

Tra-Vigne' Condominium

October 2024

Unaudited

Financial Statements

Prepared By



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Naples, FL 34103
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Fund Balance Sheet

Properties: Tra-Vigne' Condominium Association, Inc. - 170 Vineyards Blvd Naples, FL 34119

As of: 10/31/2024

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	91,881.35		91,881.35
163	Reserve Account -MidFL Business-Membership #4220		100.00	100.00
163-1	Reserve - MidFL 18mth CD 5% 3/23-9/24 #4945		269,332.21	269,332.21
171	Reserve Account - Synovus Bank		172,227.64	172,227.64
	Total Cash	91,881.35	441,659.85	533,541.20
111	A/R Maintenance	130,933.46		130,933.46
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	68,818.96		68,818.96
135	Prepaid Expenses	24,826.55		24,826.55
178	Due from Operating		50,000.00	50,000.00
	TOTAL ASSETS	245,478.85	491,659.85	737,138.70
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	4,461.38		4,461.38
201	Accrued Expenses	5,768.61		5,768.61
215	Prepaid Member Fees	2,667.54		2,667.54
220	Due to Reserves	50,000.00		50,000.00
226	Loan Roof-Mutual of Omaha	270,451.08		270,451.08
239	Deferred Income	121,060.83		121,060.83
242	Insurance Financing	49,490.58		49,490.58
300	Deferred Reserve Revenue		481,941.71	481,941.71
375	Reserve Interest		9,718.14	9,718.14
	Total Liabilities	503,900.02	491,659.85	995,559.87
Capital				
390	Fund Balance	-373,229.76		-373,229.76
	Calculated Retained Earnings	114,932.22	0.00	114,932.22
	Calculated Prior Years Retained Earnings	-123.63	0.00	-123.63
	Total Capital	-258,421.17	0.00	-258,421.17
	TOTAL LIABILITIES & CAPITAL	245,478.85	491,659.85	737,138.70

Annual Budget - Comparative

Properties: Tra-Vigne' Condominium Association, Inc. - 170 Vineyards Blvd Naples, FL 34119

