

VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.

For the Month Ending

April 2024

**Unaudited
Financial Statement**

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

Vintage Grand Condominium Association Inc.

Run Date: 05/22/2024

Run Time: 09:35 AM

FUND BALANCE SHEET

As of: 04/30/2024

Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$62,020.58			\$62,020.58
Checking - Centennial Bank 9203	\$7,604.98			\$7,604.98
Reserve - Centennial Bank 2057		\$100,204.92		\$100,204.92
ICS - Operating Centennial 40-5	\$100,695.38			\$100,695.38
ICS - Reserve Centennial 57-9		\$2,899,394.57		\$2,899,394.57
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	(\$153,982.63)			(\$153,982.63)
Interfund Transfer			\$153,982.63	\$153,982.63
Assessments Due	\$265,019.13			\$265,019.13
Allowance for Bad Debt	(\$214,222.39)			(\$214,222.39)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$22,000.00			\$22,000.00
Utility Deposits	\$12,245.86			\$12,245.86
Prepaid Expenses	\$2,129.33			\$2,129.33
Prepaid Master Fees	\$9,070.83			\$9,070.83
Total Assets	\$112,956.68	\$3,470,255.30	\$153,982.63	\$3,737,194.61

Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$191,306.05			\$191,306.05
Accrued Expenses	\$19,950.00			\$19,950.00
Contingency Income-Legal Settlement			\$2,562,479.88	\$2,562,479.88
Contingency Rebuilding Income			\$14,626,538.84	\$14,626,538.84
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$1,002,003.19)	(\$1,002,003.19)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$1,620.43)	(\$1,620.43)
Landscaping			(\$258,289.11)	(\$258,289.11)
Gutter/Downspouts			(\$136,562.39)	(\$136,562.39)
Miscellaneous			(\$614,394.06)	(\$614,394.06)
R.L. James			(\$12,513,261.22)	(\$12,513,261.22)
Accrued Construction Retainage			\$325,409.87	\$325,409.87
Total Liabilities	\$211,256.05	\$0.00	\$153,982.63	\$365,238.68

Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$136,414.40		\$136,414.40
Current Year Reserve Interest		\$38,316.30		\$38,316.30

Account	Operating	Reserves	Other	Total
BegBal - Pool & Spa		\$72,169.28		\$72,169.28
Alloc- Pool & Spa		\$1,529.68		\$1,529.68
Beg Bal - Pool Deck		\$8,443.08		\$8,443.08
Alloc - Pool Deck		\$861.00		\$861.00
Expense - Roof Replacement		(\$377,000.00)		(\$377,000.00)
Beg Bal - Roof Replacement		\$2,562,234.74		\$2,562,234.74
Alloc - Roof Replacement		\$40,449.20		\$40,449.20
Beg Bal - Painting Exterior		\$183,185.46		\$183,185.46
Alloc - Painting Exterior		\$14,895.32		\$14,895.32
BegBal - Road Resurfacing		\$360,245.08		\$360,245.08
Alloc - Road Resurfacing		\$11,963.68		\$11,963.68
BegBal - Electrical		\$75,595.41		\$75,595.41
Alloc - Electrical		\$1,511.00		\$1,511.00
BegBal - HVAC		\$7,017.28		\$7,017.28
Alloc - HVAC		\$898.68		\$898.68
Beg Bal - Plumbing		\$62,773.23		\$62,773.23
Alloc - Plumbing		\$6,636.64		\$6,636.64
Beg Bal - Drainage		\$1,864.70		\$1,864.70
Alloc - Drainage		\$292.00		\$292.00
BegBal - Fire & Safety Systems		\$243,857.46		\$243,857.46
Allocation - Fire & Safety Systems		\$16,101.68		\$16,101.68
Fund Balance	\$114,820.54			\$114,820.54
Current Year Net Income/(Loss)	(\$213,119.91)	\$0.00	\$0.00	(\$213,119.91)
Total Equity	(\$98,299.37)	\$3,470,255.30	\$0.00	\$3,371,955.93
Total Liabilities & Equity	\$112,956.68	\$3,470,255.30	\$153,982.63	\$3,737,194.61

Income/Expense
VGC - Vintage Grand Condominium Association Inc.
 Period: 4/1/2024 - 4/30/2024

