

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

For the Month Ending

October 2023

**Unaudited
Financial Statement**

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

Vintage Grand Condominium Association Inc.

Run Date: 11/14/2023
Run Time: 07:49 AM

FUND BALANCE SHEET

As of: 10/31/2023

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$117,299.64			\$117,299.64
Checking - Centennial Bank 9203	\$17,101.40			\$17,101.40
Reserve - Centennial Bank 2057		\$97,212.34		\$97,212.34
ICS - Operating Centennial 40-5	\$722,976.31			\$722,976.31
ICS - Reserve Centennial 57-9		\$3,374,763.66		\$3,374,763.66
CDARS - Centennial 12/ 7/23-2.50%		\$209,487.79		\$209,487.79
Petty Cash	\$1,924.82			\$1,924.82
Interfund Transfer	(\$603,377.43)			(\$603,377.43)
Interfund Transfer			\$603,377.43	\$603,377.43
Assessments Due	\$231,534.38			\$231,534.38
Allowance for Bad Debt	(\$211,222.39)			(\$211,222.39)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$23,171.48			\$23,171.48
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
Total Assets	\$320,890.36	\$3,681,463.79	\$603,377.43	\$4,605,731.58

Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable	\$3,000.00			\$3,000.00
Prepaid Assessments	\$193,749.68			\$193,749.68
Accrued Expenses	\$1,100.00			\$1,100.00
Contingency Income-Legal Settlement			\$2,562,479.88	\$2,562,479.88
Contingency Rebuilding Income			\$13,626,538.82	\$13,626,538.82
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$949,410.16)	(\$949,410.16)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$1,620.43)	(\$1,620.43)
Landscaping			(\$220,371.11)	(\$220,371.11)
Gutter/Downspouts			(\$122,938.39)	(\$122,938.39)
Miscellaneous			(\$450,146.00)	(\$450,146.00)
R.L. James			(\$11,246,319.87)	(\$11,246,319.87)
Accrued Construction Retainage			\$239,480.25	\$239,480.25
Total Liabilities	\$197,849.68	\$0.00	\$603,377.43	\$801,227.11

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$58,050.93		\$58,050.93
Current Year Reserve Interest		\$72,911.39		\$72,911.39

Account	Operating	Reserves	Other	Total
Reserve Interest Expense		(\$359.41)		(\$359.41)
BegBal - Pool & Spa		\$65,536.20		\$65,536.20
Alloc- Pool & Spa		\$8,860.90		\$8,860.90
Beg Bal - Pool Deck		\$4,884.00		\$4,884.00
Alloc - Pool Deck		\$2,965.90		\$2,965.90
Expense - Roof Replacement		(\$3,000.00)		(\$3,000.00)
Beg Bal - Roof Replacement		\$1,907,878.67		\$1,907,878.67
Alloc - Roof Replacement		\$169,605.00		\$169,605.00
Insurance - Roof Replacement		\$465,830.07		\$465,830.07
Expense - Painting Exterior		(\$19,664.00)		(\$19,664.00)
Beg Bal - Painting Exterior		\$136,678.46		\$136,678.46
Alloc - Painting Exterior		\$79,722.50		\$79,722.50
BegBal - Road Resurfacing		\$331,682.08		\$331,682.08
Alloc - Road Resurfacing		\$23,802.50		\$23,802.50
BegBal - Electrical		\$70,115.61		\$70,115.61
Alloc - Electrical		\$4,566.50		\$4,566.50
Expense - HVAC		(\$5,714.00)		(\$5,714.00)
BegBal - HVAC		\$12,360.24		\$12,360.24
Alloc - HVAC		\$309.20		\$309.20
Beg Bal - Plumbing		\$37,279.23		\$37,279.23
Alloc - Plumbing		\$21,245.00		\$21,245.00
Beg Bal - Drainage		\$793.08		\$793.08
Alloc - Drainage		\$876.78		\$876.78
BegBal - Fire & Safety Systems		\$186,097.04		\$186,097.04
Allocation - Fire & Safety Systems		\$48,149.92		\$48,149.92
Fund Balance	\$108,264.14			\$108,264.14
Current Year Net Income/(Loss)	\$14,776.54	\$0.00	\$0.00	\$14,776.54
Total Equity	\$123,040.68	\$3,681,463.79	\$0.00	\$3,804,504.47
Total Liabilities & Equity	\$320,890.36	\$3,681,463.79	\$603,377.43	\$4,605,731.58

