

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

For the Month Ending

November 2023

**Unaudited
Financial Statement**

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

Vintage Grand Condominium Association Inc.

Run Date: 12/12/2023

Run Time: 03:55 PM

FUND BALANCE SHEET

As of: 11/30/2023

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$33,018.38			\$33,018.38
Checking - Centennial Bank 9203	\$13,148.45			\$13,148.45
Reserve - Centennial Bank 2057		\$96,205.48		\$96,205.48
ICS - Operating Centennial 40-5	\$714,013.62			\$714,013.62
ICS - Reserve Centennial 57-9		\$3,417,754.42		\$3,417,754.42
CDARS - Centennial 12/ 7/23-2.50%		\$209,487.79		\$209,487.79
Petty Cash	\$1,924.82			\$1,924.82
Interfund Transfer	(\$456,593.68)			(\$456,593.68)
Interfund Transfer			\$456,593.68	\$456,593.68
Assessments Due	\$234,918.99			\$234,918.99
Allowance for Bad Debt	(\$211,722.39)			(\$211,722.39)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Utility Deposits	\$12,245.86			\$12,245.86
Prepaid Expenses	\$2,129.33			\$2,129.33
Prepaid Master Fees	\$4,328.09			\$4,328.09
Total Assets	\$345,862.26	\$3,723,447.69	\$456,593.68	\$4,525,903.63

Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable	\$4,260.00			\$4,260.00
Prepaid Assessments	\$176,450.00			\$176,450.00
Accrued Expenses	\$1,100.00			\$1,100.00
Contingency Income-Legal Settlement			\$2,562,479.88	\$2,562,479.88
Contingency Rebuilding Income			\$13,793,205.49	\$13,793,205.49
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$962,777.76)	(\$962,777.76)
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			(\$509,444.55)	(\$509,444.55)
R.L. James			(\$11,513,857.96)	(\$11,513,857.96)
Accrued Construction Retainage			\$266,234.07	\$266,234.07
Total Liabilities	\$181,810.00	\$0.00	\$456,593.68	\$638,403.68

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$58,050.93		\$58,050.93
Current Year Reserve Interest		\$82,884.87		\$82,884.87
Reserve Interest Expense		(\$359.41)		(\$359.41)

Account	Operating	Reserves	Other	Total
Expense - Pool & Spa		(\$4,000.00)		(\$4,000.00)
BegBal - Pool & Spa		\$65,536.20		\$65,536.20
Alloc - Pool & Spa		\$9,746.99		\$9,746.99
Beg Bal - Pool Deck		\$4,884.00		\$4,884.00
Alloc - Pool Deck		\$3,262.49		\$3,262.49
Expense - Roof Replacement		(\$3,000.00)		(\$3,000.00)
Beg Bal - Roof Replacement		\$1,907,878.67		\$1,907,878.67
Alloc - Roof Replacement		\$186,565.50		\$186,565.50
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		\$87,694.75		\$87,694.75
BegBal - Road Resurfacing		\$331,682.08		\$331,682.08
Alloc - Road Resurfacing		\$26,182.75		\$26,182.75
BegBal - Electrical		\$70,115.61		\$70,115.61
Alloc - Electrical		\$5,023.15		\$5,023.15
Expense - HVAC		(\$5,714.00)		(\$5,714.00)
BegBal - HVAC		\$12,360.24		\$12,360.24
Alloc - HVAC		\$340.12		\$340.12
Beg Bal - Plumbing		\$37,279.23		\$37,279.23
Alloc - Plumbing		\$23,369.50		\$23,369.50
Beg Bal - Drainage		\$793.08		\$793.08
Alloc - Drainage		\$974.20		\$974.20
BegBal - Fire & Safety Systems		\$186,097.04		\$186,097.04
Allocation - Fire & Safety Systems		\$52,955.17		\$52,955.17
Fund Balance	\$108,264.14			\$108,264.14
Current Year Net Income/(Loss)	\$55,788.12	\$0.00	\$0.00	\$55,788.12
Total Equity	\$164,052.26	\$3,723,447.69	\$0.00	\$3,887,499.95
Total Liabilities & Equity	\$345,862.26	\$3,723,447.69	\$456,593.68	\$4,525,903.63

Income/Expense
VGC - Vintage Grand Condominium Association Inc.
 Period: 11/1/2023 - 11/30/2023

