

**VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.**

**For the Month Ending**

**January 2024**

**Unaudited  
Financial Statement**

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

# Vintage Grand Condominium Association Inc.

Run Date: 02/27/2024

Run Time: 03:21 PM

## FUND BALANCE SHEET

As of: 01/31/2024

### Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$62,202.01			\$62,202.01
Checking - Centennial Bank 9203	\$6,370.82			\$6,370.82
Reserve - Centennial Bank 2057		\$96,211.76		\$96,211.76
ICS - Operating Centennial 40-5	\$358,275.24			\$358,275.24
ICS - Reserve Centennial 57-9		\$3,232,527.05		\$3,232,527.05
Reserves CD-Liberty Bank 12/13/24-5.35%		\$235,655.81		\$235,655.81
Reserves CD-Bank United 9/14/24-5.00%		\$235,000.00		\$235,000.00
Petty Cash	\$1,924.82			\$1,924.82
Interfund Transfer	(\$178,343.35)			(\$178,343.35)
Interfund Transfer		(\$51,921.20)		(\$51,921.20)
Interfund Transfer			\$230,264.55	\$230,264.55
Assessments Due	\$239,190.86			\$239,190.86
Allowance for Bad Debt	(\$212,722.39)			(\$212,722.39)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$17,507.27			\$17,507.27
Utility Deposits	\$12,245.86			\$12,245.86
Prepaid Expenses	\$2,129.33			\$2,129.33
Prepaid Master Fees	\$9,070.84			\$9,070.84
<b>Total Assets</b>	<b>\$316,302.10</b>	<b>\$3,747,473.42</b>	<b>\$230,264.55</b>	<b>\$4,294,040.07</b>

### Liabilities

Account	Operating	Reserves	Other	Total
Accounts Payable	\$54,746.56			\$54,746.56
Prepaid Assessments	\$182,875.21			\$182,875.21
Accrued Expenses	\$52,950.00			\$52,950.00
Contingency Income-Legal Settlement			\$2,562,479.88	\$2,562,479.88
Contingency Rebuilding Income			\$14,126,538.83	\$14,126,538.83
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$986,677.66)	(\$986,677.66)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$1,620.43)	(\$1,620.43)
Landscaping			(\$233,177.11)	(\$233,177.11)
Gutter/Downspouts			(\$127,274.39)	(\$127,274.39)
Miscellaneous			(\$524,978.77)	(\$524,978.77)
R.L. James			(\$12,076,120.11)	(\$12,076,120.11)
Accrued Construction Retainage			\$325,409.87	\$325,409.87
<b>Total Liabilities</b>	<b>\$290,571.77</b>	<b>\$0.00</b>	<b>\$230,264.55</b>	<b>\$520,836.32</b>

### Equity

<b>Account</b>	<b>Operating</b>	<b>Reserves</b>	<b>Other</b>	<b>Total</b>
BegBal - Reserve Interest		\$136,414.40		\$136,414.40
Current Year Reserve Interest		\$9,888.58		\$9,888.58
BegBal - Pool & Spa		\$72,169.28		\$72,169.28
Alloc- Pool & Spa		\$382.42		\$382.42
Beg Bal - Pool Deck		\$8,443.08		\$8,443.08
Alloc - Pool Deck		\$215.25		\$215.25
Beg Bal - Roof Replacement		\$2,562,234.74		\$2,562,234.74
Alloc - Roof Replacement		\$10,112.30		\$10,112.30
Beg Bal - Painting Exterior		\$183,185.46		\$183,185.46
Alloc - Painting Exterior		\$3,723.83		\$3,723.83
BegBal - Road Resurfacing		\$360,245.08		\$360,245.08
Alloc - Road Resurfacing		\$2,990.92		\$2,990.92
BegBal - Electrical		\$75,595.41		\$75,595.41
Alloc - Electrical		\$377.75		\$377.75
BegBal - HVAC		\$7,017.28		\$7,017.28
Alloc - HVAC		\$224.67		\$224.67
Beg Bal - Plumbing		\$62,773.23		\$62,773.23
Alloc - Plumbing		\$1,659.16		\$1,659.16
Beg Bal - Drainage		\$1,864.70		\$1,864.70
Alloc - Drainage		\$73.00		\$73.00
BegBal - Fire & Safety Systems		\$243,857.46		\$243,857.46
Allocation - Fire & Safety Systems		\$4,025.42		\$4,025.42
Fund Balance	\$114,820.54			\$114,820.54
Current Year Net Income/(Loss)	(\$89,090.21)	\$0.00	\$0.00	(\$89,090.21)
<b>Total Equity</b>	<b>\$25,730.33</b>	<b>\$3,747,473.42</b>	<b>\$0.00</b>	<b>\$3,773,203.75</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$316,302.10</b>	<b>\$3,747,473.42</b>	<b>\$230,264.55</b>	<b>\$4,294,040.07</b>

