

Tra-Vigne' Condominium

May 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: 05/31/2024

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	86,619.77		86,619.77
163	Reserve Account -MidFL Business-Membership #4220		100.00	100.00
163-1	Reserve - MidFL 18mth CD 5% 3/23-9/24 #4945		262,878.08	262,878.08
171	Reserve Account - Synovus Bank		72,238.24	72,238.24
	Total Cash	86,619.77	335,216.32	421,836.09
111	A/R Maintenance	109,993.38		109,993.38
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	183,048.36		183,048.36
135	Prepaid Expenses	13,056.54		13,056.54
178	Due from Operating		110,940.00	110,940.00
	TOTAL ASSETS	321,736.58	446,156.32	767,892.90
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	439.55		439.55
201	Accrued Expenses	6,252.24		6,252.24
215	Prepaid Member Fees	3,601.27		3,601.27
220	Due to Reserves	110,940.00		110,940.00
226	Loan Roof-Mutual of Omaha	294,844.02		294,844.02
239	Deferred Income	60,530.41		60,530.41
242	Insurance Financing	173,217.03		173,217.03
300	Deferred Reserve Revenue		442,937.03	442,937.03
375	Reserve Interest		3,219.29	3,219.29
	Total Liabilities	649,824.52	446,156.32	1,095,980.84
Capital				
390	Fund Balance	-373,229.76		-373,229.76
	Calculated Retained Earnings	45,141.82	0.00	45,141.82
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	-328,087.94	0.00	-328,087.94
	TOTAL LIABILITIES & CAPITAL	321,736.58	446,156.32	767,892.90

Annual Budget - Comparative

Portfolios: Tra-Vigne' Condominium Association, Inc.