Income/Expense
VGC - Vintage Grand Condominium Association Inc.
 Period: 10/1/2023 - 10/31/2023

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	\$1,302,754.70	\$1,302,750.00	\$4.70	\$1,563,300.00
5030 Fees Income	\$1,170.00	\$1,666.67	(\$496.67)	\$13,720.00	\$16,666.70	(\$2,946.70)	\$20,000.00
5040 Misc Income & Fees	\$0.00	\$1,458.33	(\$1,458.33)	\$11,324.61	\$14,583.30	(\$3,258.69)	\$17,500.00
5050 Interest Income	\$2,290.80	\$541.67	\$1,749.13	\$35,418.11	\$5,416.70	\$30,001.41	\$6,500.00
5051 Interest & Late Fees	\$3,123.40	\$0.00	\$3,123.40	\$24,175.70	\$0.00	\$24,175.70	\$0.00
5095 Fines	\$592.00	\$0.00	\$592.00	\$27,545.00	\$0.00	\$27,545.00	\$0.00
5096 Keys & Locks	\$0.00	\$0.00	\$0.00	\$2,175.00	\$0.00	\$2,175.00	\$0.00
5100 Parking	\$0.00	\$500.00	(\$500.00)	\$7,890.00	\$5,000.00	\$2,890.00	\$6,000.00
Total Income	\$137,451.67	\$134,441.67	\$3,010.00	\$1,425,003.12	\$1,344,416.70	\$80,586.42	\$1,613,300.00

Building Maintenance

7210 Pest Control	\$346.00	\$1,791.67	\$1,445.67	\$17,006.00	\$17,916.70	\$910.70	\$21,500.00
7305 Dry Wall Maintenance	\$4,695.60	\$3,333.33	(\$1,362.27)	\$91,359.04	\$33,333.30	(\$58,025.74)	\$40,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$19,872.26	\$3,750.00	(\$16,122.26)	\$69,452.56	\$37,500.00	(\$31,952.56)	\$45,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
7360 Electrical Repairs	\$264.00	\$541.67	\$277.67	\$26,580.19	\$5,416.70	(\$21,163.49)	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$10,384.45	\$416.67	(\$9,967.78)	\$13,413.45	\$4,166.70	(\$9,246.75)	\$5,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$2,648.00	\$4,166.70	\$1,518.70	\$5,000.00
7395 Roof Repairs	\$6,737.00	\$4,166.67	(\$2,570.33)	\$78,183.00	\$41,666.70	(\$36,516.30)	\$50,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
7425 Safety	\$224.70	\$2,666.67	\$2,441.97	\$20,027.86	\$26,666.70	\$6,638.84	\$32,000.00
7430 Security	\$2,207.94	\$2,333.33	\$125.39	\$21,897.87	\$23,333.30	\$1,435.43	\$28,000.00
Total Building Maintenance	\$44,731.95	\$19,583.34	(\$25,148.61)	\$340,567.97	\$195,833.40	(\$144,734.57)	\$235,000.00

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$1,500.00	\$1,500.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00
7240 Landscaping Maintenance	\$8,219.40	\$9,225.00	\$1,005.60	\$86,534.50	\$92,250.00	\$5,715.50	\$110,700.00
7250 Grounds Expense-Other	\$0.00	\$1,666.67	\$1,666.67	\$20,392.00	\$16,666.70	(\$3,725.30)	\$20,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$2,913.85	\$1,666.70	(\$1,247.15)	\$2,000.00
7290 Irrigation Repairs	\$1,797.51	\$2,083.33	\$285.82	\$33,494.31	\$20,833.30	(\$12,661.01)	\$25,000.00
Total Grounds Maintenance	\$10,016.91	\$13,708.34	\$3,691.43	\$143,334.66	\$137,083.40	(\$6,251.26)	\$164,500.00

Common Area

7320 Pool & Spa Maintenance	\$1,625.00	\$2,083.33	\$458.33	\$22,609.11	\$20,833.30	(\$1,775.81)	\$25,000.00
7340 Pool Fuel	\$256.34	\$458.33	\$201.99	\$3,219.98	\$4,583.30	\$1,363.32	\$5,500.00
7560 Common Area - Cleaning	\$0.00	\$125.00	\$125.00	\$0.00	\$1,250.00	\$1,250.00	\$1,500.00
7565 Common Area - Painting	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$405.00	\$833.30	\$428.30	\$1,000.00
Total Common Areas	\$1,881.34	\$2,833.32	\$951.98	\$26,234.09	\$28,333.20	\$2,099.11	\$34,000.00