**Income/Expense**  
**VGC - Vintage Grand Condominium Association Inc.**  
 Period: 1/1/2024 - 1/31/2024

Income	Current Period			Year to Date			Variance	Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5010 Maintenance Assessments	\$142,501.17	\$142,500.00	\$1.17	\$142,501.17	\$142,500.00	\$1.17	\$1,710,000.00	
5030 Fees Income	\$2,000.00	\$1,666.67	\$333.33	\$2,000.00	\$1,666.67	\$333.33	\$20,000.00	
5040 Misc Income & Fees	\$373.12	\$1,458.33	(\$1,085.21)	\$373.12	\$1,458.33	(\$1,085.21)	\$17,500.00	
5050 Interest Income	\$1,203.32	\$541.67	\$661.65	\$1,203.32	\$541.67	\$661.65	\$6,500.00	
5051 Interest & Late Fees	\$3,233.38	\$0.00	\$3,233.38	\$3,233.38	\$0.00	\$3,233.38	\$0.00	
5095 Fines	\$330.00	\$0.00	\$330.00	\$330.00	\$0.00	\$330.00	\$0.00	
5096 Keys & Locks	\$150.00	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$0.00	
5100 Parking	\$720.00	\$500.00	\$220.00	\$720.00	\$500.00	\$220.00	\$6,000.00	
<b>Total Income</b>	<b>\$150,510.99</b>	<b>\$146,666.67</b>	<b>\$3,844.32</b>	<b>\$150,510.99</b>	<b>\$146,666.67</b>	<b>\$3,844.32</b>	<b>\$1,760,000.00</b>	

**Building Maintenance**

7210 Pest Control	\$1,530.00	\$1,916.67	\$386.67	\$1,530.00	\$1,916.67	\$386.67	\$23,000.00
7305 Dry Wall Maintenance	\$0.00	\$4,166.67	\$4,166.67	\$0.00	\$4,166.67	\$4,166.67	\$50,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$9,636.72	\$4,166.67	(\$5,470.05)	\$9,636.72	\$4,166.67	(\$5,470.05)	\$50,000.00
7355 Misc Equipment Main:Small To	\$500.00	\$83.33	(\$416.67)	\$500.00	\$83.33	(\$416.67)	\$1,000.00
7360 Electrical Repairs	\$0.00	\$583.33	\$583.33	\$0.00	\$583.33	\$583.33	\$7,000.00
7370 A/C & Heating Supplies-HVAC	\$85.00	\$416.67	\$331.67	\$85.00	\$416.67	\$331.67	\$5,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
7395 Roof Repairs	\$30,978.00	\$1,666.67	(\$29,311.33)	\$30,978.00	\$1,666.67	(\$29,311.33)	\$20,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7425 Safety	\$4,244.17	\$2,500.00	(\$1,744.17)	\$4,244.17	\$2,500.00	(\$1,744.17)	\$30,000.00
7430 Security	\$2,149.20	\$2,333.33	\$184.13	\$2,149.20	\$2,333.33	\$184.13	\$28,000.00
<b>Total Building Maintenance</b>	<b>\$49,123.09</b>	<b>\$18,333.34</b>	<b>(\$30,789.75)</b>	<b>\$49,123.09</b>	<b>\$18,333.34</b>	<b>(\$30,789.75)</b>	<b>\$220,000.00</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	\$8,219.40	\$9,416.67	\$1,197.27	\$8,219.40	\$9,416.67	\$1,197.27	\$113,000.00
7250 Grounds Expense-Other	\$19,675.00	\$1,916.67	(\$17,758.33)	\$19,675.00	\$1,916.67	(\$17,758.33)	\$23,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
7290 Irrigation Repairs	\$2,761.38	\$2,500.00	(\$261.38)	\$2,761.38	\$2,500.00	(\$261.38)	\$30,000.00
<b>Total Grounds Maintenance</b>	<b>\$30,655.78</b>	<b>\$14,566.68</b>	<b>(\$16,089.10)</b>	<b>\$30,655.78</b>	<b>\$14,566.68</b>	<b>(\$16,089.10)</b>	<b>\$174,800.00</b>

