

**VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.**

**For the Month Ending**

**OCTOBER 2024**

**Unaudited  
Financial Statement**

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

# Vintage Grand Condominium Association Inc.

Run Date: 11/21/2024  
Run Time: 03:18 PM

## FUND BALANCE SHEET

As of: 10/31/2024

### Assets

Account	Operating	Reserves	Other	Total
Checking - Centennial Bank 2040	\$136,351.82			\$136,351.82
Checking - Centennial Bank 9203	\$115.52			\$115.52
Reserve - Centennial Bank 2057		\$79,638.37		\$79,638.37
ICS - Operating Centennial 40-5	\$99,195.44			\$99,195.44
ICS - Reserve Centennial 57-9		\$756,750.63		\$756,750.63
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	(\$249,111.80)			(\$249,111.80)
Interfund Transfer			\$249,111.80	\$249,111.80
Assessments Due	\$306,434.11			\$306,434.11
Allowance for Bad Debt	(\$217,222.39)			(\$217,222.39)
Owner Repair Recoverable	(\$1,549.21)			(\$1,549.21)
Utility Deposits	\$12,245.86			\$12,245.86
Prepaid Insurance	\$45,165.61			\$45,165.61
Prepaid Expenses	\$6,642.93			\$6,642.93
Prepaid Master Fees	\$9,070.83			\$9,070.83
<b>Total Assets</b>	<b>\$149,263.54</b>	<b>\$1,315,843.43</b>	<b>\$249,111.80</b>	<b>\$1,714,218.77</b>

### Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	\$159,219.67			\$159,219.67
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			(\$1,073,709.99)	(\$1,073,709.99)
Lights			(\$2,978.52)	(\$2,978.52)
Safety			(\$4,418.48)	(\$4,418.48)
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>\$168,169.67</b>	<b>\$0.00</b>	<b>\$249,111.80</b>	<b>\$417,281.47</b>

### Equity

Account	Operating	Reserves	Other	Total
BegBal - Reserve Interest		\$136,414.40		\$136,414.40
Current Year Reserve Interest		\$82,665.63		\$82,665.63

Account	Operating	Reserves	Other	Total
BegBal - Pool & Spa		\$72,169.28		\$72,169.28
Alloc- Pool & Spa		\$3,824.20		\$3,824.20
Beg Bal - Pool Deck		\$8,443.08		\$8,443.08
Alloc - Pool Deck		\$2,152.50		\$2,152.50
Expense - Roof Replacement		(\$2,793,528.32)		(\$2,793,528.32)
Beg Bal - Roof Replacement		\$2,562,234.74		\$2,562,234.74
Alloc - Roof Replacement		\$176,181.80		\$176,181.80
Beg Bal - Painting Exterior		\$183,185.46		\$183,185.46
Alloc - Painting Exterior		\$37,238.30		\$37,238.30
BegBal - Road Resurfacing		\$360,245.08		\$360,245.08
Alloc - Road Resurfacing		\$29,909.20		\$29,909.20
BegBal - Electrical		\$75,595.41		\$75,595.41
Alloc - Electrical		\$3,777.50		\$3,777.50
BegBal - HVAC		\$7,017.28		\$7,017.28
Alloc - HVAC		\$2,246.70		\$2,246.70
Beg Bal - Plumbing		\$62,773.23		\$62,773.23
Alloc - Plumbing		\$16,591.60		\$16,591.60
Beg Bal - Drainage		\$1,864.70		\$1,864.70
Alloc - Drainage		\$730.00		\$730.00
BegBal - Fire & Safety Systems		\$243,857.46		\$243,857.46
Allocation - Fire & Safety Systems		\$40,254.20		\$40,254.20
Fund Balance	\$114,213.34			\$114,213.34
Current Year Net Income/(Loss)	(\$133,119.47)	\$0.00	\$0.00	(\$133,119.47)
<b>Total Equity</b>	<b>(\$18,906.13)</b>	<b>\$1,315,843.43</b>	<b>\$0.00</b>	<b>\$1,296,937.30</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$149,263.54</b>	<b>\$1,315,843.43</b>	<b>\$249,111.80</b>	<b>\$1,714,218.77</b>

