

**VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.**

**For the Month Ending**

**NOVEMBER 2024**

**Unaudited  
Financial Statement**

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

# Vintage Grand Condominium Association Inc.

Run Date: 12/16/2024

Run Time: 09:55 AM

## FUND BALANCE SHEET

As of: 11/30/2024

### Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$178,382.28			\$178,382.28
Checking - Centennial Bank 9203	\$2,534.67			\$2,534.67
Reserve - Centennial Bank 2057		\$36,004.25		\$36,004.25
ICS - Operating Centennial 40-5	\$53,982.75			\$53,982.75
ICS - Reserve Centennial 57-9		\$504,680.62		\$504,680.62
Reserves CD-Liberty Bank 12/13/24-5.35%		\$235,655.81		\$235,655.81
Reserves CD-Bank United 3/19/25-4.75%		\$243,798.62		\$243,798.62
Petty Cash	\$1,924.82			\$1,924.82
Interfund Transfer	(\$233,108.20)			(\$233,108.20)
Interfund Transfer			\$233,108.20	\$233,108.20
Assessments Due	\$300,937.71			\$300,937.71
Allowance for Bad Debt	(\$217,722.39)			(\$217,722.39)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Other Receivables	\$24,406.26			\$24,406.26
Utility Deposits	\$12,245.86			\$12,245.86
Prepaid Insurance	\$43,304.94			\$43,304.94
Prepaid Expenses	\$5,253.40			\$5,253.40
Prepaid Master Fees	\$4,535.41			\$4,535.41
<b>Total Assets</b>	<b>\$175,128.30</b>	<b>\$1,020,139.30</b>	<b>\$233,108.20</b>	<b>\$1,428,375.80</b>

### Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$151,310.10			\$151,310.10
Accrued Expenses	\$8,950.00			\$8,950.00
Contingency Income-Legal Settlement			\$2,562,479.88	\$2,562,479.88
Contingency Rebuilding Income			\$15,126,538.85	\$15,126,538.85
Rebuilding Expenses to 4/30/18			(\$2,596,526.51)	(\$2,596,526.51)
Elias Brothers			(\$234,810.53)	(\$234,810.53)
Delta Engineering			(\$1,088,065.79)	(\$1,088,065.79)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$6,066.28)	(\$6,066.28)
Landscaping			(\$258,289.11)	(\$258,289.11)
Gutter/Downspouts			(\$136,562.39)	(\$136,562.39)
Miscellaneous			(\$648,995.07)	(\$648,995.07)
R.L. James			(\$12,528,628.43)	(\$12,528,628.43)
Accrued Construction Retainage			\$45,012.10	\$45,012.10
<b>Total Liabilities</b>	<b>\$160,260.10</b>	<b>\$0.00</b>	<b>\$233,108.20</b>	<b>\$393,368.30</b>

### Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$136,414.40		\$136,414.40

<b>Account</b>	<b>Operating</b>	<b>Reserves</b>	<b>Other</b>	<b>Total</b>
Current Year Reserve Interest		\$84,823.44		\$84,823.44
BegBal - Pool & Spa		\$72,169.28		\$72,169.28
Alloc - Pool & Spa		\$4,206.62		\$4,206.62
Beg Bal - Pool Deck		\$8,443.08		\$8,443.08
Alloc - Pool Deck		\$2,367.75		\$2,367.75
Expense - Roof Replacement		(\$3,129,991.48)		(\$3,129,991.48)
Beg Bal - Roof Replacement		\$2,562,234.74		\$2,562,234.74
Alloc - Roof Replacement		\$201,110.60		\$201,110.60
Beg Bal - Painting Exterior		\$183,185.46		\$183,185.46
Alloc - Painting Exterior		\$40,962.13		\$40,962.13
BegBal - Road Resurfacing		\$360,245.08		\$360,245.08
Alloc - Road Resurfacing		\$32,900.12		\$32,900.12
BegBal - Electrical		\$75,595.41		\$75,595.41
Alloc - Electrical		\$4,155.25		\$4,155.25
BegBal - HVAC		\$7,017.28		\$7,017.28
Alloc - HVAC		\$2,471.37		\$2,471.37
Beg Bal - Plumbing		\$62,773.23		\$62,773.23
Alloc - Plumbing		\$18,250.76		\$18,250.76
Beg Bal - Drainage		\$1,864.70		\$1,864.70
Alloc - Drainage		\$803.00		\$803.00
BegBal - Fire & Safety Systems		\$243,857.46		\$243,857.46
Allocation - Fire & Safety Systems		\$44,279.62		\$44,279.62
Fund Balance	\$114,213.34			\$114,213.34
Current Year Net Income/(Loss)	(\$99,345.14)	\$0.00	\$0.00	(\$99,345.14)
<b>Total Equity</b>	<b>\$14,868.20</b>	<b>\$1,020,139.30</b>	<b>\$0.00</b>	<b>\$1,035,007.50</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$175,128.30</b>	<b>\$1,020,139.30</b>	<b>\$233,108.20</b>	<b>\$1,428,375.80</b>