**Common Area**

7320 Pool & Spa Maintenance	\$3,904.00	\$2,916.67	(\$987.33)	\$3,904.00	\$2,916.67	(\$987.33)	\$35,000.00
7340 Pool Fuel	\$355.09	\$416.67	\$61.58	\$355.09	\$416.67	\$61.58	\$5,000.00
7560 Common Area - Cleaning	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
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>\$4,259.09</b>	<b>\$3,583.33</b>	<b>(\$675.76)</b>	<b>\$4,259.09</b>	<b>\$3,583.33</b>	<b>(\$675.76)</b>	<b>\$43,000.00</b>

**Utilities**

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7010 Water & Sewer	\$30,569.65	\$25,833.33	(\$4,736.32)	\$30,569.65	\$25,833.33	(\$4,736.32)	\$310,000.00
7015 Water Recovery	(\$17,507.27)	(\$22,991.67)	(\$5,484.40)	(\$17,507.27)	(\$22,991.67)	(\$5,484.40)	(\$275,900.00)
7030 Water Meter Replacement	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
7040 Trash	\$982.20	\$500.00	(\$482.20)	\$982.20	\$500.00	(\$482.20)	\$6,000.00
7050 Electricity	\$2,614.34	\$2,666.67	\$52.33	\$2,614.34	\$2,666.67	\$52.33	\$32,000.00
<b>Total Utilities</b>	<u>\$16,658.92</u>	<u>\$6,175.00</u>	<u>(\$10,483.92)</u>	<u>\$16,658.92</u>	<u>\$6,175.00</u>	<u>(\$10,483.92)</u>	<u>\$74,100.00</u>

**Administrative**

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7150 Insurance	\$99,212.81	\$58,333.33	(\$40,879.48)	\$99,212.81	\$58,333.33	(\$40,879.48)	\$700,000.00
7420 Staffing/Personnel	\$27,182.87	\$29,166.67	\$1,983.80	\$27,182.87	\$29,166.67	\$1,983.80	\$350,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
7460 Legal Association	(\$882.94)	\$833.33	\$1,716.27	(\$882.94)	\$833.33	\$1,716.27	\$10,000.00
7465 Legal Collection & Foreclosure	\$479.18	\$833.33	\$354.15	\$479.18	\$833.33	\$354.15	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$666.67	\$666.67	\$8,000.00
7475 Professional Services	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
7480 Management Fees	\$4,691.67	\$4,691.67	\$0.00	\$4,691.67	\$4,691.67	\$0.00	\$56,300.00
7490 Postage & Printing	\$215.67	\$1,000.00	\$784.33	\$215.67	\$1,000.00	\$784.33	\$12,000.00
7495 Bank Fees/Coupon Books	\$879.08	\$150.00	(\$729.08)	\$879.08	\$150.00	(\$729.08)	\$1,800.00
7496 Misc Admin Expenses	\$638.16	\$1,250.00	\$611.84	\$638.16	\$1,250.00	\$611.84	\$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	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7530 Telephone	\$214.84	\$333.33	\$118.49	\$214.84	\$333.33	\$118.49	\$4,000.00
7590 Bad Debt	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$6,000.00
7600 Office Equipment/Internet	\$611.03	\$541.67	(\$69.36)	\$611.03	\$541.67	(\$69.36)	\$6,500.00
7601 Office Equipment Rental	\$626.54	\$375.00	(\$251.54)	\$626.54	\$375.00	(\$251.54)	\$4,500.00
7990 Master Association Fees	\$4,535.41	\$4,333.33	(\$202.08)	\$4,535.41	\$4,333.33	(\$202.08)	\$52,000.00
<b>Total Administrative</b>	<u>\$138,904.32</u>	<u>\$104,008.33</u>	<u>(\$34,895.99)</u>	<u>\$138,904.32</u>	<u>\$104,008.33</u>	<u>(\$34,895.99)</u>	<u>\$1,248,100.00</u>