**Income/Expense**  
**VGC - Vintage Grand Condominium Association Inc.**  
 Period: 10/1/2024 - 10/31/2024

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)	\$1,425,005.39	\$1,425,000.00	\$5.39	\$1,710,000.00
5030 Fees Income	\$1,467.64	\$1,666.67	(\$199.03)	\$16,791.14	\$16,666.70	\$124.44	\$20,000.00
5040 Misc Income & Fees	\$75.00	\$1,458.33	(\$1,383.33)	\$698.12	\$14,583.30	(\$13,885.18)	\$17,500.00
5050 Interest Income	\$138.70	\$541.67	(\$402.97)	\$5,147.99	\$5,416.70	(\$268.71)	\$6,500.00
5051 Interest & Late Fees	\$4,027.14	\$0.00	\$4,027.14	\$36,899.04	\$0.00	\$36,899.04	\$0.00
5095 Fines	\$1,060.00	\$0.00	\$1,060.00	\$4,050.00	\$0.00	\$4,050.00	\$0.00
5096 Keys & Locks	\$300.00	\$0.00	\$300.00	\$1,730.00	\$0.00	\$1,730.00	\$0.00
5100 Parking	<u>\$2,100.00</u>	<u>\$500.00</u>	<u>\$1,600.00</u>	<u>\$8,310.00</u>	<u>\$5,000.00</u>	<u>\$3,310.00</u>	<u>\$6,000.00</u>
<b>Total Income</b>	<u>\$151,667.84</u>	<u>\$146,666.67</u>	<u>\$5,001.17</u>	<u>\$1,498,631.68</u>	<u>\$1,466,666.70</u>	<u>\$31,964.98</u>	<u>\$1,760,000.00</u>

**Building Maintenance**

7210 Pest Control	\$1,555.00	\$1,916.67	\$361.67	\$24,617.00	\$19,166.70	(\$5,450.30)	\$23,000.00
7305 Dry Wall Maintenance	\$0.00	\$4,166.67	\$4,166.67	\$36,355.80	\$41,666.70	\$5,310.90	\$50,000.00
7350 Bldg Mntc:Repl,SVC & Repair	\$0.00	\$4,166.67	\$4,166.67	\$42,449.13	\$41,666.70	(\$782.43)	\$50,000.00
7355 Misc Equipment Main:Small To	\$0.00	\$83.33	\$83.33	\$500.00	\$833.30	\$333.30	\$1,000.00
7360 Electrical Repairs	\$1,169.25	\$583.33	(\$585.92)	\$7,457.51	\$5,833.30	(\$1,624.21)	\$7,000.00
7370 A/C & Heating Supplies-HVAC	\$0.00	\$416.67	\$416.67	\$1,410.00	\$4,166.70	\$2,756.70	\$5,000.00
7385 Plumbing Repairs	\$288.00	\$416.67	\$128.67	\$7,977.70	\$4,166.70	(\$3,811.00)	\$5,000.00
7395 Roof Repairs	\$0.00	\$1,666.67	\$1,666.67	\$59,526.00	\$16,666.70	(\$42,859.30)	\$20,000.00
7396 Window Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
7425 Safety	\$0.00	\$2,500.00	\$2,500.00	\$25,759.45	\$25,000.00	(\$759.45)	\$30,000.00
7430 Security	\$1,866.54	\$2,333.33	\$466.79	\$22,036.56	\$23,333.30	\$1,296.74	\$28,000.00
<b>Total Building Maintenance</b>	<u>\$4,878.79</u>	<u>\$18,333.34</u>	<u>\$13,454.55</u>	<u>\$228,089.15</u>	<u>\$183,333.40</u>	<u>(\$44,755.75)</u>	<u>\$220,000.00</u>