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	\$1,433,030.17	\$1,433,025.00	\$5.17	\$1,563,300.00
5030 Fees Income	(\$200.00)	\$1,666.67	(\$1,866.67)	\$13,520.00	\$18,333.37	(\$4,813.37)	\$20,000.00
5040 Misc Income & Fees	\$27,547.81	\$1,458.33	\$26,089.48	\$38,872.42	\$16,041.63	\$22,830.79	\$17,500.00
5050 Interest Income	\$2,268.10	\$541.67	\$1,726.43	\$37,686.21	\$5,958.37	\$31,727.84	\$6,500.00
5051 Interest & Late Fees	\$3,262.32	\$0.00	\$3,262.32	\$27,438.02	\$0.00	\$27,438.02	\$0.00
5095 Fines	\$820.00	\$0.00	\$820.00	\$28,365.00	\$0.00	\$28,365.00	\$0.00
5096 Keys & Locks	\$300.00	\$0.00	\$300.00	\$2,475.00	\$0.00	\$2,475.00	\$0.00
5100 Parking	<u>\$1,140.00</u>	<u>\$500.00</u>	<u>\$640.00</u>	<u>\$9,030.00</u>	<u>\$5,500.00</u>	<u>\$3,530.00</u>	<u>\$6,000.00</u>
Total Income	<u>\$165,413.70</u>	<u>\$134,441.67</u>	<u>\$30,972.03</u>	<u>\$1,590,416.82</u>	<u>\$1,478,858.37</u>	<u>\$111,558.45</u>	<u>\$1,613,300.00</u>

Building Maintenance

7210 Pest Control	\$8,347.00	\$1,791.67	(\$6,555.33)	\$25,353.00	\$19,708.37	(\$5,644.63)	\$21,500.00
7305 Dry Wall Maintenance	\$0.00	\$3,333.33	\$3,333.33	\$91,359.04	\$36,666.63	(\$54,692.41)	\$40,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$2,213.07	\$3,750.00	\$1,536.93	\$71,665.63	\$41,250.00	(\$30,415.63)	\$45,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
7360 Electrical Repairs	\$1,542.75	\$541.67	(\$1,001.08)	\$28,122.94	\$5,958.37	(\$22,164.57)	\$6,500.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$416.67	\$416.67	\$13,413.45	\$4,583.37	(\$8,830.08)	\$5,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$2,648.00	\$4,583.37	\$1,935.37	\$5,000.00
7395 Roof Repairs	\$2,692.00	\$4,166.67	\$1,474.67	\$80,875.00	\$45,833.37	(\$35,041.63)	\$50,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
7425 Safety	\$1,580.93	\$2,666.67	\$1,085.74	\$21,608.79	\$29,333.37	\$7,724.58	\$32,000.00
7430 Security	\$2,899.08	\$2,333.33	(\$565.75)	\$24,796.95	\$25,666.63	\$869.68	\$28,000.00
Total Building Maintenance	<u>\$19,274.83</u>	<u>\$19,583.34</u>	<u>\$308.51</u>	<u>\$359,842.80</u>	<u>\$215,416.74</u>	<u>(\$144,426.06)</u>	<u>\$235,000.00</u>

Grounds Maintenance

7230 Lawn & Ground Supplies	\$0.00	\$150.00	\$150.00	\$0.00	\$1,650.00	\$1,650.00	\$1,800.00
7235 Additional Plantings	\$0.00	\$416.67	\$416.67	\$0.00	\$4,583.37	\$4,583.37	\$5,000.00
7240 Landscaping Maintenance	\$8,219.40	\$9,225.00	\$1,005.60	\$94,753.90	\$101,475.00	\$6,721.10	\$110,700.00
7250 Grounds Expense-Other	\$0.00	\$1,666.67	\$1,666.67	\$20,392.00	\$18,333.37	(\$2,058.63)	\$20,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$2,913.85	\$1,833.37	(\$1,080.48)	\$2,000.00
7290 Irrigation Repairs	\$948.29	\$2,083.33	\$1,135.04	\$34,442.60	\$22,916.63	(\$11,525.97)	\$25,000.00
Total Grounds Maintenance	<u>\$9,167.69</u>	<u>\$13,708.34</u>	<u>\$4,540.65</u>	<u>\$152,502.35</u>	<u>\$150,791.74</u>	<u>(\$1,710.61)</u>	<u>\$164,500.00</u>