**Income/Expense**  
**VGC - Vintage Grand Condominium Association Inc.**  
 Period: 11/1/2024 - 11/30/2024

Income	Current Period			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5010 Maintenance Assessments	\$142,499.36	\$142,500.00	(\$0.64)	\$1,567,504.75	\$1,567,500.00	\$4.75	\$1,710,000.00
5030 Fees Income	\$1,100.00	\$1,666.67	(\$566.67)	\$17,891.14	\$18,333.37	(\$442.23)	\$20,000.00
5040 Misc Income & Fees	\$25.00	\$1,458.33	(\$1,433.33)	\$723.12	\$16,041.63	(\$15,318.51)	\$17,500.00
5050 Interest Income	\$282.06	\$541.67	(\$259.61)	\$5,430.05	\$5,958.37	(\$528.32)	\$6,500.00
5051 Interest & Late Fees	\$3,910.37	\$0.00	\$3,910.37	\$40,809.41	\$0.00	\$40,809.41	\$0.00
5095 Fines	\$0.00	\$0.00	\$0.00	\$4,050.00	\$0.00	\$4,050.00	\$0.00
5096 Keys & Locks	\$0.00	\$0.00	\$0.00	\$1,730.00	\$0.00	\$1,730.00	\$0.00
5100 Parking	\$0.00	\$500.00	(\$500.00)	\$8,310.00	\$5,500.00	\$2,810.00	\$6,000.00
<b>Total Income</b>	<b>\$147,816.79</b>	<b>\$146,666.67</b>	<b>\$1,150.12</b>	<b>\$1,646,448.47</b>	<b>\$1,613,333.37</b>	<b>\$33,115.10</b>	<b>\$1,760,000.00</b>

**Building Maintenance**

7210 Pest Control	\$1,092.00	\$1,916.67	\$824.67	\$25,709.00	\$21,083.37	(\$4,625.63)	\$23,000.00
7305 Dry Wall Maintenance	\$1,580.00	\$4,166.67	\$2,586.67	\$37,935.80	\$45,833.37	\$7,897.57	\$50,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$290.11	\$4,166.67	\$3,876.56	\$42,739.24	\$45,833.37	\$3,094.13	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$500.00	\$916.63	\$416.63	\$1,000.00
7360 Electrical Repairs	\$544.00	\$583.33	\$39.33	\$8,001.51	\$6,416.63	(\$1,584.88)	\$7,000.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$416.67	\$416.67	\$1,410.00	\$4,583.37	\$3,173.37	\$5,000.00
7385 Plumbing Repairs	\$436.75	\$416.67	(\$20.08)	\$8,414.45	\$4,583.37	(\$3,831.08)	\$5,000.00
7395 Roof Repairs	\$0.00	\$1,666.67	\$1,666.67	\$59,526.00	\$18,333.37	(\$41,192.63)	\$20,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
7425 Safety	\$6,400.89	\$2,500.00	(\$3,900.89)	\$32,160.34	\$27,500.00	(\$4,660.34)	\$30,000.00
7430 Security	\$2,324.70	\$2,333.33	\$8.63	\$24,361.26	\$25,666.63	\$1,305.37	\$28,000.00
<b>Total Building Maintenance</b>	<b>\$12,668.45</b>	<b>\$18,333.34</b>	<b>\$5,664.89</b>	<b>\$240,757.60</b>	<b>\$201,666.74</b>	<b>(\$39,090.86)</b>	<b>\$220,000.00</b>

