

# Tra-Vigne' Condominium

March 2025

Unaudited

Financial Statements

Prepared By



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## Fund Balance Sheet

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

**As of:** 03/31/2025

**Accounting Basis:** Accrual

**GL Account Map:** Tra-Vigne Condominium Association, Inc.

**Level of Detail:** Detail View

| Account Number                   | Account Name                                     | Operating          | Reserve           | Total               |
|----------------------------------|--------------------------------------------------|--------------------|-------------------|---------------------|
| <b>ASSETS</b>                    |                                                  |                    |                   |                     |
| <b>Cash</b>                      |                                                  |                    |                   |                     |
| 101                              | Operating Bank                                   | 49,269.44          |                   | 49,269.44           |
| 163                              | Reserve Account -MidFL Business-Membership #4220 |                    | 100.00            | 100.00              |
| 163-1                            | Reserve - MidFL 18mth CD 5% 3/23-9/24 #4945      |                    | 275,300.90        | 275,300.90          |
| 171                              | Reserve Account - Synovus Bank                   |                    | 200,644.10        | 200,644.10          |
|                                  | <b>Total Cash</b>                                | <b>49,269.44</b>   | <b>476,045.00</b> | <b>525,314.44</b>   |
| 111                              | A/R Maintenance                                  | 114,619.24         |                   | 114,619.24          |
| 129                              | Allowance for Doubtful Accounts                  | -70,981.47         |                   | -70,981.47          |
| 130                              | Prepaid Insurance                                | 163,454.24         |                   | 163,454.24          |
| 135                              | Prepaid Expenses                                 | 37,626.82          |                   | 37,626.82           |
| 178                              | Due from Operating                               |                    | 37,500.00         | 37,500.00           |
|                                  | <b>TOTAL ASSETS</b>                              | <b>293,988.27</b>  | <b>513,545.00</b> | <b>807,533.27</b>   |
|                                  |                                                  |                    |                   |                     |
| <b>LIABILITIES &amp; CAPITAL</b> |                                                  |                    |                   |                     |
| <b>Liabilities</b>               |                                                  |                    |                   |                     |
| 200                              | Accounts Payables                                | 21,948.92          |                   | 21,948.92           |
| 201                              | Accrued Expenses                                 | 3,350.00           |                   | 3,350.00            |
| 215                              | Prepaid Member Fees                              | 76,927.11          |                   | 76,927.11           |
| 220                              | Due to Reserves                                  | 37,500.00          |                   | 37,500.00           |
| 226                              | Loan Roof-Mutual of Omaha                        | 244,576.49         |                   | 244,576.49          |
| 242                              | Insurance Financing                              | 154,970.30         |                   | 154,970.30          |
| 300                              | Deferred Reserve Revenue                         |                    | 510,550.13        | 510,550.13          |
| 375                              | Reserve Interest                                 |                    | 2,994.87          | 2,994.87            |
|                                  | <b>Total Liabilities</b>                         | <b>539,272.82</b>  | <b>513,545.00</b> | <b>1,052,817.82</b> |
| <b>Capital</b>                   |                                                  |                    |                   |                     |
| 390                              | Fund Balance                                     | -267,328.48        |                   | -267,328.48         |
|                                  | Calculated Retained Earnings                     | 22,043.93          | 0.00              | 22,043.93           |
|                                  | Calculated Prior Years Retained Earnings         | 0.00               | 0.00              | 0.00                |
|                                  | <b>Total Capital</b>                             | <b>-245,284.55</b> | <b>0.00</b>       | <b>-245,284.55</b>  |
|                                  | <b>TOTAL LIABILITIES &amp; CAPITAL</b>           | <b>293,988.27</b>  | <b>513,545.00</b> | <b>807,533.27</b>   |