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5010 Maintenance Assessments	\$142,501.17	\$142,500.00	\$1.17	\$570,004.68	\$570,000.00	\$4.68	\$1,710,000.00
5030 Fees Income	\$2,805.00	\$1,666.67	\$1,138.33	\$7,455.00	\$6,666.68	\$788.32	\$20,000.00
5040 Misc Income & Fees	\$125.00	\$1,458.33	(\$1,333.33)	\$748.12	\$5,833.32	(\$5,085.20)	\$17,500.00
5050 Interest Income	\$715.96	\$541.67	\$174.29	\$3,859.82	\$2,166.68	\$1,693.14	\$6,500.00
5051 Interest & Late Fees	\$3,504.11	\$0.00	\$3,504.11	\$13,840.22	\$0.00	\$13,840.22	\$0.00
5095 Fines	\$150.00	\$0.00	\$150.00	\$3,075.00	\$0.00	\$3,075.00	\$0.00
5096 Keys & Locks	\$530.00	\$0.00	\$530.00	\$905.00	\$0.00	\$905.00	\$0.00
5100 Parking	<u>\$2,145.00</u>	<u>\$500.00</u>	<u>\$1,645.00</u>	<u>\$4,755.00</u>	<u>\$2,000.00</u>	<u>\$2,755.00</u>	<u>\$6,000.00</u>
Total Income	<u>\$152,476.24</u>	<u>\$146,666.67</u>	<u>\$5,809.57</u>	<u>\$604,642.84</u>	<u>\$586,666.68</u>	<u>\$17,976.16</u>	<u>\$1,760,000.00</u>

Building Maintenance

7210 Pest Control	\$2,979.00	\$1,916.67	(\$1,062.33)	\$8,676.00	\$7,666.68	(\$1,009.32)	\$23,000.00
7305 Dry Wall Maintenance	\$10,860.45	\$4,166.67	(\$6,693.78)	\$10,860.45	\$16,666.68	\$5,806.23	\$50,000.00
7350 Bldc Mntc:Repl,SVC & Repair	\$5,000.00	\$4,166.67	(\$833.33)	\$23,425.11	\$16,666.68	(\$6,758.43)	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$500.00	\$333.32	(\$166.68)	\$1,000.00
7360 Electrical Repairs	\$644.00	\$583.33	(\$60.67)	\$1,247.38	\$2,333.32	\$1,085.94	\$7,000.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$416.67	\$416.67	\$1,060.00	\$1,666.68	\$606.68	\$5,000.00
7385 Plumbing Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
7395 Roof Repairs	\$16,215.00	\$1,666.67	(\$14,548.33)	\$59,526.00	\$6,666.68	(\$52,859.32)	\$20,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
7425 Safety	\$6,668.42	\$2,500.00	(\$4,168.42)	\$20,409.92	\$10,000.00	(\$10,409.92)	\$30,000.00
7430 Security	\$4,055.63	\$2,333.33	(\$1,722.30)	\$8,947.30	\$9,333.32	\$386.02	\$28,000.00
Total Building Maintenance	<u>\$46,422.50</u>	<u>\$18,333.34</u>	<u>(\$28,089.16)</u>	<u>\$134,652.16</u>	<u>\$73,333.36</u>	<u>(\$61,318.80)</u>	<u>\$220,000.00</u>

Grounds Maintenance

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	\$0.00	\$9,416.67	\$9,416.67	\$24,658.20	\$37,666.68	\$13,008.48	\$113,000.00
7250 Grounds Expense-Other	\$0.00	\$1,916.67	\$1,916.67	\$19,675.00	\$7,666.68	(\$12,008.32)	\$23,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
7290 Irrigation Repairs	\$3,482.53	\$2,500.00	(\$982.53)	\$12,372.88	\$10,000.00	(\$2,372.88)	\$30,000.00
Total Grounds Maintenance	<u>\$3,482.53</u>	<u>\$14,566.68</u>	<u>\$11,084.15</u>	<u>\$56,706.08</u>	<u>\$58,266.72</u>	<u>\$1,560.64</u>	<u>\$174,800.00</u>

Common Area

7320 Pool & Spa Maintenance	\$6,244.08	\$2,916.67	(\$3,327.41)	\$13,725.68	\$11,666.68	(\$2,059.00)	\$35,000.00
7340 Pool Fuel	\$94.40	\$416.67	\$322.27	\$1,656.22	\$1,666.68	\$10.46	\$5,000.00
7560 Common Area - Cleaning	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
7565 Common Area - Painting	\$547.19	\$83.33	(\$463.86)	\$619.95	\$333.32	(\$286.63)	\$1,000.00
7586 Exercise Room Repairs/Maint	\$135.00	\$83.33	(\$51.67)	\$135.00	\$333.32	\$198.32	\$1,000.00
Total Common Areas	<u>\$7,020.67</u>	<u>\$3,583.33</u>	<u>(\$3,437.34)</u>	<u>\$16,136.85</u>	<u>\$14,333.32</u>	<u>(\$1,803.53)</u>	<u>\$43,000.00</u>

