

Tra-Vigne' Condominium

September 2024

Unaudited

Financial Statements

Prepared By



1044 Castello Drive, Suite 206
Naples, FL 34103
(239) 261-3440

Fund Balance Sheet

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

As of: 09/30/2024

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	93,229.20		93,229.20
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		128,284.73	128,284.73
	Total Cash	93,229.20	394,471.24	487,700.44
111	A/R Maintenance	122,186.88		122,186.88
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	91,664.84		91,664.84
135	Prepaid Expenses	37,111.17		37,111.17
178	Due from Operating		75,000.00	75,000.00
	TOTAL ASSETS	273,210.62	469,471.24	742,681.86
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	41,816.88		41,816.88
201	Accrued Expenses	4,500.00		4,500.00
215	Prepaid Member Fees	76,330.06		76,330.06
220	Due to Reserves	75,000.00		75,000.00
226	Loan Roof-Mutual of Omaha	275,487.49		275,487.49
242	Insurance Financing	74,235.87		74,235.87
300	Deferred Reserve Revenue		463,004.21	463,004.21
375	Reserve Interest		6,467.03	6,467.03
	Total Liabilities	547,370.30	469,471.24	1,016,841.54
Capital				
390	Fund Balance	-373,229.76		-373,229.76
	Calculated Retained Earnings	99,193.71	0.00	99,193.71
	Calculated Prior Years Retained Earnings	-123.63	0.00	-123.63
	Total Capital	-274,159.68	0.00	-274,159.68
	TOTAL LIABILITIES & CAPITAL	273,210.62	469,471.24	742,681.86

