

Tra-Vigne' Condominium

July 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: 07/31/2024

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	166,611.00		166,611.00
163	Reserve Account -MidFL Business-Membership #4220		100.00	100.00
163-1	Reserve - MidFL 18mth CD 5% 3/23-9/24 #4945		266,086.51	266,086.51
171	Reserve Account - Synovus Bank		72,256.35	72,256.35
	Total Cash	166,611.00	338,442.86	505,053.86
111	A/R Maintenance	118,723.24		118,723.24
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	137,356.60		137,356.60
135	Prepaid Expenses	25,083.85		25,083.85
137-2	Due from Reserve	4,932.82		4,932.82
178	Due from Operating		135,940.00	135,940.00
	TOTAL ASSETS	381,726.04	474,382.86	856,108.90
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	1,757.87		1,757.87
201	Accrued Expenses	5,403.08		5,403.08
215	Prepaid Member Fees	2,706.95		2,706.95
220	Due to Reserves	135,940.00		135,940.00
226	Loan Roof-Mutual of Omaha	285,521.64		285,521.64
228	Due to Operating		4,932.82	4,932.82
239	Deferred Income	121,060.83		121,060.83
242	Insurance Financing	123,726.45		123,726.45
300	Deferred Reserve Revenue		463,004.21	463,004.21
375	Reserve Interest		6,445.83	6,445.83
	Total Liabilities	676,116.82	474,382.86	1,150,499.68
Capital				
390	Fund Balance	-373,229.76		-373,229.76
	Calculated Retained Earnings	78,838.98	0.00	78,838.98
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	-294,390.78	0.00	-294,390.78
	TOTAL LIABILITIES & CAPITAL	381,726.04	474,382.86	856,108.90