**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	\$3,000.00	\$4,583.37	\$1,583.37	\$5,000.00
7240 Landscaping Maintenance	\$8,466.00	\$9,416.67	\$950.67	\$91,892.60	\$103,583.37	\$11,690.77	\$113,000.00
7250 Grounds Expense-Other	\$0.00	\$1,916.67	\$1,916.67	\$23,425.00	\$21,083.37	(\$2,341.63)	\$23,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$0.00	\$1,833.37	\$1,833.37	\$2,000.00
7290 Irrigation Repairs	\$4,238.73	\$2,500.00	(\$1,738.73)	\$27,082.82	\$27,500.00	\$417.18	\$30,000.00
<b>Total Grounds Maintenance</b>	<b>\$12,704.73</b>	<b>\$14,566.68</b>	<b>\$1,861.95</b>	<b>\$145,400.42</b>	<b>\$160,233.48</b>	<b>\$14,833.06</b>	<b>\$174,800.00</b>

**Common Area**

7320 Pool & Spa Maintenance	\$5,250.00	\$2,916.67	(\$2,333.33)	\$35,763.93	\$32,083.37	(\$3,680.56)	\$35,000.00
7340 Pool Fuel	\$0.00	\$416.67	\$416.67	\$1,366.32	\$4,583.37	\$3,217.05	\$5,000.00
7560 Common Area - Cleaning	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
7565 Common Area - Painting	\$0.00	\$83.33	\$83.33	\$863.38	\$916.63	\$53.25	\$1,000.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$370.03	\$916.63	\$546.60	\$1,000.00
<b>Total Common Areas</b>	<b>\$5,250.00</b>	<b>\$3,583.33</b>	<b>(\$1,666.67)</b>	<b>\$38,363.66</b>	<b>\$39,416.63</b>	<b>\$1,052.97</b>	<b>\$43,000.00</b>

**Utilities**

7010 Water & Sewer	\$29,779.67	\$25,833.33	(\$3,946.34)	\$311,232.38	\$284,166.63	(\$27,065.75)	\$310,000.00
7015 Water Recovery	(\$24,406.26)	(\$22,991.67)	\$1,414.59	(\$261,409.59)	(\$252,908.37)	\$8,501.22	(\$275,900.00)
7030 Water Meter Replacement	\$0.00	\$166.67	\$166.67	\$187.81	\$1,833.37	\$1,645.56	\$2,000.00
7040 Trash	\$504.04	\$500.00	(\$4.04)	\$5,518.32	\$5,500.00	(\$18.32)	\$6,000.00
7050 Electricity	\$2,454.59	\$2,666.67	\$212.08	\$26,398.76	\$29,333.37	\$2,934.61	\$32,000.00
<b>Total Utilities</b>	<u>\$8,332.04</u>	<u>\$6,175.00</u>	<u>(\$2,157.04)</u>	<u>\$81,927.68</u>	<u>\$67,925.00</u>	<u>(\$14,002.68)</u>	<u>\$74,100.00</u>