Annual Budget - Comparative

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

As of: Sep 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	41,948.32	41,948.33	-0.01	377,533.57	377,535.01	-1.44	503,380.00
412	Reserve Revenue	0.00	0.00	0.00	17,795.32	0.00	17,795.32	100,000.00
413-7	VCA Fee	12,115.42	12,115.41	0.01	109,038.96	109,038.77	0.19	145,385.00
417	Owner Late Fees & Interest	355.31	0.00	355.31	9,320.93	0.00	9,320.93	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	70.00	0.00	70.00	245.00	0.00	245.00	0.00
427	Rent Income	2,507.50	0.00	2,507.50	22,370.00	0.00	22,370.00	0.00
450	Roof Loan Income	6,466.67	6,466.66	0.01	58,200.47	58,200.02	0.45	77,600.00
471	Application Fees	0.00	41.66	-41.66	450.00	375.02	74.98	500.00
492	Reserve Interest	11.99	0.00	11.99	6,467.03	0.00	6,467.03	0.00
Total Operating Income		63,475.21	60,572.06	2,903.15	600,781.28	545,148.82	55,632.46	826,865.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	446.21	1,000.00	553.79	9,201.05	9,000.00	-201.05	12,000.00
504	Water / Sewer	258.08	333.33	75.25	3,112.66	3,000.01	-112.65	4,000.00
505	Water - Irrigation	1,188.66	1,250.00	61.34	9,322.40	11,250.00	1,927.60	15,000.00
Total UTILITY EXPENSES		1,892.95	2,583.33	690.38	21,636.11	23,250.01	1,613.90	31,000.00
601 BUILDING EXPENSES								
600	Building Maintenance	376.10	1,666.66	1,290.56	13,476.68	15,000.02	1,523.34	20,000.00
601-1	Roof Repairs	0.00	833.33	833.33	9,347.00	7,500.01	-1,846.99	10,000.00
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
610	Janitorial Contract	0.00	833.33	833.33	1,125.00	7,500.01	6,375.01	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	649.92	416.66	-233.26	3,838.91	3,750.02	-88.89	5,000.00
620	Security Gate Maintenance	1,775.49	250.00	-1,525.49	3,979.41	2,250.00	-1,729.41	3,000.00
642	Fire Inspection	85.77	100.00	14.23	813.43	900.00	86.57	1,200.00
660	Pool Maintenance Contract	1,375.00	1,375.00	0.00	12,375.00	12,375.00	0.00	16,500.00
661-0	Pool Repairs/Supplies	425.00	250.00	-175.00	1,757.74	2,250.00	492.26	3,000.00
	Total BUILDING EXPENSES	4,687.28	5,974.98	1,287.70	46,713.17	53,775.06	7,061.89	71,700.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,500.00	4,500.00	0.00	40,500.00	40,500.00	0.00	54,000.00
704	Plant Replacement	0.00	833.33	833.33	0.00	7,500.01	7,500.01	10,000.00
706	Mulch/Rock/Sod	375.00	833.33	458.33	375.00	7,500.01	7,125.01	10,000.00
708	Irrigation Repair & Maintenance	168.40	250.00	81.60	5,912.40	2,250.00	-3,662.40	3,000.00
710	Tree Trimming	0.00	833.33	833.33	17,345.00	7,500.01	-9,844.99	10,000.00
724	Hurricane/Storm Expense	500.00	0.00	-500.00	500.00	0.00	-500.00	0.00
	Total GROUNDS EXPENSES	5,543.40	7,249.99	1,706.59	64,632.40	65,250.03	617.63	87,000.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	1,595.72	1,596.41	0.69	14,361.48	14,367.77	6.29	19,157.00
805	Office Expense	133.24	250.00	116.76	3,083.63	2,250.00	-833.63	3,000.00
810	Application Fees	0.00	36.50	36.50	225.00	328.50	103.50	438.00
812	Legal Expense	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
815-2	Accounting CPA	0.00	17.91	17.91	0.00	161.27	161.27	215.00
820-00	Fees To Division/Annual Report	0.00	30.83	30.83	383.00	277.51	-105.49	370.00
835	Insurance - Property	22,845.88	24,000.00	1,154.12	199,840.61	216,000.00	16,159.39	288,000.00
	Total ADMINISTRATIVE EXPENSES	24,574.84	26,181.65	1,606.81	217,893.72	235,635.05	17,741.33	314,180.00
910	RESERVE EXPENSE							
900	Reserve Expense	0.00	0.00	0.00	17,795.32	0.00	-17,795.32	100,000.00
901	Reserve Interest	11.99	0.00	-11.99	6,467.03	0.00	-6,467.03	0.00
	Total RESERVE EXPENSE	11.99	0.00	-11.99	24,262.35	0.00	-24,262.35	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	109,789.69	109,038.77	-750.92	145,385.00
	Total MASTER ASSOCIATION	12,198.85	12,115.41	-83.44	109,789.69	109,038.77	-750.92	145,385.00
913	ROOF LOAN							
940	Roof Loan Expenses	6,774.54	6,466.66	-307.88	58,779.65	58,200.02	-579.63	77,600.00
969	Roof Loan Transfer	-5,061.32	0.00	5,061.32	-42,119.52	0.00	42,119.52	0.00
	Total ROOF LOAN	1,713.22	6,466.66	4,753.44	16,660.13	58,200.02	41,539.89	77,600.00
	Total Operating Expense	50,622.53	60,572.02	9,949.49	501,587.57	545,148.94	43,561.37	826,865.00
	Total Operating Income	63,475.21	60,572.06	2,903.15	600,781.28	545,148.82	55,632.46	826,865.00
	Total Operating Expense	50,622.53	60,572.02	9,949.49	501,587.57	545,148.94	43,561.37	826,865.00
	NOI - Net Operating Income	12,852.68	0.04	12,852.64	99,193.71	-0.12	99,193.83	0.00
	Total Income	63,475.21	60,572.06	2,903.15	600,781.28	545,148.82	55,632.46	826,865.00
	Total Expense	50,622.53	60,572.02	9,949.49	501,587.57	545,148.94	43,561.37	826,865.00
	Net Income	12,852.68	0.04	12,852.64	99,193.71	-0.12	99,193.83	0.00