Common Area

7320 Pool & Spa Maintenance	\$2,395.00	\$2,083.33	(\$311.67)	\$25,004.11	\$22,916.63	(\$2,087.48)	\$25,000.00
7340 Pool Fuel	\$290.09	\$458.33	\$168.24	\$3,510.07	\$5,041.63	\$1,531.56	\$5,500.00
7560 Common Area - Cleaning	\$0.00	\$125.00	\$125.00	\$0.00	\$1,375.00	\$1,375.00	\$1,500.00
7565 Common Area - Painting	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$405.00	\$916.63	\$511.63	\$1,000.00
Total Common Areas	<u>\$2,685.09</u>	<u>\$2,833.32</u>	<u>\$148.23</u>	<u>\$28,919.18</u>	<u>\$31,166.52</u>	<u>\$2,247.34</u>	<u>\$34,000.00</u>

Utilities

7010 Water & Sewer	\$26,317.03	\$25,000.00	(\$1,317.03)	\$273,886.26	\$275,000.00	\$1,113.74	\$300,000.00
7015 Water Recovery	(\$25,509.43)	(\$22,250.00)	\$3,259.43	(\$257,246.62)	(\$244,750.00)	\$12,496.62	(\$267,000.00)
7030 Water Meter Replacement	\$0.00	\$833.33	\$833.33	\$25,667.01	\$9,166.63	(\$16,500.38)	\$10,000.00
7040 Trash	\$25.82	\$583.33	\$557.51	\$4,738.01	\$6,416.63	\$1,678.62	\$7,000.00
7050 Electricity	\$2,825.21	\$2,666.67	(\$158.54)	\$32,619.24	\$29,333.37	(\$3,285.87)	\$32,000.00
Total Utilities	<u>\$3,658.63</u>	<u>\$6,833.33</u>	<u>\$3,174.70</u>	<u>\$79,663.90</u>	<u>\$75,166.63</u>	<u>(\$4,497.27)</u>	<u>\$82,000.00</u>

Administrative

7150 Insurance	\$37,724.89	\$47,541.67	\$9,816.78	\$442,841.81	\$522,958.37	\$80,116.56	\$570,500.00
7420 Staffing/Personnel	\$36,264.27	\$27,500.00	(\$8,764.27)	\$298,839.93	\$302,500.00	\$3,660.07	\$330,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00
7460 Legal Association	\$0.00	\$833.33	\$833.33	\$8,174.35	\$9,166.63	\$992.28	\$10,000.00
7465 Legal Collection & Foreclosure	\$3,715.59	\$833.33	(\$2,882.26)	\$7,642.57	\$9,166.63	\$1,524.06	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$150.00	\$7,333.37	\$7,183.37	\$8,000.00
7475 Professional Services	\$0.00	\$233.33	\$233.33	\$6,978.00	\$2,566.63	(\$4,411.37)	\$2,800.00
7480 Management Fees	\$4,550.00	\$4,550.00	\$0.00	\$50,050.00	\$50,050.00	\$0.00	\$54,600.00
7490 Postage & Printing	\$1,130.75	\$1,166.67	\$35.92	\$11,078.33	\$12,833.37	\$1,755.04	\$14,000.00
7495 Bank Fees/Coupon Books	\$7.00	\$150.00	\$143.00	\$1,055.91	\$1,650.00	\$594.09	\$1,800.00
7496 Misc Admin Expenses	\$276.06	\$1,250.00	\$973.94	\$12,360.95	\$13,750.00	\$1,389.05	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
7498 Membership Dues	\$0.00	\$541.67	\$541.67	\$8,682.84	\$5,958.37	(\$2,724.47)	\$6,500.00
7499 Answering Service	\$65.00	\$75.00	\$10.00	\$520.00	\$825.00	\$305.00	\$900.00
7530 Telephone	\$173.61	\$516.67	\$343.06	\$2,412.94	\$5,683.37	\$3,270.43	\$6,200.00
7590 Bad Debt	\$500.00	\$500.00	\$0.00	\$5,500.00	\$5,500.00	\$0.00	\$6,000.00
7600 Office Equipment/Internet	\$607.82	\$333.33	(\$274.49)	\$6,258.36	\$3,666.63	(\$2,591.73)	\$4,000.00
7601 Office Equipment Rental	\$272.81	\$333.33	\$60.52	\$3,545.57	\$3,666.63	\$121.06	\$4,000.00
7990 Master Association Fees	\$4,328.08	\$4,333.33	\$5.25	\$47,608.91	\$47,666.63	\$57.72	\$52,000.00
Total Administrative	<u>\$89,615.88</u>	<u>\$91,483.33</u>	<u>\$1,867.45</u>	<u>\$913,700.47</u>	<u>\$1,006,316.63</u>	<u>\$92,616.16</u>	<u>\$1,097,800.00</u>
Total Expenses	<u>\$124,402.12</u>	<u>\$134,441.66</u>	<u>\$10,039.54</u>	<u>\$1,534,628.70</u>	<u>\$1,478,858.26</u>	<u>(\$55,770.44)</u>	<u>\$1,613,300.00</u>
Current Yr Net Income/Loss	<u>\$41,011.58</u>	<u>\$0.01</u>	<u>\$41,011.57</u>	<u>\$55,788.12</u>	<u>\$0.11</u>	<u>\$55,788.01</u>	<u>\$0.00</u>