**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	\$3,000.00	\$4,166.70	\$1,166.70	\$5,000.00
7240 Landscaping Maintenance	\$8,466.00	\$9,416.67	\$950.67	\$83,426.60	\$94,166.70	\$10,740.10	\$113,000.00
7250 Grounds Expense-Other	\$3,750.00	\$1,916.67	(\$1,833.33)	\$23,425.00	\$19,166.70	(\$4,258.30)	\$23,000.00
7275 Gasoline/Golf Carts	\$0.00	\$166.67	\$166.67	\$0.00	\$1,666.70	\$1,666.70	\$2,000.00
7290 Irrigation Repairs	\$1,875.92	\$2,500.00	\$624.08	\$22,844.09	\$25,000.00	\$2,155.91	\$30,000.00
<b>Total Grounds Maintenance</b>	<u>\$14,091.92</u>	<u>\$14,566.68</u>	<u>\$474.76</u>	<u>\$132,695.69</u>	<u>\$145,666.80</u>	<u>\$12,971.11</u>	<u>\$174,800.00</u>

**Common Area**

7320 Pool & Spa Maintenance	\$0.00	\$2,916.67	\$2,916.67	\$30,513.93	\$29,166.70	(\$1,347.23)	\$35,000.00
7340 Pool Fuel	\$0.00	\$416.67	\$416.67	\$1,366.32	\$4,166.70	\$2,800.38	\$5,000.00
7560 Common Area - Cleaning	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
7565 Common Area - Painting	\$243.43	\$83.33	(\$160.10)	\$863.38	\$833.30	(\$30.08)	\$1,000.00
7586 Exercise Room Repairs/Maint	\$0.00	\$83.33	\$83.33	\$370.03	\$833.30	\$463.27	\$1,000.00
<b>Total Common Areas</b>	<u>\$243.43</u>	<u>\$3,583.33</u>	<u>\$3,339.90</u>	<u>\$33,113.66</u>	<u>\$35,833.30</u>	<u>\$2,719.64</u>	<u>\$43,000.00</u>

**Utilities**

7010 Water & Sewer	\$25,504.78	\$25,833.33	\$328.55	\$281,452.71	\$258,333.30	(\$23,119.41)	\$310,000.00
7015 Water Recovery	(\$22,788.15)	(\$22,991.67)	(\$203.52)	(\$237,003.33)	(\$229,916.70)	\$7,086.63	(\$275,900.00)
7030 Water Meter Replacement	\$0.00	\$166.67	\$166.67	\$187.81	\$1,666.70	\$1,478.89	\$2,000.00
7040 Trash	\$0.00	\$500.00	\$500.00	\$5,014.28	\$5,000.00	(\$14.28)	\$6,000.00
7050 Electricity	\$2,155.63	\$2,666.67	\$511.04	\$23,944.17	\$26,666.70	\$2,722.53	\$32,000.00
<b>Total Utilities</b>	<u>\$4,872.26</u>	<u>\$6,175.00</u>	<u>\$1,302.74</u>	<u>\$73,595.64</u>	<u>\$61,750.00</u>	<u>(\$11,845.64)</u>	<u>\$74,100.00</u>