**Total Expenses** \$239,601.20 \$146,666.68 (\$92,934.52) \$239,601.20 \$146,666.68 (\$92,934.52) \$1,760,000.00

**Current Yr Net Income/Loss** (\$89,090.21) (\$0.01) (\$89,090.20) (\$89,090.21) (\$0.01) (\$89,090.20) \$0.00

Vintage Grand Condominium Association Inc.  
Reserve Statement

Run Date: 02/27/2024

Run Time: 03:24 PM

Start: 01/01/2024 | End: 01/31/2024

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
<b>Reserves 1</b>				
3606 BegBal - Reserve Interest	\$136,414.40	\$0.00	\$0.00	\$136,414.40
3607 Current Year Reserve Interest	\$0.00	\$9,888.58	\$0.00	\$9,888.58
<b>Reserves 1Total:</b>	<b>\$136,414.40</b>	<b>\$9,888.58</b>	<b>\$0.00</b>	<b>\$146,302.98</b>
<b>Reserves 2</b>				
3611 BegBal - Pool & Spa	\$72,169.28	\$0.00	\$0.00	\$72,169.28
3612 Alloc- Pool & Spa	\$0.00	\$382.42	\$0.00	\$382.42
<b>Reserves 2Total:</b>	<b>\$72,169.28</b>	<b>\$382.42</b>	<b>\$0.00</b>	<b>\$72,551.70</b>
<b>Reserves 3</b>				
3626 Beg Bal - Pool Deck	\$8,443.08	\$0.00	\$0.00	\$8,443.08
3627 Alloc - Pool Deck	\$0.00	\$215.25	\$0.00	\$215.25
<b>Reserves 3Total:</b>	<b>\$8,443.08</b>	<b>\$215.25</b>	<b>\$0.00</b>	<b>\$8,658.33</b>
<b>Reserves 4</b>				
3631 Beg Bal - Roof Replacement	\$2,562,234.74	\$0.00	\$0.00	\$2,562,234.74
3632 Alloc - Roof Replacement	\$0.00	\$10,112.30	\$0.00	\$10,112.30
<b>Reserves 4Total:</b>	<b>\$2,562,234.74</b>	<b>\$10,112.30</b>	<b>\$0.00</b>	<b>\$2,572,347.04</b>
<b>Reserves 5</b>				
3641 Beg Bal - Painting Exterior	\$183,185.46	\$0.00	\$0.00	\$183,185.46
3642 Alloc - Painting Exterior	\$0.00	\$3,723.83	\$0.00	\$3,723.83
<b>Reserves 5Total:</b>	<b>\$183,185.46</b>	<b>\$3,723.83</b>	<b>\$0.00</b>	<b>\$186,909.29</b>
<b>Reserves 6</b>				
3651 BegBal - Road Resurfacing	\$360,245.08	\$0.00	\$0.00	\$360,245.08
3652 Alloc - Road Resurfacing	\$0.00	\$2,990.92	\$0.00	\$2,990.92
<b>Reserves 6Total:</b>	<b>\$360,245.08</b>	<b>\$2,990.92</b>	<b>\$0.00</b>	<b>\$363,236.00</b>
<b>Reserves7</b>				
3671 BegBal - Electrical	\$75,595.41	\$0.00	\$0.00	\$75,595.41
3672 Alloc - Electrical	\$0.00	\$377.75	\$0.00	\$377.75
<b>Reserves7Total:</b>	<b>\$75,595.41</b>	<b>\$377.75</b>	<b>\$0.00</b>	<b>\$75,973.16</b>
<b>Reserves 8</b>				
3681 BegBal - HVAC	\$7,017.28	\$0.00	\$0.00	\$7,017.28
3682 Alloc - HVAC	\$0.00	\$224.67	\$0.00	\$224.67
<b>Reserves 8Total:</b>	<b>\$7,017.28</b>	<b>\$224.67</b>	<b>\$0.00</b>	<b>\$7,241.95</b>
<b>Reserves 9</b>				
3766 Beg Bal - Plumbing	\$62,773.23	\$0.00	\$0.00	\$62,773.23
3767 Alloc - Plumbing	\$0.00	\$1,659.16	\$0.00	\$1,659.16

<b>Reserves 9Total:</b>	<b>\$62,773.23</b>	<b>\$1,659.16</b>	<b>\$0.00</b>	<b>\$64,432.39</b>
Reserves 10				
3776 Beg Bal - Drainage	\$1,864.70	\$0.00	\$0.00	\$1,864.70
3777 Alloc - Drainage	\$0.00	\$73.00	\$0.00	\$73.00
<b>Reserves 10Total:</b>	<b>\$1,864.70</b>	<b>\$73.00</b>	<b>\$0.00</b>	<b>\$1,937.70</b>
Reserves 11				
3786 BegBal - Fire & Safety Systems	\$243,857.46	\$0.00	\$0.00	\$243,857.46
3787 Allocation - Fire & Safety Systems	\$0.00	\$4,025.42	\$0.00	\$4,025.42
<b>Reserves 11Total:</b>	<b>\$243,857.46</b>	<b>\$4,025.42</b>	<b>\$0.00</b>	<b>\$247,882.88</b>
<b>Total</b>	<b>\$3,713,800.12</b>	<b>\$33,673.30</b>	<b>\$0.00</b>	<b>\$3,747,473.42</b>