

Tra-Vigne' Condominium

January 31, 2024
Unaudited
Financial Statements
Prepared By



1044 Castello Drive, Suite 206
Naples, FL 34103
(239) 261-3440

Fund Balance Sheet

Portfolios: Tra-Vigne' Condominium Association, Inc.

As of: 01/31/2024

Accounting Basis: Accrual

GL Account Map: Tra-Vigne Condominium Association, Inc.

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
101	Operating Bank	123,472.37		123,472.37
163	Reserve Account -MidFL Business-Membership #4220		100.00	100.00
163-1	Reserve - MidFL 18mth CD 5% 3/23-9/24 #4945		259,708.34	259,708.34
171	Reserve Account - Synovus Bank		85,062.02	85,062.02
	Total Cash	123,472.37	344,870.36	468,342.73
111	A/R Maintenance	101,802.52		101,802.52
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	828.83		828.83
135	Prepaid Expenses	24,596.90		24,596.90
178	Due from Operating		85,940.00	85,940.00
	TOTAL ASSETS	179,719.15	430,810.36	610,529.51
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	6,985.38		6,985.38
201	Accrued Expenses	4,973.29		4,973.29
215	Prepaid Member Fees	2,736.93		2,736.93
220	Due to Reserves	85,940.00		85,940.00
226	Loan Roof-Mutual of Omaha	313,149.45		313,149.45
239	Deferred Income	121,060.83		121,060.83
300	Deferred Reserve Revenue		430,799.53	430,799.53
375	Reserve Interest		10.83	10.83
	Total Liabilities	534,845.88	430,810.36	965,656.24
Capital				
390	Fund Balance	-373,229.76		-373,229.76
	Calculated Retained Earnings	18,103.03	0.00	18,103.03
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	-355,126.73	0.00	-355,126.73
	TOTAL LIABILITIES & CAPITAL	179,719.15	430,810.36	610,529.51

Annual Budget - Comparative

Portfolios: Tra-Vigne' Condominium Association, Inc.

As of: Jan 2024

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Tra-Vigne Condominium Association, Inc.