**Administrative**

7150 Insurance	\$33,100.04	\$58,333.33	\$25,233.29	\$706,537.44	\$583,333.30	(\$123,204.14)	\$700,000.00
7420 Staffing/Personnel	\$38,309.65	\$29,166.67	(\$9,142.98)	\$283,820.08	\$291,666.70	\$7,846.62	\$350,000.00
7455 Uniforms	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
7460 Legal Association	\$0.00	\$833.33	\$833.33	(\$882.94)	\$8,333.30	\$9,216.24	\$10,000.00
7465 Legal Collection & Foreclosure	\$1,822.50	\$833.33	(\$989.17)	\$26,969.78	\$8,333.30	(\$18,636.48)	\$10,000.00
7470 CPA Services	\$0.00	\$666.67	\$666.67	\$0.00	\$6,666.70	\$6,666.70	\$8,000.00
7475 Professional Services	\$0.00	\$250.00	\$250.00	\$0.00	\$2,500.00	\$2,500.00	\$3,000.00
7480 Management Fees	\$4,691.67	\$4,691.67	\$0.00	\$46,916.70	\$46,916.70	\$0.00	\$56,300.00
7490 Postage & Printing	\$1,437.81	\$1,000.00	(\$437.81)	\$15,522.38	\$10,000.00	(\$5,522.38)	\$12,000.00
7495 Bank Fees/Coupon Books	\$125.50	\$150.00	\$24.50	\$2,261.63	\$1,500.00	(\$761.63)	\$1,800.00
7496 Misc Admin Expenses	\$0.00	\$1,250.00	\$1,250.00	\$7,296.09	\$12,500.00	\$5,203.91	\$15,000.00
7497 Background Check	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
7498 Membership Dues	\$1,389.53	\$541.67	(\$847.86)	\$13,409.76	\$5,416.70	(\$7,993.06)	\$6,500.00
7499 Answering Service	\$0.00	\$83.33	\$83.33	\$715.00	\$833.30	\$118.30	\$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	\$3,333.30	\$1,397.17	\$4,000.00
7590 Bad Debt	\$500.00	\$500.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$6,000.00
7600 Office Equipment/Internet	\$126.46	\$541.67	\$415.21	\$5,430.51	\$5,416.70	(\$13.81)	\$6,500.00
7601 Office Equipment Rental	\$629.27	\$375.00	(\$254.27)	\$3,909.03	\$3,750.00	(\$159.03)	\$4,500.00
7990 Master Association Fees	\$4,535.42	\$4,333.33	(\$202.09)	\$45,354.17	\$43,333.30	(\$2,020.87)	\$52,000.00
<b>Total Administrative</b>	<u>\$86,667.85</u>	<u>\$104,008.33</u>	<u>\$17,340.48</u>	<u>\$1,164,257.01</u>	<u>\$1,040,083.30</u>	<u>(\$124,173.71)</u>	<u>\$1,248,100.00</u>
<b>Total Expenses</b>	<u>\$110,754.25</u>	<u>\$146,666.68</u>	<u>\$35,912.43</u>	<u>\$1,631,751.15</u>	<u>\$1,466,666.80</u>	<u>(\$165,084.35)</u>	<u>\$1,760,000.00</u>
<b>Current Yr Net Income/Loss</b>	<u>\$40,913.59</u>	<u>(\$0.01)</u>	<u>\$40,913.60</u>	<u>(\$133,119.47)</u>	<u>(\$0.10)</u>	<u>(\$133,119.37)</u>	<u>\$0.00</u>