As of: Oct 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	41,773.47	41,948.33	-174.86	419,307.04	419,483.34	-176.30	503,380.00
412	Reserve Revenue	6,062.50	0.00	6,062.50	23,857.82	0.00	23,857.82	100,000.00
413-7	VCA Fee	12,115.48	12,115.41	0.07	121,154.44	121,154.18	0.26	145,385.00
417	Owner Late Fees & Interest	1,339.89	0.00	1,339.89	10,660.82	0.00	10,660.82	0.00
417-8	Admin Collection Fee - Balance Due Reminder	0.00	0.00	0.00	50.00	0.00	50.00	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	-840.00	0.00	-840.00	0.00
418-3	Admin Collection Fee - 30-Day Notice	0.00	0.00	0.00	150.00	0.00	150.00	0.00
422-1	Gate Transponders	0.00	0.00	0.00	245.00	0.00	245.00	0.00
427	Rent Income	2,507.50	0.00	2,507.50	24,877.50	0.00	24,877.50	0.00
450	Roof Loan Income	6,466.82	6,466.66	0.16	64,667.29	64,666.68	0.61	77,600.00
471	Application Fees	0.00	41.66	-41.66	450.00	416.68	33.32	500.00
492	Reserve Interest	3,251.11	0.00	3,251.11	9,718.14	0.00	9,718.14	0.00
Total Operating Income		73,516.77	60,572.06	12,944.71	674,298.05	605,720.88	68,577.17	826,865.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	639.29	1,000.00	360.71	9,840.34	10,000.00	159.66	12,000.00
504	Water / Sewer	268.61	333.33	64.72	3,381.27	3,333.34	-47.93	4,000.00
505	Water - Irrigation	1,000.00	1,250.00	250.00	10,322.40	12,500.00	2,177.60	15,000.00
Total UTILITY EXPENSES		1,907.90	2,583.33	675.43	23,544.01	25,833.34	2,289.33	31,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	565.00	1,666.66	1,101.66	14,041.68	16,666.68	2,625.00	20,000.00
601-1	Roof Repairs	0.00	833.33	833.33	9,347.00	8,333.34	-1,013.66	10,000.00
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
610	Janitorial Contract	0.00	833.33	833.33	1,125.00	8,333.34	7,208.34	10,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
612	Pest Control - Interior	154.65	416.66	262.01	3,993.56	4,166.68	173.12	5,000.00
620	Security Gate Maintenance	555.49	250.00	-305.49	4,534.90	2,500.00	-2,034.90	3,000.00
642	Fire Inspection	85.77	100.00	14.23	899.20	1,000.00	100.80	1,200.00
660	Pool Maintenance Contract	1,375.00	1,375.00	0.00	13,750.00	13,750.00	0.00	16,500.00
661-0	Pool Repairs/Supplies	0.00	250.00	250.00	1,757.74	2,500.00	742.26	3,000.00
	Total BUILDING EXPENSES	2,735.91	5,974.98	3,239.07	49,449.08	59,750.04	10,300.96	71,700.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,500.00	0.00	45,000.00	45,000.00	0.00	54,000.00
704	Plant Replacement	0.00	833.33	833.33	0.00	8,333.34	8,333.34	10,000.00
706	Mulch/Rock/Sod	0.00	833.33	833.33	375.00	8,333.34	7,958.34	10,000.00
708	Irrigation Repair & Maintenance	224.39	250.00	25.61	6,136.79	2,500.00	-3,636.79	3,000.00
710	Tree Trimming	0.00	833.33	833.33	17,345.00	8,333.34	-9,011.66	10,000.00
724	Hurricane/Storm Expense	600.00	0.00	-600.00	1,100.00	0.00	-1,100.00	0.00
	Total GROUNDS EXPENSES	5,324.39	7,249.99	1,925.60	69,956.79	72,500.02	2,543.23	87,000.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	1,595.72	1,596.41	0.69	15,957.20	15,964.18	6.98	19,157.00
805	Office Expense	117.87	250.00	132.13	3,201.50	2,500.00	-701.50	3,000.00
810	Application Fees	0.00	36.50	36.50	225.00	365.00	140.00	438.00
812	Legal Expense	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
815-2	Accounting CPA	0.00	17.91	17.91	0.00	179.18	179.18	215.00
820-00	Fees To Division/Annual Report	0.00	30.83	30.83	383.00	308.34	-74.66	370.00
831	Insurance Finance Interest	8,292.12	0.00	-8,292.12	8,292.12	0.00	-8,292.12	0.00
835	Insurance - Property	14,553.76	24,000.00	9,446.24	214,394.37	240,000.00	25,605.63	288,000.00
	Total ADMINISTRATIVE EXPENSES	24,559.47	26,181.65	1,622.18	242,453.19	261,816.70	19,363.51	314,180.00
910	RESERVE EXPENSE							
900	Reserve Expense	6,062.50	0.00	-6,062.50	23,857.82	0.00	-23,857.82	100,000.00
901	Reserve Interest	3,251.11	0.00	-3,251.11	9,718.14	0.00	-9,718.14	0.00
	Total RESERVE EXPENSE	9,313.61	0.00	-9,313.61	33,575.96	0.00	-33,575.96	100,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
911	MASTER ASSOCIATION							
850-5	Master Association	12,198.85	12,115.41	-83.44	121,988.54	121,154.18	-834.36	145,385.00
	Total MASTER ASSOCIATION	12,198.85	12,115.41	-83.44	121,988.54	121,154.18	-834.36	145,385.00
913	ROOF LOAN							
940	Roof Loan Expenses	6,774.54	6,466.66	-307.88	65,554.19	64,666.68	-887.51	77,600.00
969	Roof Loan Transfer	-5,036.41	0.00	5,036.41	-47,155.93	0.00	47,155.93	0.00
	Total ROOF LOAN	1,738.13	6,466.66	4,728.53	18,398.26	64,666.68	46,268.42	77,600.00
	Total Operating Expense	57,778.26	60,572.02	2,793.76	559,365.83	605,720.96	46,355.13	826,865.00
	Total Operating Income	73,516.77	60,572.06	12,944.71	674,298.05	605,720.88	68,577.17	826,865.00
	Total Operating Expense	57,778.26	60,572.02	2,793.76	559,365.83	605,720.96	46,355.13	826,865.00
	NOI - Net Operating Income	15,738.51	0.04	15,738.47	114,932.22	-0.08	114,932.30	0.00
	Total Income	73,516.77	60,572.06	12,944.71	674,298.05	605,720.88	68,577.17	826,865.00
	Total Expense	57,778.26	60,572.02	2,793.76	559,365.83	605,720.96	46,355.13	826,865.00
	Net Income	15,738.51	0.04	15,738.47	114,932.22	-0.08	114,932.30	0.00