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
411	Maintenance Assessment	41,947.87	41,948.34	-0.47	41,947.87	41,948.34	-0.47	503,380.00
412	Reserve Revenue	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
413-7	VCA Fee	12,115.48	12,115.42	0.06	12,115.48	12,115.42	0.06	145,385.00
417	Owner Late Fees & Interest	1,606.41	0.00	1,606.41	1,606.41	0.00	1,606.41	0.00
418	Legal Fees Charged to Owners	-840.00	0.00	-840.00	-840.00	0.00	-840.00	0.00
422-1	Gate Transponders	70.00	0.00	70.00	70.00	0.00	70.00	0.00
427	Rent Income	2,320.00	0.00	2,320.00	2,320.00	0.00	2,320.00	0.00
450	Roof Loan Income	6,466.82	6,466.67	0.15	6,466.82	6,466.67	0.15	77,600.00
471	Application Fees	300.00	41.67	258.33	300.00	41.67	258.33	500.00
492	Reserve Interest	10.83	0.00	10.83	10.83	0.00	10.83	0.00
Total Operating Income		63,997.41	60,572.10	3,425.31	63,997.41	60,572.10	3,425.31	826,865.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,954.49	1,000.00	-954.49	1,954.49	1,000.00	-954.49	12,000.00
504	Water / Sewer	429.83	333.34	-96.49	429.83	333.34	-96.49	4,000.00
505	Water - Irrigation	1,088.79	1,250.00	161.21	1,088.79	1,250.00	161.21	15,000.00
Total UTILITY EXPENSES		3,473.11	2,583.34	-889.77	3,473.11	2,583.34	-889.77	31,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	140.00	1,666.67	1,526.67	140.00	1,666.67	1,526.67	20,000.00
601-1	Roof Repairs	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
610	Janitorial Contract	1,125.00	833.34	-291.66	1,125.00	833.34	-291.66	10,000.00
612	Pest Control - Interior	631.40	416.67	-214.73	631.40	416.67	-214.73	5,000.00
620	Security Gate Maintenance	60.49	250.00	189.51	60.49	250.00	189.51	3,000.00
642	Fire Inspection	99.60	100.00	0.40	99.60	100.00	0.40	1,200.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
660	Pool Maintenance Contract	1,375.00	1,375.00	0.00	1,375.00	1,375.00	0.00	16,500.00
661-0	Pool Repairs/Supplies	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
	Total BUILDING EXPENSES	3,431.49	5,975.02	2,543.53	3,431.49	5,975.02	2,543.53	71,700.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,500.00	0.00	4,500.00	4,500.00	0.00	54,000.00
704	Plant Replacement	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
706	Mulch/Rock/Sod	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
708	Irrigation Repair & Maintenance	690.00	250.00	-440.00	690.00	250.00	-440.00	3,000.00
710	Tree Trimming	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
	Total GROUNDS EXPENSES	5,190.00	7,250.02	2,060.02	5,190.00	7,250.02	2,060.02	87,000.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	1,595.72	1,596.42	0.70	1,595.72	1,596.42	0.70	19,157.00
805	Office Expense	385.38	250.00	-135.38	385.38	250.00	-135.38	3,000.00
810	Application Fees	150.00	36.50	-113.50	150.00	36.50	-113.50	438.00
812	Legal Expense	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
815-2	Accounting CPA	0.00	17.92	17.92	0.00	17.92	17.92	215.00
820-00	Fees To Division/Annual Report	308.00	30.84	-277.16	308.00	30.84	-277.16	370.00
835	Insurance - Property	17,147.05	24,000.00	6,852.95	17,147.05	24,000.00	6,852.95	288,000.00
	Total ADMINISTRATIVE EXPENSES	19,586.15	26,181.68	6,595.53	19,586.15	26,181.68	6,595.53	314,180.00
910	RESERVE EXPENSE							
900	Reserve Expense	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
901	Reserve Interest	10.83	0.00	-10.83	10.83	0.00	-10.83	0.00
	Total RESERVE EXPENSE	10.83	0.00	-10.83	10.83	0.00	-10.83	100,000.00
911	MASTER ASSOCIATION							
850-5	Master Association	12,198.85	12,115.42	-83.43	12,198.85	12,115.42	-83.43	145,385.00
	Total MASTER ASSOCIATION	12,198.85	12,115.42	-83.43	12,198.85	12,115.42	-83.43	145,385.00
913	ROOF LOAN							
940	Roof Loan Expenses	6,461.51	6,466.67	5.16	6,461.51	6,466.67	5.16	77,600.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
969	Roof Loan Transfer	-4,457.56	0.00	4,457.56	-4,457.56	0.00	4,457.56	0.00
	Total ROOF LOAN	2,003.95	6,466.67	4,462.72	2,003.95	6,466.67	4,462.72	77,600.00
	Total Operating Expense	45,894.38	60,572.15	14,677.77	45,894.38	60,572.15	14,677.77	826,865.00
	Total Operating Income	63,997.41	60,572.10	3,425.31	63,997.41	60,572.10	3,425.31	826,865.00
	Total Operating Expense	45,894.38	60,572.15	14,677.77	45,894.38	60,572.15	14,677.77	826,865.00
	NOI - Net Operating Income	18,103.03	-0.05	18,103.08	18,103.03	-0.05	18,103.08	0.00
	Total Income	63,997.41	60,572.10	3,425.31	63,997.41	60,572.10	3,425.31	826,865.00
	Total Expense	45,894.38	60,572.15	14,677.77	45,894.38	60,572.15	14,677.77	826,865.00
	Net Income	18,103.03	-0.05	18,103.08	18,103.03	-0.05	18,103.08	0.00