**Administrative**

7150 Insurance	\$33,100.03	\$58,333.33	\$25,233.30	\$739,637.47	\$641,666.63	(\$97,970.84)	\$700,000.00
7420 Staffing/Personnel	\$25,448.46	\$29,166.67	\$3,718.21	\$309,268.54	\$320,833.37	\$11,564.83	\$350,000.00
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	(\$882.94)	\$9,166.63	\$10,049.57	\$10,000.00
7465 Legal Collection & Foreclosure	\$3,135.70	\$833.33	(\$2,302.37)	\$30,105.48	\$9,166.63	(\$20,938.85)	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$7,333.37	\$7,333.37	\$8,000.00
7475 Professional Services	\$0.00	\$250.00	\$250.00	\$0.00	\$2,750.00	\$2,750.00	\$3,000.00
7480 Management Fees	\$4,691.67	\$4,691.67	\$0.00	\$51,608.37	\$51,608.37	\$0.00	\$56,300.00
7490 Postage & Printing	\$1,353.58	\$1,000.00	(\$353.58)	\$16,875.96	\$11,000.00	(\$5,875.96)	\$12,000.00
7495 Bank Fees/Coupon Books	\$0.00	\$150.00	\$150.00	\$2,261.63	\$1,650.00	(\$611.63)	\$1,800.00
7496 Misc Admin Expenses	\$408.00	\$1,250.00	\$842.00	\$7,704.09	\$13,750.00	\$6,045.91	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
7498 Membership Dues	\$1,389.53	\$541.67	(\$847.86)	\$14,799.29	\$5,958.37	(\$8,840.92)	\$6,500.00
7499 Answering Service	\$0.00	\$83.33	\$83.33	\$715.00	\$916.63	\$201.63	\$1,000.00
7500 Licenses/Fees/Dues	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
7530 Telephone	\$0.00	\$333.33	\$333.33	\$1,936.13	\$3,666.63	\$1,730.50	\$4,000.00
7590 Bad Debt	\$500.00	\$500.00	\$0.00	\$5,500.00	\$5,500.00	\$0.00	\$6,000.00
7600 Office Equipment/Internet	\$126.62	\$541.67	\$415.05	\$5,557.13	\$5,958.37	\$401.24	\$6,500.00
7601 Office Equipment Rental	\$398.23	\$375.00	(\$23.23)	\$4,307.26	\$4,125.00	(\$182.26)	\$4,500.00
7990 Master Association Fees	\$4,535.42	\$4,333.33	(\$202.09)	\$49,889.59	\$47,666.63	(\$2,222.96)	\$52,000.00
<b>Total Administrative</b>	<u>\$75,087.24</u>	<u>\$104,008.33</u>	<u>\$28,921.09</u>	<u>\$1,239,344.25</u>	<u>\$1,144,091.63</u>	<u>(\$95,252.62)</u>	<u>\$1,248,100.00</u>

<b>Total Expenses</b>	<u>\$114,042.46</u>	<u>\$146,666.68</u>	<u>\$32,624.22</u>	<u>\$1,745,793.61</u>	<u>\$1,613,333.48</u>	<u>(\$132,460.13)</u>	<u>\$1,760,000.00</u>
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<b>Current Yr Net Income/Loss</b>	<u>\$33,774.33</u>	<u>(\$0.01)</u>	<u>\$33,774.34</u>	<u>(\$99,345.14)</u>	<u>(\$0.11)</u>	<u>(\$99,345.03)</u>	<u>\$0.00</u>
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Vintage Grand Condominium Association Inc.  
Reserve Statement

