing	\$37,279.23	\$0.00	\$0.00	\$37,279.23
3767 Alloc - Plumbing	\$6,373.50	\$2,124.50	\$0.00	\$8,498.00
<b>Reserves 9Total:</b>	<b>\$43,652.73</b>	<b>\$2,124.50</b>	<b>\$0.00</b>	<b>\$45,777.23</b>

Vintage Grand Condo Assn Inc  
Start: 04/01/2023 | End: 04/30/2023

RESERVE STATEMENT

Reserves 10				
3776 Beg Bal - Drainage	\$793.08	\$0.00	\$0.00	\$793.08
3777 Alloc - Drainage	\$194.84	\$97.42	\$0.00	\$292.26
<b>Reserves 10Total:</b>	<b>\$987.92</b>	<b>\$97.42</b>	<b>\$0.00</b>	<b>\$1,085.34</b>
Reserves 11				
3786 BegBal - Fire & Safety Systems	\$186,097.04	\$0.00	\$0.00	\$186,097.04
3787 Allocation - Fire & Safety Systems	\$14,513.17	\$4,805.25	\$0.00	\$19,318.42
<b>Reserves 11Total:</b>	<b>\$200,610.21</b>	<b>\$4,805.25</b>	<b>\$0.00</b>	<b>\$205,415.46</b>
<b>Total</b>	<b>\$2,935,447.95</b>	<b>\$42,695.85</b>	<b>\$0.00</b>	<b>\$2,978,143.80</b>