

Tra-Vigne' Condominium

November 2024

Unaudited

Financial Statements

Prepared By



1044 Castello Drive, Suite 206
Naples, FL 34103
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Fund Balance Sheet

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

As of: 11/30/2024

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	45,874.17		45,874.17
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		172,234.17	172,234.17
	Total Cash	45,874.17	441,666.38	487,540.55
111	A/R Maintenance	117,167.01		117,167.01
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	45,973.07		45,973.07
135	Prepaid Expenses	12,541.93		12,541.93
178	Due from Operating		50,000.00	50,000.00
	TOTAL ASSETS	150,574.71	491,666.38	642,241.09
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	10,613.80		10,613.80
201	Accrued Expenses	900.00		900.00
203	Accounts Payable - Reserve		2,040.06	2,040.06
215	Prepaid Member Fees	3,561.88		3,561.88
220	Due to Reserves	50,000.00		50,000.00
226	Loan Roof-Mutual of Omaha	265,328.11		265,328.11
239	Deferred Income	60,530.41		60,530.41
242	Insurance Financing	24,745.29		24,745.29
300	Deferred Reserve Revenue		479,901.65</	

Annual Budget - Comparative

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

As of: Nov 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	41,948.33	41,948.33	0.00	461,255.37	461,431.67	-176.30	503,380.00
412	Reserve Revenue	2,040.06	0.00	2,040.06	25,897.88	0.00	25,897.88	100,000.00
413-7	VCA Fee	12,115.42	12,115.41	0.01	133,269.86	133,269.59	0.27	145,385.00
417	Owner Late Fees & Interest	-14,726.45	0.00	-14,726.45	-4,065.63	0.00	-4,065.63	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	660.00	0.00	660.00	-180.00	0.00	-180.00	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
424-0	Admin Collection Fee - Accounts Sent to Attorney	300.00	0.00	300.00	300.00	0.00	300.00	0.00
427	Rent Income	2,507.50	0.00	2,507.50	27,385.00	0.00	27,385.00	0.00
450	Roof Loan Income	6,46						

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
610	Janitorial Contract	0.00	833.33	833.33	1,125.00	9,166.67	8,041.67	10,000.00
612	Pest Control - Interior	0.00	416.66	416.66	3,993.56	4,583.34	589.78	5,000.00
620	Security Gate Maintenance	240.00	250.00	10.00	4,774.90	2,750.00	-2,024.90	3,000.00
642	Fire Inspection	85.77	100.00	14.23	984.97	1,100.00	115.03	1,200.00
660	Pool Maintenance Contract	1,375.00	1,375.00	0.00	15,125.00	15,125.00	0.00	16,500.00
661-0	Pool Repairs/Supplies	162.00	250.00	88.00	1,919.74	2,750.00	830.26	3,000.00
	Total BUILDING EXPENSES	6,596.23	5,974.98	-621.25	56,045.31	65,725.02	9,679.71	71,700.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,500.00	0.00	49,500.00	49,500.00	0.00	54,000.00
704	Plant Replacement	150.00	833.33	683.33	150.00	9,166.67	9,016.67	10,000.00
706	Mulch/Rock/Sod	0.00	833.33	833.33	375.00	9,166.67	8,791.67	10,000.00
708	Irrigation Repair & Maintenance	1,078.58	250.00	-828.58	7,215.37	2,750.00	-4,465.37	3,000.00
710	Tree Trimming	0.00	833.33	833.33	17,345.00	9,166.67	-8,178.33	10,0

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
901	Reserve Interest	6.53	0.00	-6.53	9,724.67	0.00	-9,724.67	0.00
	Total RESERVE EXPENSE	2,046.59	0.00	-2,046.59	35,622.55	0.00	-35,622.55	100,000.00
911	MASTER ASSOCIATION							
850-5	Master Association	12,198.85	12,115.41	-83.44	134,187.39	133,269.59	-917.80	145,385.00
	Total MASTER ASSOCIATION	12,198.85	12,115.41	-83.44	134,187.39	133,269.59	-917.80	145,385.00
913	ROOF LOAN							
940	Roof Loan Expenses	6,774.54	6,466.66	-307.88	72,328.73	71,133.34	-1,195.39	77,600.00
969	Roof Loan Transfer	-5,122.97	0.00	5,122.97	-52,278.90	0.00	52,278.90	0.00
	Total ROOF LOAN	1,651.57	6,466.66	4,815.09	20,049.83	71,133.34	51,083.51	77,600.00
	Total Operating Expense	58,001.67	60,572.02	2,570.35	617,367.50	666,292.98	48,925.48	826,865.00
	Total Operating Income	51,318.06	60,572.06	-9,254.00	725,616.11	666,292.94	59,323.17	826,865.00
	Total Operating Expense	58,001.67	60,572.02	2,570.35	617,367.50	666,292.98	48,925.48	826,865.00
	NOI - Net Operating Income	-6,683.61	0.04	-6,683.65	108,248.61	-0.04		