Utilities

7010 Water & Sewer	\$23,167.14	\$25,000.00	\$1,832.86	\$247,569.23	\$250,000.00	\$2,430.77	\$300,000.00
7015 Water Recovery	(\$23,171.48)	(\$22,250.00)	\$921.48	(\$231,737.19)	(\$222,500.00)	\$9,237.19	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$25,667.01	\$8,333.30	(\$17,333.71)	\$10,000.00
7040 Trash	\$471.04	\$583.33	\$112.29	\$4,712.19	\$5,833.30	\$1,121.11	\$7,000.00
7050 Electricity	\$2,929.93	\$2,666.67	(\$263.26)	\$29,794.03	\$26,666.70	(\$3,127.33)	\$32,000.00
Total Utilities	<u>\$3,396.63</u>	<u>\$6,833.33</u>	<u>\$3,436.70</u>	<u>\$76,005.27</u>	<u>\$68,333.30</u>	<u>(\$7,671.97)</u>	<u>\$82,000.00</u>

Administrative

7150 Insurance	\$37,724.89	\$47,541.67	\$9,816.78	\$405,116.92	\$475,416.70	\$70,299.78	\$570,500.00
7420 Staffing/Personnel	\$25,086.95	\$27,500.00	\$2,413.05	\$262,575.66	\$275,000.00	\$12,424.34	\$330,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
7460 Legal Association	\$828.80	\$833.33	\$4.53	\$8,174.35	\$8,333.30	\$158.95	\$10,000.00
7465 Legal Collection & Foreclosure	\$1,012.50	\$833.33	(\$179.17)	\$3,926.98	\$8,333.30	\$4,406.32	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$150.00	\$6,666.70	\$6,516.70	\$8,000.00
7475 Professional Services	\$0.00	\$233.33	\$233.33	\$6,978.00	\$2,333.30	(\$4,644.70)	\$2,800.00
7480 Management Fees	\$4,550.00	\$4,550.00	\$0.00	\$45,500.00	\$45,500.00	\$0.00	\$54,600.00
7490 Postage & Printing	\$1,922.18	\$1,166.67	(\$755.51)	\$9,947.58	\$11,666.70	\$1,719.12	\$14,000.00
7495 Bank Fees/Coupon Books	\$20.25	\$150.00	\$129.75	\$1,048.91	\$1,500.00	\$451.09	\$1,800.00
7496 Misc Admin Expenses	\$1,021.20	\$1,250.00	\$228.80	\$12,084.89	\$12,500.00	\$415.11	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
7498 Membership Dues	\$0.00	\$541.67	\$541.67	\$8,682.84	\$5,416.70	(\$3,266.14)	\$6,500.00
7499 Answering Service	(\$130.00)	\$75.00	\$205.00	\$455.00	\$750.00	\$295.00	\$900.00
7530 Telephone	\$171.35	\$516.67	\$345.32	\$2,239.33	\$5,166.70	\$2,927.37	\$6,200.00
7590 Bad Debt	\$500.00	\$500.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$6,000.00
7600 Office Equipment/Internet	\$607.82	\$333.33	(\$274.49)	\$5,650.54	\$3,333.30	(\$2,317.24)	\$4,000.00
7601 Office Equipment Rental	\$488.68	\$333.33	(\$155.35)	\$3,272.76	\$3,333.30	\$60.54	\$4,000.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$43,280.83	\$43,333.30	\$52.47	\$52,000.00
Total Administrative	<u>\$78,132.70</u>	<u>\$91,483.33</u>	<u>\$13,350.63</u>	<u>\$824,084.59</u>	<u>\$914,833.30</u>	<u>\$90,748.71</u>	<u>\$1,097,800.00</u>
Total Expenses	<u>\$138,159.53</u>	<u>\$134,441.66</u>	<u>(\$3,717.87)</u>	<u>\$1,410,226.58</u>	<u>\$1,344,416.60</u>	<u>(\$65,809.98)</u>	<u>\$1,613,300.00</u>
Current Yr Net Income/Loss	<u>(\$707.86)</u>	<u>\$0.01</u>	<u>(\$707.87)</u>	<u>\$14,776.54</u>	<u>\$0.10</u>	<u>\$14,776.44</u>	<u>\$0.00</u>

