

Tra-Vigne' Condominium

January 2025

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: 01/31/2025

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	113,514.08		113,514.08
163	Reserve Account -MidFL Business-Membership #4220		100.00	100.00
163-1	Reserve - MidFL 18mth CD 5% 3/23-9/24 #4945		272,328.87	272,328.87
171	Reserve Account - Synovus Bank		186,328.22	186,328.22
	Total Cash	113,514.08	458,757.09	572,271.17
111	A/R Maintenance	117,550.23		117,550.23
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	790.29		790.29
135	Prepaid Expenses	25,256.09		25,256.09
178	Due from Operating		50,000.00	50,000.00
	TOTAL ASSETS	186,129.22	508,757.09	694,886.31
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	12,833.91		12,833.91
201	Accrued Expenses	9,313.28		9,313.28
212	Clearing Account	-16,580.12		-16,580.12
215	Prepaid Member Fees	2,137.00		2,137.00
220	Due to Reserves	50,000.00		50,000.00
226	Loan Roof-Mutual of Omaha	255,095.45		255,095.45
239	Deferred Income	126,142.66		126,142.66
300	Deferred Reserve Revenue		508,750.07	508,750.07
375	Reserve Interest		7.02	7.02
	Total Liabilities	438,942.18	508,757.09	947,699.27
Capital				
390	Fund Balance	-267,328.48		-267,328.48
	Calculated Retained Earnings	14,515.52	0.00	14,515.52
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	-252,812.96	0.00	-252,812.96
	TOTAL LIABILITIES & CAPITAL	186,129.22	508,757.09	694,886.31

Annual Budget - Comparative

Portfolios: Tra-Vigne' Condominium Association, Inc.

As of: Jan 2025

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	43,754.60	43,754.84	-0.24	43,754.60	43,754.84	-0.24	525,058.00
412	Reserve Revenue	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
413-7	VCA Fee	12,542.28	12,542.17	0.11	12,542.28	12,542.17	0.11	150,506.00
417	Owner Late Fees & Interest	3,549.19	0.00	3,549.19	3,549.19	0.00	3,549.19	0.00
418	Legal Fees Charged to Owners	180.00	0.00	180.00	180.00	0.00	180.00	0.00
427	Rent Income	2,507.50	0.00	2,507.50	2,507.50	0.00	2,507.50	0.00
450	Roof Loan Income	6,774.46	6,774.50	-0.04	6,774.46	6,774.50	-0.04	81,294.00
471	Application Fees	0.00	41.67	-41.67	0.00	41.67	-41.67	500.00
492	Reserve Interest	7.02	0.00	7.02	7.02	0.00	7.02	0.00
Total Operating Income		69,315.05	63,113.18	6,201.87	69,315.05	63,113.18	6,201.87	857,358.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,498.12	1,166.67	-331.45	1,498.12	1,166.67	-331.45	14,000.00
504	Water / Sewer	458.28	375.00	-83.28	458.28	375.00	-83.28	4,500.00
505	Water - Irrigation	1,155.89	1,250.00	94.11	1,155.89	1,250.00	94.11	15,000.00
Total UTILITY EXPENSES		3,112.29	2,791.67	-320.62	3,112.29	2,791.67	-320.62	33,500.00
601 BUILDING EXPENSES								
600	Building Maintenance	3,094.27	1,666.67	-1,427.60	3,094.27	1,666.67	-1,427.60	20,000.00
601-1	Roof Repairs	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
610	Janitorial Contract	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
612	Pest Control - Interior	649.92	416.67	-233.25	649.92	416.67	-233.25	5,000.00
620	Security Gate Maintenance	60.49	250.00	189.51	60.49	250.00	189.51	3,000.00
642	Fire Inspection	85.77	100.00	14.23	85.77	100.00	14.23	1,200.00
660	Pool Maintenance Contract	1,375.00	1,666.67	291.67	1,375.00	1,666.67	291.67	20,000.00
661-0	Pool Repairs/Supplies	313.36	250.00	-63.36	313.36	250.00	-63.36	3,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total BUILDING EXPENSES	5,578.81	6,266.69	687.88	5,578.81	6,266.69	687.88	75,200.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,635.00	4,635.00	0.00	4,635.00	4,635.00	0.00	55,620.00
704	Plant Replacement	358.57	833.34	474.77	358.57	833.34	474.77	10,000.00
706	Mulch/Rock/Sod	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
708	Irrigation Repair & Maintenance	856.60	250.00	-606.60	856.60	250.00	-606.60	3,000.00
710	Tree Trimming	0.00	833.34	833.34	0.00	833.34	833.34	10,000.00
	Total GROUNDS EXPENSES	5,850.17	7,385.02	1,534.85	5,850.17	7,385.02	1,534.85	88,620.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	1,638.81	1,659.50	20.69	1,638.81	1,659.50	20.69	19,914.00
805	Office Expense	269.15	375.00	105.85	269.15	375.00	105.85	4,500.00
810	Application Fees	75.00	37.50	-37.50	75.00	37.50	-37.50	450.00
812	Legal Expense	680.00	98.00	-582.00	680.00	98.00	-582.00	1,176.00
815-2	Accounting CPA	250.00	0.00	-250.00	250.00	0.00	-250.00	250.00
820-00	Fees To Division/Annual Report	308.00	308.00	0.00	308.00	308.00	0.00	383.00
831	Insurance Finance Interest	921.35	0.00	-921.35	921.35	0.00	-921.35	0.00
835	Insurance - Property	21,924.54	25,130.42	3,205.88	21,924.54	25,130.42	3,205.88	301,565.00
	Total ADMINISTRATIVE EXPENSES	26,066.85	27,608.42	1,541.57	26,066.85	27,608.42	1,541.57	328,238.00
910	RESERVE EXPENSE							
900	Reserve Expense	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
901	Reserve Interest	7.02	0.00	-7.02	7.02	0.00	-7.02	0.00
	Total RESERVE EXPENSE	7.02	0.00	-7.02	7.02	0.00	-7.02	100,000.00
911	MASTER ASSOCIATION							
850-5	Master Association	12,542.27	12,542.17	-0.10	12,542.27	12,542.17	-0.10	150,506.00
	Total MASTER ASSOCIATION	12,542.27	12,542.17	-0.10	12,542.27	12,542.17	-0.10	150,506.00
913	ROOF LOAN							
940	Roof Loan Expenses	6,774.54	6,774.50	-0.04	6,774.54	6,774.50	-0.04	81,294.00
969	Roof Loan Transfer	-5,132.42	0.00	5,132.42	-5,132.42	0.00	5,132.42	0.00
	Total ROOF LOAN	1,642.12	6,774.50	5,132.38	1,642.12	6,774.50	5,132.38	81,294.00
	Total Operating Expense	54,799.53	63,368.47	8,568.94	54,799.53	63,368.47	8,568.94	857,358.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total Operating Income	69,315.05	63,113.18	6,201.87	69,315.05	63,113.18	6,201.87	857,358.00
	Total Operating Expense	54,799.53	63,368.47	8,568.94	54,799.53	63,368.47	8,568.94	857,358.00
	NOI - Net Operating Income	14,515.52	-255.29	14,770.81	14,515.52	-255.29	14,770.81	0.00
	Total Income	69,315.05	63,113.18	6,201.87	69,315.05	63,113.18	6,201.87	857,358.00
	Total Expense	54,799.53	63,368.47	8,568.94	54,799.53	63,368.47	8,568.94	857,358.00
	Net Income	14,515.52	-255.29	14,770.81	14,515.52	-255.29	14,770.81	0.00