Utilities

7010 Water & Sewer	\$27,053.83	\$25,833.33	(\$1,220.50)	\$113,608.88	\$103,333.32	(\$10,275.56)	\$310,000.00
7015 Water Recovery	(\$24,173.88)	(\$22,991.67)	\$1,182.21	(\$87,947.86)	(\$91,966.68)	(\$4,018.82)	(\$275,900.00)
7030 Water Meter Replacement	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
7040 Trash	\$504.01	\$500.00	(\$4.01)	\$2,494.23	\$2,000.00	(\$494.23)	\$6,000.00
7050 Electricity	\$2,356.65	\$2,666.67	\$310.02	\$10,204.51	\$10,666.68	\$462.17	\$32,000.00
Total Utilities	<u>\$5,740.61</u>	<u>\$6,175.00</u>	<u>\$434.39</u>	<u>\$38,359.76</u>	<u>\$24,700.00</u>	<u>(\$13,659.76)</u>	<u>\$74,100.00</u>

Administrative

7150 Insurance	\$99,206.81	\$58,333.33	(\$40,873.48)	\$396,833.24	\$233,333.32	(\$163,499.92)	\$700,000.00
7420 Staffing/Personnel	\$25,450.75	\$29,166.67	\$3,715.92	\$104,727.59	\$116,666.68	\$11,939.09	\$350,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
7460 Legal Association	\$0.00	\$833.33	\$833.33	(\$882.94)	\$3,333.32	\$4,216.26	\$10,000.00
7465 Legal Collection & Foreclosure	\$4,063.85	\$833.33	(\$3,230.52)	\$9,577.69	\$3,333.32	(\$6,244.37)	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$2,666.68	\$2,666.68	\$8,000.00
7475 Professional Services	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
7480 Management Fees	\$4,691.67	\$4,691.67	\$0.00	\$18,766.68	\$18,766.68	\$0.00	\$56,300.00
7490 Postage & Printing	\$1,519.02	\$1,000.00	(\$519.02)	\$5,815.13	\$4,000.00	(\$1,815.13)	\$12,000.00
7495 Bank Fees/Coupon Books	\$55.50	\$150.00	\$94.50	\$946.08	\$600.00	(\$346.08)	\$1,800.00
7496 Misc Admin Expenses	\$0.00	\$1,250.00	\$1,250.00	\$2,754.33	\$5,000.00	\$2,245.67	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
7498 Membership Dues	\$7,851.64	\$541.67	(\$7,309.97)	\$7,851.64	\$2,166.68	(\$5,684.96)	\$6,500.00
7499 Answering Service	\$0.00	\$83.33	\$83.33	\$390.00	\$333.32	(\$56.68)	\$1,000.00
7500 Licenses/Fees/Dues	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$214.50	\$333.33	\$118.83	\$859.90	\$1,333.32	\$473.42	\$4,000.00
7590 Bad Debt	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$6,000.00
7600 Office Equipment/Internet	\$611.03	\$541.67	(\$69.36)	\$2,444.12	\$2,166.68	(\$277.44)	\$6,500.00
7601 Office Equipment Rental	\$316.45	\$375.00	\$58.55	\$1,621.52	\$1,500.00	(\$121.52)	\$4,500.00
7990 Master Association Fees	\$4,535.42	\$4,333.33	(\$202.09)	\$18,141.67	\$17,333.32	(\$808.35)	\$52,000.00
Total Administrative	<u>\$149,016.64</u>	<u>\$104,008.33</u>	<u>(\$45,008.31)</u>	<u>\$571,907.90</u>	<u>\$416,033.32</u>	<u>(\$155,874.58)</u>	<u>\$1,248,100.00</u>
Total Expenses	<u>\$211,682.95</u>	<u>\$146,666.68</u>	<u>(\$65,016.27)</u>	<u>\$817,762.75</u>	<u>\$586,666.72</u>	<u>(\$231,096.03)</u>	<u>\$1,760,000.00</u>
Current Yr Net Income/Loss	<u>(\$59,206.71)</u>	<u>(\$0.01)</u>	<u>(\$59,206.70)</u>	<u>(\$213,119.91)</u>	<u>(\$0.04)</u>	<u>(\$213,119.87)</u>	<u>\$0.00</u>