Run Date: 12/16/2024  
Run Time: 10:44 AM

Start: 11/01/2024 | End: 11/30/2024

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	\$82,665.63	\$2,157.81	\$0.00	\$84,823.44
<b>Reserves 1Total:</b>	<b>\$219,080.03</b>	<b>\$2,157.81</b>	<b>\$0.00</b>	<b>\$221,237.84</b>
<b>Reserves 2</b>				
3611 BegBal - Pool & Spa	\$72,169.28	\$0.00	\$0.00	\$72,169.28
3612 Alloc- Pool & Spa	\$3,824.20	\$382.42	\$0.00	\$4,206.62
<b>Reserves 2Total:</b>	<b>\$75,993.48</b>	<b>\$382.42</b>	<b>\$0.00</b>	<b>\$76,375.90</b>
<b>Reserves 3</b>				
3626 Beg Bal - Pool Deck	\$8,443.08	\$0.00	\$0.00	\$8,443.08
3627 Alloc - Pool Deck	\$2,152.50	\$215.25	\$0.00	\$2,367.75
<b>Reserves 3Total:</b>	<b>\$10,595.58</b>	<b>\$215.25</b>	<b>\$0.00</b>	<b>\$10,810.83</b>
<b>Reserves 4</b>				
3630 Expense - Roof Replacement	(\$2,793,528.32)	\$0.00	\$336,463.16	(\$3,129,991.48)
3631 Beg Bal - Roof Replacement	\$2,562,234.74	\$0.00	\$0.00	\$2,562,234.74
3632 Alloc - Roof Replacement	\$176,181.80	\$35,131.90	\$10,203.10	\$201,110.60
<b>Reserves 4Total:</b>	<b>(\$55,111.78)</b>	<b>\$35,131.90</b>	<b>\$346,666.26</b>	<b>(\$366,646.14)</b>
<b>Reserves 5</b>				
3641 Beg Bal - Painting Exterior	\$183,185.46	\$0.00	\$0.00	\$183,185.46
3642 Alloc - Painting Exterior	\$37,238.30	\$3,723.83	\$0.00	\$40,962.13
<b>Reserves 5Total:</b>	<b>\$220,423.76</b>	<b>\$3,723.83</b>	<b>\$0.00</b>	<b>\$224,147.59</b>
<b>Reserves 6</b>				
3651 BegBal - Road Resurfacing	\$360,245.08	\$0.00	\$0.00	\$360,245.08
3652 Alloc - Road Resurfacing	\$29,909.20	\$2,990.92	\$0.00	\$32,900.12
<b>Reserves 6Total:</b>	<b>\$390,154.28</b>	<b>\$2,990.92</b>	<b>\$0.00</b>	<b>\$393,145.20</b>
<b>Reserves 7</b>				
3671 BegBal - Electrical	\$75,595.41	\$0.00	\$0.00	\$75,595.41
3672 Alloc - Electrical	\$3,777.50	\$377.75	\$0.00	\$4,155.25
<b>Reserves 7Total:</b>	<b>\$79,372.91</b>	<b>\$377.75</b>	<b>\$0.00</b>	<b>\$79,750.66</b>
<b>Reserves 8</b>				
3681 BegBal - HVAC	\$7,017.28	\$0.00	\$0.00	\$7,017.28
3682 Alloc - HVAC	\$2,246.70	\$224.67	\$0.00	\$2,471.37
<b>Reserves 8Total:</b>	<b>\$9,263.98</b>	<b>\$224.67</b>	<b>\$0.00</b>	<b>\$9,488.65</b>
<b>Reserves 9</b>				
3766 Beg Bal - Plumbing	\$62,773.23	\$0.00	\$0.00	\$62,773.23

Vintage Grand Condominium Association Inc.

Start: 11/01/2024 | End: 11/30/2024

RESERVE STATEMENT

3767 Alloc - Plumbing	\$16,591.60	\$1,659.16	\$0.00	\$18,250.76
<b>Reserves 9Total:</b>	<b>\$79,364.83</b>	<b>\$1,659.16</b>	<b>\$0.00</b>	<b>\$81,023.99</b>
Reserves 10				
3776 Beg Bal - Drainage	\$1,864.70	\$0.00	\$0.00	\$1,864.70
3777 Alloc - Drainage	\$730.00	\$73.00	\$0.00	\$803.00
<b>Reserves 10Total:</b>	<b>\$2,594.70</b>	<b>\$73.00</b>	<b>\$0.00</b>	<b>\$2,667.70</b>
Reserves 11				
3786 BegBal - Fire & Safety Systems	\$243,857.46	\$0.00	\$0.00	\$243,857.46
3787 Allocation - Fire & Safety Systems	\$40,254.20	\$4,025.42	\$0.00	\$44,279.62
<b>Reserves 11Total:</b>	<b>\$284,111.66</b>	<b>\$4,025.42</b>	<b>\$0.00</b>	<b>\$288,137.08</b>
<b>Total</b>	<b>\$1,315,843.43</b>	<b>\$50,962.13</b>	<b>\$346,666.26</b>	<b>\$1,020,139.30</b>