Annual Budget - Comparative

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

As of: Jul 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	41,948.33	-0.46	293,636.92	293,638.35	-1.43	503,380.00
412	Reserve Revenue	4,932.82	0.00	4,932.82	17,795.32	0.00	17,795.32	100,000.00
413-7	VCA Fee	12,115.48	12,115.42	0.06	84,808.12	84,807.94	0.18	145,385.00
417	Owner Late Fees & Interest	3,212.21	0.00	3,212.21	8,764.39	0.00	8,764.39	0.00
417-8	Admin Collection Fee - Balance Due Reminder	50.00	0.00	50.00	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
422-1	Gate Transponders	0.00	0.00	0.00	175.00	0.00	175.00	0.00
427	Rent Income	2,507.50	0.00	2,507.50	17,355.00	0.00	17,355.00	0.00
450	Roof Loan Income	6,466.82	6,466.67	0.15	45,267.13	45,266.69	0.44	77,600.00
471	Application Fees	0.00	41.67	-41.67	450.00	291.69	158.31	500.00
492	Reserve Interest	9.20	0.00	9.20	6,445.83	0.00	6,445.83	0.00
Total Operating Income		71,241.90	60,572.09	10,669.81	473,907.71	424,004.67	49,903.04	826,865.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	540.44	1,000.00	459.56	8,049.51	7,000.00	-1,049.51	12,000.00
504	Water / Sewer	258.08	333.33	75.25	2,585.97	2,333.35	-252.62	4,000.00
505	Water - Irrigation	636.99	1,250.00	613.01	8,003.66	8,750.00	746.34	15,000.00
Total UTILITY EXPENSES		1,435.51	2,583.33	1,147.82	18,639.14	18,083.35	-555.79	31,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	3,791.61	1,666.67	-2,124.94	6,782.61	11,666.69	4,884.08	20,000.00
601-1	Roof Repairs	0.00	833.33	833.33	9,347.00	5,833.35	-3,513.65	10,000.00
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
610	Janitorial Contract	0.00	833.33	833.33	1,125.00	5,833.35	4,708.35	10,000.00
612	Pest Control - Interior	649.92	416.67	-233.25	3,034.34	2,916.69	-117.65	5,000.00
620	Security Gate	-4,872.33	250.00	5,122.33	1,903.43	1,750.00	-153.43	3,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Maintenance							
642	Fire Inspection	85.77	100.00	14.23	641.89	700.00	58.11	1,200.00
660	Pool Maintenance Contract	1,375.00	1,375.00	0.00	9,625.00	9,625.00	0.00	16,500.00
661-0	Pool Repairs/Supplies	0.00	250.00	250.00	1,332.74	1,750.00	417.26	3,000.00
	Total BUILDING EXPENSES	1,029.97	5,975.00	4,945.03	33,792.01	41,825.08	8,033.07	71,700.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,500.00	0.00	31,500.00	31,500.00	0.00	54,000.00
704	Plant Replacement	0.00	833.33	833.33	0.00	5,833.35	5,833.35	10,000.00
706	Mulch/Rock/Sod	0.00	833.33	833.33	0.00	5,833.35	5,833.35	10,000.00
708	Irrigation Repair & Maintenance	128.00	250.00	122.00	2,406.76	1,750.00	-656.76	3,000.00
710	Tree Trimming	0.00	833.33	833.33	17,345.00	5,833.35	-11,511.65	10,000.00
	Total GROUNDS EXPENSES	4,628.00	7,249.99	2,621.99	51,251.76	50,750.05	-501.71	87,000.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	1,595.72	1,596.42	0.70	11,170.04	11,174.94	4.90	19,157.00
805	Office Expense	169.00	250.00	81.00	2,680.59	1,750.00	-930.59	3,000.00
810	Application Fees	0.00	36.50	36.50	225.00	255.50	30.50	438.00
812	Legal Expense	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
815-2	Accounting CPA	0.00	17.92	17.92	0.00	125.44	125.44	215.00
820-00	Fees To Division/Annual Report	0.00	30.83	30.83	383.00	215.85	-167.15	370.00
835	Insurance - Property	22,845.88	24,000.00	1,154.12	154,148.85	168,000.00	13,851.15	288,000.00
	Total ADMINISTRATIVE EXPENSES	24,610.60	26,181.67	1,571.07	168,607.48	183,271.73	14,664.25	314,180.00
910	RESERVE EXPENSE							
900	Reserve Expense	4,932.82	0.00	-4,932.82	17,795.32	0.00	-17,795.32	100,000.00
901	Reserve Interest	9.20	0.00	-9.20	6,445.83	0.00	-6,445.83	0.00
	Total RESERVE EXPENSE	4,942.02	0.00	-4,942.02	24,241.15	0.00	-24,241.15	100,000.00
911	MASTER ASSOCIATION							
850-5	Master Association	12,198.85	12,115.42	-83.43	85,391.99	84,807.94	-584.05	145,385.00
	Total MASTER ASSOCIATION	12,198.85	12,115.42	-83.43	85,391.99	84,807.94	-584.05	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	45,230.57	45,266.69	36.12	77,600.00
969	Roof Loan Transfer	-4,661.19	0.00	4,661.19	-32,085.37	0.00	32,085.37	0.00
	Total ROOF LOAN	1,800.32	6,466.67	4,666.35	13,145.20	45,266.69	32,121.49	77,600.00
	Total Operating Expense	50,645.27	60,572.08	9,926.81	395,068.73	424,004.84	28,936.11	826,865.00
	Total Operating Income	71,241.90	60,572.09	10,669.81	473,907.71	424,004.67	49,903.04	826,865.00
	Total Operating Expense	50,645.27	60,572.08	9,926.81	395,068.73	424,004.84	28,936.11	826,865.00
	NOI - Net Operating Income	20,596.63	0.01	20,596.62	78,838.98	-0.17	78,839.15	0.00
	Total Income	71,241.90	60,572.09	10,669.81	473,907.71	424,004.67	49,903.04	826,865.00
	Total Expense	50,645.27	60,572.08	9,926.81	395,068.73	424,004.84	28,936.11	826,865.00
	Net Income	20,596.63	0.01	20,596.62	78,838.98	-0.17	78,839.15	0.00