Vintage Grand Condominium Association Inc.
Reserve Statement

Run Date: 05/22/2024
Run Time: 09:38 AM

Start: 04/01/2024 | End: 04/30/2024

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
Reserves 1				
3606 BegBal - Reserve Interest	\$136,414.40	\$0.00	\$0.00	\$136,414.40
3607 Current Year Reserve Interest	\$28,931.73	\$9,384.57	\$0.00	\$38,316.30
Reserves 1Total:	\$165,346.13	\$9,384.57	\$0.00	\$174,730.70
Reserves 2				
3611 BegBal - Pool & Spa	\$72,169.28	\$0.00	\$0.00	\$72,169.28
3612 Alloc- Pool & Spa	\$1,147.26	\$382.42	\$0.00	\$1,529.68
Reserves 2Total:	\$73,316.54	\$382.42	\$0.00	\$73,698.96
Reserves 3				
3626 Beg Bal - Pool Deck	\$8,443.08	\$0.00	\$0.00	\$8,443.08
3627 Alloc - Pool Deck	\$645.75	\$215.25	\$0.00	\$861.00
Reserves 3Total:	\$9,088.83	\$215.25	\$0.00	\$9,304.08
Reserves 4				
3630 Expense - Roof Replacement	(\$44,500.00)	\$328,000.00	\$660,500.00	(\$377,000.00)
3631 Beg Bal - Roof Replacement	\$2,562,234.74	\$0.00	\$0.00	\$2,562,234.74
3632 Alloc - Roof Replacement	\$30,336.90	\$10,112.30	\$0.00	\$40,449.20
Reserves 4Total:	\$2,548,071.64	\$338,112.30	\$660,500.00	\$2,225,683.94
Reserves 5				
3641 Beg Bal - Painting Exterior	\$183,185.46	\$0.00	\$0.00	\$183,185.46
3642 Alloc - Painting Exterior	\$11,171.49	\$3,723.83	\$0.00	\$14,895.32
Reserves 5Total:	\$194,356.95	\$3,723.83	\$0.00	\$198,080.78
Reserves 6				
3651 BegBal - Road Resurfacing	\$360,245.08	\$0.00	\$0.00	\$360,245.08
3652 Alloc - Road Resurfacing	\$8,972.76	\$2,990.92	\$0.00	\$11,963.68
Reserves 6Total:	\$369,217.84	\$2,990.92	\$0.00	\$372,208.76
Reserves 7				
3671 BegBal - Electrical	\$75,595.41	\$0.00	\$0.00	\$75,595.41
3672 Alloc - Electrical	\$1,133.25	\$377.75	\$0.00	\$1,511.00
Reserves 7Total:	\$76,728.66	\$377.75	\$0.00	\$77,106.41
Reserves 8				
3681 BegBal - HVAC	\$7,017.28	\$0.00	\$0.00	\$7,017.28
3682 Alloc - HVAC	\$674.01	\$224.67	\$0.00	\$898.68
Reserves 8Total:	\$7,691.29	\$224.67	\$0.00	\$7,915.96
Reserves 9				
3766 Beg Bal - Plumbing	\$62,773.23	\$0.00	\$0.00	\$62,773.23
3767 Alloc - Plumbing	\$4,977.48	\$1,659.16	\$0.00	\$6,636.64

Vintage Grand Condominium Association Inc.

Start: 04/01/2024 | End: 04/30/2024

RESERVE STATEMENT

Reserves 9Total:	\$67,750.71	\$1,659.16	\$0.00	\$69,409.87
Reserves 10				
3776 Beg Bal - Drainage	\$1,864.70	\$0.00	\$0.00	\$1,864.70
3777 Alloc - Drainage	\$219.00	\$73.00	\$0.00	\$292.00
Reserves 10Total:	\$2,083.70	\$73.00	\$0.00	\$2,156.70
Reserves 11				
3786 BegBal - Fire & Safety Systems	\$243,857.46	\$0.00	\$0.00	\$243,857.46
3787 Allocation - Fire & Safety Systems	\$12,076.26	\$4,025.42	\$0.00	\$16,101.68
Reserves 11Total:	\$255,933.72	\$4,025.42	\$0.00	\$259,959.14
Total	\$3,769,586.01	\$361,169.29	\$660,500.00	\$3,470,255.30