Vintage Grand Condominium Association Inc.  
Reserve Statement

Run Date: 11/21/2024  
Run Time: 03:21 PM

Start: 10/01/2024 | End: 10/31/2024

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	\$79,903.40	\$2,762.23	\$0.00	\$82,665.63
<b>Reserves 1Total:</b>	<b>\$216,317.80</b>	<b>\$2,762.23</b>	<b>\$0.00</b>	<b>\$219,080.03</b>
<b>Reserves 2</b>				
3611 BegBal - Pool & Spa	\$72,169.28	\$0.00	\$0.00	\$72,169.28
3612 Alloc- Pool & Spa	\$3,441.78	\$382.42	\$0.00	\$3,824.20
<b>Reserves 2Total:</b>	<b>\$75,611.06</b>	<b>\$382.42</b>	<b>\$0.00</b>	<b>\$75,993.48</b>
<b>Reserves 3</b>				
3626 Beg Bal - Pool Deck	\$8,443.08	\$0.00	\$0.00	\$8,443.08
3627 Alloc - Pool Deck	\$1,937.25	\$215.25	\$0.00	\$2,152.50
<b>Reserves 3Total:</b>	<b>\$10,380.33</b>	<b>\$215.25</b>	<b>\$0.00</b>	<b>\$10,595.58</b>
<b>Reserves 4</b>				
3630 Expense - Roof Replacement	(\$2,515,995.00)	\$0.00	\$277,533.32	(\$2,793,528.32)
3631 Beg Bal - Roof Replacement	\$2,562,234.74	\$0.00	\$0.00	\$2,562,234.74
3632 Alloc - Roof Replacement	\$141,049.90	\$35,131.90	\$0.00	\$176,181.80
<b>Reserves 4Total:</b>	<b>\$187,289.64</b>	<b>\$35,131.90</b>	<b>\$277,533.32</b>	<b>(\$55,111.78)</b>
<b>Reserves 5</b>				
3641 Beg Bal - Painting Exterior	\$183,185.46	\$0.00	\$0.00	\$183,185.46
3642 Alloc - Painting Exterior	\$33,514.47	\$3,723.83	\$0.00	\$37,238.30
<b>Reserves 5Total:</b>	<b>\$216,699.93</b>	<b>\$3,723.83</b>	<b>\$0.00</b>	<b>\$220,423.76</b>
<b>Reserves 6</b>				
3651 BegBal - Road Resurfacing	\$360,245.08	\$0.00	\$0.00	\$360,245.08
3652 Alloc - Road Resurfacing	\$26,918.28	\$2,990.92	\$0.00	\$29,909.20
<b>Reserves 6Total:</b>	<b>\$387,163.36</b>	<b>\$2,990.92</b>	<b>\$0.00</b>	<b>\$390,154.28</b>
<b>Reserves 7</b>				
3671 BegBal - Electrical	\$75,595.41	\$0.00	\$0.00	\$75,595.41
3672 Alloc - Electrical	\$3,399.75	\$377.75	\$0.00	\$3,777.50
<b>Reserves 7Total:</b>	<b>\$78,995.16</b>	<b>\$377.75</b>	<b>\$0.00</b>	<b>\$79,372.91</b>
<b>Reserves 8</b>				
3681 BegBal - HVAC	\$7,017.28	\$0.00	\$0.00	\$7,017.28
3682 Alloc - HVAC	\$2,022.03	\$224.67	\$0.00	\$2,246.70
<b>Reserves 8Total:</b>	<b>\$9,039.31</b>	<b>\$224.67</b>	<b>\$0.00</b>	<b>\$9,263.98</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: 10/01/2024 | End: 10/31/2024

RESERVE STATEMENT

3767 Alloc - Plumbing	\$14,932.44	\$1,659.16	\$0.00	\$16,591.60
<b>Reserves 9Total:</b>	<b>\$77,705.67</b>	<b>\$1,659.16</b>	<b>\$0.00</b>	<b>\$79,364.83</b>
Reserves 10				
3776 Beg Bal - Drainage	\$1,864.70	\$0.00	\$0.00	\$1,864.70
3777 Alloc - Drainage	\$657.00	\$73.00	\$0.00	\$730.00
<b>Reserves 10Total:</b>	<b>\$2,521.70</b>	<b>\$73.00</b>	<b>\$0.00</b>	<b>\$2,594.70</b>
Reserves 11				
3786 BegBal - Fire & Safety Systems	\$243,857.46	\$0.00	\$0.00	\$243,857.46
3787 Allocation - Fire & Safety Systems	\$36,228.78	\$4,025.42	\$0.00	\$40,254.20
<b>Reserves 11Total:</b>	<b>\$280,086.24</b>	<b>\$4,025.42</b>	<b>\$0.00</b>	<b>\$284,111.66</b>
<b>Total</b>	<b>\$1,541,810.20</b>	<b>\$51,566.55</b>	<b>\$277,533.32</b>	<b>\$1,315,843.43</b>