

Tra-Vigne' Condominium

March 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: 03/31/2024

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	55,907.11		55,907.11
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		78,281.91	78,281.91
	Total Cash	55,907.11	338,090.25	393,997.36
111	A/R Maintenance	99,363.14		99,363.14
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	227,887.38		227,887.38
135	Prepaid Expenses	36,596.56		36,596.56
178	Due from Operating		85,940.00	85,940.00
	TOTAL ASSETS	348,772.72	424,030.25	772,802.97
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	1,744.86		1,744.86
201	Accrued Expenses	6,888.73		6,888.73
215	Prepaid Member Fees	63,695.02		63,695.02
220	Due to Reserves	85,940.00		85,940.00
226	Loan Roof-Mutual of Omaha	304,021.51		304,021.51
242	Insurance Financing	222,707.61		222,707.61
300	Deferred Reserve Revenue		423,999.53	423,999.53
375	Reserve Interest		30.72	30.72
	Total Liabilities	684,997.73	424,030.25	1,109,027.98
Capital				
390	Fund Balance	-373,229.76		-373,229.76
	Calculated Retained Earnings	37,004.75	0.00	37,004.75
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	-336,225.01	0.00	-336,225.01
	TOTAL LIABILITIES & CAPITAL	348,772.72	424,030.25	772,802.97

Annual Budget - Comparative

Portfolios: Tra-Vigne' Condominium Association, Inc.

As of: Mar 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	41,948.34	-0.01	125,844.53	125,845.02	-0.49	503,380.00
412	Reserve Revenue	0.00	0.00	0.00	6,800.00	0.00	6,800.00	100,000.00
413-7	VCA Fee	12,115.42	12,115.42	0.00	36,346.32	36,346.26	0.06	145,385.00
417	Owner Late Fees & Interest	362.68	0.00	362.68	2,379.12	0.00	2,379.12	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	-840.00	0.00	-840.00	0.00
422-1	Gate Transponders	0.00	0.00	0.00	140.00	0.00	140.00	0.00
427	Rent Income	2,507.50	0.00	2,507.50	7,335.00	0.00	7,335.00	0.00
450	Roof Loan Income	6,466.66	6,466.67	-0.01	19,400.15	19,400.01	0.14	77,600.00
471	Application Fees	150.00	41.67	108.33	450.00	125.01	324.99	500.00
492	Reserve Interest	9.97	0.00	9.97	30.72	0.00	30.72	0.00
Total Operating Income		63,560.56	60,572.10	2,988.46	197,885.84	181,716.30	16,169.54	826,865.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,380.58	1,000.00	-380.58	5,292.77	3,000.00	-2,292.77	12,000.00
504	Water / Sewer	549.70	333.34	-216.36	1,335.62	1,000.02	-335.60	4,000.00
505	Water - Irrigation	1,668.91	1,250.00	-418.91	3,154.33	3,750.00	595.67	15,000.00
510	Telephone	200.45	0.00	-200.45	200.45	0.00	-200.45	0.00
Total UTILITY EXPENSES		3,799.64	2,583.34	-1,216.30	9,983.17	7,750.02	-2,233.15	31,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	0.00	1,666.67	1,666.67	185.00	5,000.01	4,815.01	20,000.00
601-1	Roof Repairs	1,613.00	833.34	-779.66	7,458.00	2,500.02	-4,957.98	10,000.00
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
610	Janitorial Contract	-225.00	833.34	1,058.34	1,125.00	2,500.02	1,375.02	10,000.00
612	Pest Control - Interior	649.92	416.67	-233.25	1,906.47	1,250.01	-656.46	5,000.00
620	Security Gate Maintenance	895.49	250.00	-645.49	1,506.47	750.00	-756.47	3,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
642	Fire Inspection	99.59	100.00	0.41	298.79	300.00	1.21	1,200.00
660	Pool Maintenance Contract	1,375.00	1,375.00	0.00	4,125.00	4,125.00	0.00	16,500.00
661-0	Pool Repairs/Supplies	0.00	250.00	250.00	105.95	750.00	644.05	3,000.00
	Total BUILDING EXPENSES	4,408.00	5,975.02	1,567.02	16,710.68	17,925.06	1,214.38	71,700.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,500.00	0.00	13,500.00	13,500.00	0.00	54,000.00
704	Plant Replacement	0.00	833.34	833.34	0.00	2,500.02	2,500.02	10,000.00
706	Mulch/Rock/Sod	0.00	833.34	833.34	0.00	2,500.02	2,500.02	10,000.00
708	Irrigation Repair & Maintenance	573.84	250.00	-323.84	1,263.84	750.00	-513.84	3,000.00
710	Tree Trimming	0.00	833.34	833.34	0.00	2,500.02	2,500.02	10,000.00
	Total GROUNDS EXPENSES	5,073.84	7,250.02	2,176.18	14,763.84	21,750.06	6,986.22	87,000.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	1,595.72	1,596.42	0.70	4,787.16	4,789.26	2.10	19,157.00
805	Office Expense	209.63	250.00	40.37	2,102.86	750.00	-1,352.86	3,000.00
810	Application Fees	75.00	36.50	-38.50	225.00	109.50	-115.50	438.00
812	Legal Expense	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
815-2	Accounting CPA	0.00	17.92	17.92	0.00	53.76	53.76	215.00
820-00	Fees To Division/Annual Report	0.00	30.84	30.84	308.00	92.52	-215.48	370.00
835	Insurance - Property	22,809.57	24,000.00	1,190.43	62,774.07	72,000.00	9,225.93	288,000.00
	Total ADMINISTRATIVE EXPENSES	24,689.92	26,181.68	1,491.76	70,197.09	78,545.04	8,347.95	314,180.00
910	RESERVE EXPENSE							
900	Reserve Expense	0.00	0.00	0.00	6,800.00	0.00	-6,800.00	100,000.00
901	Reserve Interest	9.97	0.00	-9.97	30.72	0.00	-30.72	0.00
	Total RESERVE EXPENSE	9.97	0.00	-9.97	6,830.72	0.00	-6,830.72	100,000.00
911	MASTER ASSOCIATION							
850-5	Master Association	12,198.86	12,115.42	-83.44	36,596.56	36,346.26	-250.30	145,385.00
	Total MASTER ASSOCIATION	12,198.86	12,115.42	-83.44	36,596.56	36,346.26	-250.30	145,385.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
913	ROOF LOAN							
940	Roof Loan Expenses	6,461.51	6,466.67	5.16	19,384.53	19,400.01	15.48	77,600.00
969	Roof Loan Transfer	-4,514.79	0.00	4,514.79	-13,585.50	0.00	13,585.50	0.00
	Total ROOF LOAN	1,946.72	6,466.67	4,519.95	5,799.03	19,400.01	13,600.98	77,600.00
	Total Operating Expense	52,126.95	60,572.15	8,445.20	160,881.09	181,716.45	20,835.36	826,865.00
	Total Operating Income	63,560.56	60,572.10	2,988.46	197,885.84	181,716.30	16,169.54	826,865.00
	Total Operating Expense	52,126.95	60,572.15	8,445.20	160,881.09	181,716.45	20,835.36	826,865.00
	NOI - Net Operating Income	11,433.61	-0.05	11,433.66	37,004.75	-0.15	37,004.90	0.00
	Total Income	63,560.56	60,572.10	2,988.46	197,885.84	181,716.30	16,169.54	826,865.00
	Total Expense	52,126.95	60,572.15	8,445.20	160,881.09	181,716.45	20,835.36	826,865.00
	Net Income	11,433.61	-0.05	11,433.66	37,004.75	-0.15	37,004.90	0.00