As of: May 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	209,740.73	209,741.69	-0.96	503,380.00
412	Reserve Revenue	0.00	0.00	0.00	12,862.50	0.00	12,862.50	100,000.00
413-7	VCA Fee	12,115.42	12,115.42	0.00	60,577.22	60,577.10	0.12	145,385.00
417	Owner Late Fees & Interest	457.60	0.00	457.60	5,068.19	0.00	5,068.19	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	35.00	0.00	35.00	175.00	0.00	175.00	0.00
427	Rent Income	2,507.50	0.00	2,507.50	12,340.00	0.00	12,340.00	0.00
450	Roof Loan Income	6,466.67	6,466.67	0.00	32,333.64	32,333.35	0.29	77,600.00
471	Application Fees	0.00	41.67	-41.67	450.00	208.35	241.65	500.00
492	Reserve Interest	9.20	0.00	9.20	3,219.29	0.00	3,219.29	0.00
Total Operating Income		63,539.72	60,572.09	2,967.63	335,926.57	302,860.49	33,066.08	826,865.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	314.70	1,000.00	685.30	6,761.96	5,000.00	-1,761.96	12,000.00
504	Water / Sewer	354.53	333.33	-21.20	2,034.15	1,666.69	-367.46	4,000.00
505	Water - Irrigation	1,397.71	1,250.00	-147.71	5,968.96	6,250.00	281.04	15,000.00
Total UTILITY EXPENSES		2,066.94	2,583.33	516.39	14,765.07	12,916.69	-1,848.38	31,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	543.00	1,666.67	1,123.67	1,886.00	8,333.35	6,447.35	20,000.00
601-1	Roof Repairs	0.00	833.33	833.33	9,347.00	4,166.69	-5,180.31	10,000.00
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
610	Janitorial Contract	0.00	833.33	833.33	1,125.00	4,166.69	3,041.69	10,000.00
612	Pest Control - Interior	168.65	416.67	248.02	2,229.77	2,083.35	-146.42	5,000.00
620	Security Gate Maintenance	60.49	250.00	189.51	6,560.27	1,250.00	-5,310.27	3,000.00
642	Fire Inspection	85.77	100.00	14.23	470.35	500.00	29.65	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	6,875.00	6,875.00	0.00	16,500.00
661-0	Pool Repairs/Supplies	0.00	250.00	250.00	137.74	1,250.00	1,112.26	3,000.00
	Total BUILDING EXPENSES	2,232.91	5,975.00	3,742.09	28,631.13	29,875.08	1,243.95	71,700.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,500.00	0.00	22,500.00	22,500.00	0.00	54,000.00
704	Plant Replacement	0.00	833.33	833.33	0.00	4,166.69	4,166.69	10,000.00
706	Mulch/Rock/Sod	0.00	833.33	833.33	0.00	4,166.69	4,166.69	10,000.00
708	Irrigation Repair & Maintenance	0.00	250.00	250.00	1,504.24	1,250.00	-254.24	3,000.00
710	Tree Trimming	17,345.00	833.33	-16,511.67	17,345.00	4,166.69	-13,178.31	10,000.00
	Total GROUNDS EXPENSES	21,845.00	7,249.99	-14,595.01	41,349.24	36,250.07	-5,099.17	87,000.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	1,595.72	1,596.42	0.70	7,978.60	7,982.10	3.50	19,157.00
805	Office Expense	124.85	250.00	125.15	2,374.99	1,250.00	-1,124.99	3,000.00
810	Application Fees	0.00	36.50	36.50	225.00	182.50	-42.50	438.00
812	Legal Expense	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
815-2	Accounting CPA	0.00	17.92	17.92	0.00	89.60	89.60	215.00
820-00	Fees To Division/Annual Report	0.00	30.83	30.83	383.00	154.19	-228.81	370.00
835	Insurance - Property	22,841.51	24,000.00	1,158.49	108,457.09	120,000.00	11,542.91	288,000.00
	Total ADMINISTRATIVE EXPENSES	24,562.08	26,181.67	1,619.59	119,418.68	130,908.39	11,489.71	314,180.00
910	RESERVE EXPENSE							
900	Reserve Expense	0.00	0.00	0.00	12,862.50	0.00	-12,862.50	100,000.00
901	Reserve Interest	9.20	0.00	-9.20	3,219.29	0.00	-3,219.29	0.00
	Total RESERVE EXPENSE	9.20	0.00	-9.20	16,081.79	0.00	-16,081.79	100,000.00
911	MASTER ASSOCIATION							
850-5	Master Association	12,198.86	12,115.42	-83.44	60,994.28	60,577.10	-417.18	145,385.00
	Total MASTER ASSOCIATION	12,198.86	12,115.42	-83.44	60,994.28	60,577.10	-417.18	145,385.00
913	ROOF LOAN							
940	Roof Loan Expenses	6,461.51	6,466.67	5.16	32,307.55	32,333.35	25.80	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	-4,572.33	0.00	4,572.33	-22,762.99	0.00	22,762.99	0.00
	Total ROOF LOAN	1,889.18	6,466.67	4,577.49	9,544.56	32,333.35	22,788.79	77,600.00
	Total Operating Expense	64,804.17	60,572.08	-4,232.09	290,784.75	302,860.68	12,075.93	826,865.00
	Total Operating Income	63,539.72	60,572.09	2,967.63	335,926.57	302,860.49	33,066.08	826,865.00
	Total Operating Expense	64,804.17	60,572.08	-4,232.09	290,784.75	302,860.68	12,075.93	826,865.00
	NOI - Net Operating Income	-1,264.45	0.01	-1,264.46	45,141.82	-0.19	45,142.01	0.00
	Total Income	63,539.72	60,572.09	2,967.63	335,926.57	302,860.49	33,066.08	826,865.00
	Total Expense	64,804.17	60,572.08	-4,232.09	290,784.75	302,860.68	12,075.93	826,865.00
	Net Income	-1,264.45	0.01	-1,264.46	45,141.82	-0.19	45,142.01	0.00