Vintage Grand Condominium Association Inc.
Reserve Statement

Run Date: 12/13/2023
Run Time: 07:26 AM

Start: 11/01/2023 | End: 11/30/2023

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	\$72,911.39	\$9,973.48	\$0.00	\$82,884.87
3608 Reserve Interest Expense	(\$359.41)	\$0.00	\$0.00	(\$359.41)
Reserves 1Total:	\$130,602.91	\$9,973.48	\$0.00	\$140,576.39
Reserves 2				
3610 Expense - Pool & Spa	\$0.00	\$0.00	\$4,000.00	(\$4,000.00)
3611 BegBal - Pool & Spa	\$65,536.20	\$0.00	\$0.00	\$65,536.20
3612 Alloc - Pool & Spa	\$8,860.90	\$886.09	\$0.00	\$9,746.99
Reserves 2Total:	\$74,397.10	\$886.09	\$4,000.00	\$71,283.19
Reserves 3				
3626 Beg Bal - Pool Deck	\$4,884.00	\$0.00	\$0.00	\$4,884.00
3627 Alloc - Pool Deck	\$2,965.90	\$296.59	\$0.00	\$3,262.49
Reserves 3Total:	\$7,849.90	\$296.59	\$0.00	\$8,146.49
Reserves 4				
3630 Expense - Roof Replacement	(\$3,000.00)	\$0.00	\$0.00	(\$3,000.00)
3631 Beg Bal - Roof Replacement	\$1,907,878.67	\$0.00	\$0.00	\$1,907,878.67
3632 Alloc - Roof Replacement	\$169,605.00	\$16,960.50	\$0.00	\$186,565.50
Reserves 4Total:	\$2,074,483.67	\$16,960.50	\$0.00	\$2,091,444.17
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	\$79,722.50	\$7,972.25	\$0.00	\$87,694.75
Reserves 5Total:	\$662,567.03	\$7,972.25	\$0.00	\$670,539.28
Reserves 6				
3651 BegBal - Road Resurfacing	\$331,682.08	\$0.00	\$0.00	\$331,682.08
3652 Alloc - Road Resurfacing	\$23,802.50	\$2,380.25	\$0.00	\$26,182.75
Reserves 6Total:	\$355,484.58	\$2,380.25	\$0.00	\$357,864.83
Reserves7				
3671 BegBal - Electrical	\$70,115.61	\$0.00	\$0.00	\$70,115.61
3672 Alloc - Electrical	\$4,566.50	\$456.65	\$0.00	\$5,023.15
Reserves7Total:	\$74,682.11	\$456.65	\$0.00	\$75,138.76
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

Vintage Grand Condominium Association Inc.
 Start: 11/01/2023 | End: 11/30/2023

RESERVE STATEMENT

3682 Alloc - HVAC	\$309.20	\$30.92	\$0.00	\$340.12
Reserves 8Total:	\$6,955.44	\$30.92	\$0.00	\$6,986.36
Reserves 9				
3766 Beg Bal - Plumbing	\$37,279.23	\$0.00	\$0.00	\$37,279.23
3767 Alloc - Plumbing	\$21,245.00	\$2,124.50	\$0.00	\$23,369.50
Reserves 9Total:	\$58,524.23	\$2,124.50	\$0.00	\$60,648.73
Reserves 10				
3776 Beg Bal - Drainage	\$793.08	\$0.00	\$0.00	\$793.08
3777 Alloc - Drainage	\$876.78	\$97.42	\$0.00	\$974.20
Reserves 10Total:	\$1,669.86	\$97.42	\$0.00	\$1,767.28
Reserves 11				
3786 BegBal - Fire & Safety Systems	\$186,097.04	\$0.00	\$0.00	\$186,097.04
3787 Allocation - Fire & Safety Systems	\$48,149.92	\$4,805.25	\$0.00	\$52,955.17
Reserves 11Total:	\$234,246.96	\$4,805.25	\$0.00	\$239,052.21
Total	\$3,681,463.79	\$45,983.90	\$4,000.00	\$3,723,447.69