Vintage Grand Condominium Association Inc.
Reserve Statement

Run Date: 11/14/2023
Run Time: 08:10 AM

Start: 10/01/2023 | End: 10/31/2023

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	\$62,737.99	\$10,173.40	\$0.00	\$72,911.39
3608 Reserve Interest Expense	(\$359.41)	\$0.00	\$0.00	(\$359.41)
Reserves 1Total:	\$120,429.51	\$10,173.40	\$0.00	\$130,602.91
Reserves 2				
3611 BegBal - Pool & Spa	\$65,536.20	\$0.00	\$0.00	\$65,536.20
3612 Alloc- Pool & Spa	\$7,974.81	\$886.09	\$0.00	\$8,860.90
Reserves 2Total:	\$73,511.01	\$886.09	\$0.00	\$74,397.10
Reserves 3				
3626 Beg Bal - Pool Deck	\$4,884.00	\$0.00	\$0.00	\$4,884.00
3627 Alloc - Pool Deck	\$2,669.31	\$296.59	\$0.00	\$2,965.90
Reserves 3Total:	\$7,553.31	\$296.59	\$0.00	\$7,849.90
Reserves 4				
3630 Expense - Roof Replacement	\$0.00	\$0.00	\$3,000.00	(\$3,000.00)
3631 Beg Bal - Roof Replacement	\$1,907,878.67	\$0.00	\$0.00	\$1,907,878.67
3632 Alloc - Roof Replacement	\$152,644.50	\$16,960.50	\$0.00	\$169,605.00
Reserves 4Total:	\$2,060,523.17	\$16,960.50	\$3,000.00	\$2,074,483.67
Reserves 5				
3633 Insurance - Roof Replacement	\$465,830.07	\$0.00	\$0.00	\$465,830.07
3640 Expense - Painting Exterior	(\$19,664.00)	\$0.00	\$0.00	(\$19,664.00)
3641 Beg Bal - Painting Exterior	\$136,678.46	\$0.00	\$0.00	\$136,678.46
3642 Alloc - Painting Exterior	\$71,750.25	\$7,972.25	\$0.00	\$79,722.50
Reserves 5Total:	\$654,594.78	\$7,972.25	\$0.00	\$662,567.03
Reserves 6				
3651 BegBal - Road Resurfacing	\$331,682.08	\$0.00	\$0.00	\$331,682.08
3652 Alloc - Road Resurfacing	\$21,422.25	\$2,380.25	\$0.00	\$23,802.50
Reserves 6Total:	\$353,104.33	\$2,380.25	\$0.00	\$355,484.58
Reserves 7				
3671 BegBal - Electrical	\$70,115.61	\$0.00	\$0.00	\$70,115.61
3672 Alloc - Electrical	\$4,109.85	\$456.65	\$0.00	\$4,566.50
Reserves 7Total:	\$74,225.46	\$456.65	\$0.00	\$74,682.11
Reserves 8				
3680 Expense - HVAC	(\$5,714.00)	\$0.00	\$0.00	(\$5,714.00)
3681 BegBal - HVAC	\$12,360.24	\$0.00	\$0.00	\$12,360.24
3682 Alloc - HVAC	\$278.28	\$30.92	\$0.00	\$309.20

Vintage Grand Condominium Association Inc.
 Start: 10/01/2023 | End: 10/31/2023

RESERVE STATEMENT

Reserves 8Total:	\$6,924.52	\$30.92	\$0.00	\$6,955.44
Reserves 9				
3766 Beg Bal - Plumbing	\$37,279.23	\$0.00	\$0.00	\$37,279.23
3767 Alloc - Plumbing	\$19,120.50	\$2,124.50	\$0.00	\$21,245.00
Reserves 9Total:	\$56,399.73	\$2,124.50	\$0.00	\$58,524.23
Reserves 10				
3776 Beg Bal - Drainage	\$793.08	\$0.00	\$0.00	\$793.08
3777 Alloc - Drainage	\$779.36	\$97.42	\$0.00	\$876.78
Reserves 10Total:	\$1,572.44	\$97.42	\$0.00	\$1,669.86
Reserves 11				
3786 BegBal - Fire & Safety Systems	\$186,097.04	\$0.00	\$0.00	\$186,097.04
3787 Allocation - Fire & Safety Systems	\$43,344.67	\$4,805.25	\$0.00	\$48,149.92
Reserves 11Total:	\$229,441.71	\$4,805.25	\$0.00	\$234,246.96
Total	\$3,638,279.97	\$46,183.82	\$3,000.00	\$3,681,463.79