## Annual Budget - Comparative

**Portfolios:** Tra-Vigne' Condominium Association, Inc.

**As of:** Mar 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     |
|-------------------------------|------------------------------|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
| <b>Income</b>                 |                              |                  |                  |                 |                   |                   |                  |                   |
| 411                           | Maintenance Assessment       | 43,754.60        | 43,754.84        | -0.24           | 131,263.80        | 131,264.52        | -0.72            | 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                      | 12,542.27        | 12,542.17        | 0.10            | 37,626.82         | 37,626.51         | 0.31             | 150,506.00        |
| 417                           | Owner Late Fees & Interest   | 688.18           | 0.00             | 688.18          | 1,411.10          | 0.00              | 1,411.10         | 0.00              |
| 418                           | Legal Fees Charged to Owners | 0.00             | 0.00             | 0.00            | 180.00            | 0.00              | 180.00           | 0.00              |
| 422-1                         | Gate Transponders            | 35.00            | 0.00             | 35.00           | 175.00            | 0.00              | 175.00           | 0.00              |
| 427                           | Rent Income                  | 2,497.50         | 0.00             | 2,497.50        | 7,512.50          | 0.00              | 7,512.50         | 0.00              |
| 450                           | Roof Loan Income             | 6,774.46         | 6,774.50         | -0.04           | 20,323.38         | 20,323.50         | -0.12            | 81,294.00         |
| 471                           | Application Fees             | 0.00             | 41.67            | -41.67          | 150.00            | 125.01            | 24.99            | 500.00            |
| 492                           | Reserve Interest             | 2,980.55         | 0.00             | 2,980.55        | 2,994.87          | 0.00              | 2,994.87         | 0.00              |
| <b>Total Operating Income</b> |                              | <b>69,272.56</b> | <b>63,113.18</b> | <b>6,159.38</b> | <b>201,637.47</b> | <b>189,339.54</b> | <b>12,297.93</b> | <b>857,358.00</b> |
| <b>Expense</b>                |                              |                  |                  |                 |                   |                   |                  |                   |
| <b>501 UTILITY EXPENSES</b>   |                              |                  |                  |                 |                   |                   |                  |                   |
| 500                           | Electricity                  | 1,338.88         | 1,166.67         | -172.21         | 4,339.31          | 3,500.01          | -839.30          | 14,000.00         |
| 504                           | Water / Sewer                | 513.14           | 375.00           | -138.14         | 1,385.38          | 1,125.00          | -260.38          | 4,500.00          |
| 505                           | Water - Irrigation           | 920.99           | 1,250.00         | 329.01          | 3,432.49          | 3,750.00          | 317.51           | 15,000.00         |
| <b>Total UTILITY EXPENSES</b> |                              | <b>2,773.01</b>  | <b>2,791.67</b>  | <b>18.66</b>    | <b>9,157.18</b>   | <b>8,375.01</b>   | <b>-782.17</b>   | <b>33,500.00</b>  |
| <b>601 BUILDING EXPENSES</b>  |                              |                  |                  |                 |                   |                   |                  |                   |
| 600                           | Building Maintenance         | 0.00             | 1,666.67         | 1,666.67        | 6,623.26          | 5,000.01          | -1,623.25        | 20,000.00         |
| 601-1                         | Roof Repairs                 | 2,601.00         | 833.34           | -1,767.66       | 2,601.00          | 2,500.02          | -100.98          | 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          | 0.00             | 833.34           | 833.34          | 0.00              | 2,500.02          | 2,500.02         | 10,000.00         |
| 612                           | Pest Control - Interior      | 654.98           | 416.67           | -238.31         | 1,459.55          | 1,250.01          | -209.54          | 5,000.00          |
| 620                           | Security Gate Maintenance    | 60.49            | 250.00           | 189.51          | 181.47            | 750.00            | 568.53           | 3,000.00          |
| 642                           | Fire Inspection              | 85.77            | 100.00           | 14.23           | 257.31            | 300.00            | 42.69            | 1,200.00          |
| 660                           | Pool Maintenance             | 1,375.00         | 1,666.67         | 291.67          | 4,125.00          | 5,000.01          | 875.01           | 20,000.00         |

## Annual Budget - Comparative

| Account Number | Account Name                         | MTD Actual       | MTD Budget       | MTD \$ Var.       | YTD Actual       | YTD Budget       | YTD \$ Var.       | Annual Budget     |
|----------------|--------------------------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|
| Contract       |                                      |                  |                  |                   |                  |                  |                   |                   |
| 661-0          | Pool Repairs/Supplies                | 0.00             | 250.00           | 250.00            | 5,379.12         | 750.00           | -4,629.12         | 3,000.00          |
|                | <b>Total BUILDING EXPENSES</b>       | <b>4,777.24</b>  | <b>6,266.69</b>  | <b>1,489.45</b>   | <b>20,626.71</b> | <b>18,800.07</b> | <b>-1,826.64</b>  | <b>75,200.00</b>  |
| <b>701</b>     | <b>GROUND'S EXPENSES</b>             |                  |                  |                   |                  |                  |                   |                   |
| 700            | Landscape - Contract                 | 4,635.00         | 4,635.00         | 0.00              | 13,905.00        | 13,905.00        | 0.00              | 55,620.00         |
| 704            | Plant Replacement                    | 0.00             | 833.34           | 833.34            | 998.57           | 2,500.02         | 1,501.45          | 10,000.00         |
| 706            | Mulch/Rock/Sod                       | 14,167.50        | 833.34           | -13,334.16        | 14,510.00        | 2,500.02         | -12,009.98        | 10,000.00         |
| 708            | Irrigation Repair & Maintenance      | 695.71           | 250.00           | -445.71           | 1,739.39         | 750.00           | -989.39           | 3,000.00          |
| 710            | Tree Trimming                        | 0.00             | 833.34           | 833.34            | 3,700.00         | 2,500.02         | -1,199.98         | 10,000.00         |
| 724            | Hurricane/Storm Expense              | 0.00             | 0.00             | 0.00              | 4,050.00         | 0.00             | -4,050.00         | 0.00              |
|                | <b>Total GROUND'S EXPENSES</b>       | <b>19,498.21</b> | <b>7,385.02</b>  | <b>-12,113.19</b> | <b>38,902.96</b> | <b>22,155.06</b> | <b>-16,747.90</b> | <b>88,620.00</b>  |
| <b>801</b>     | <b>ADMINISTRATIVE EXPENSES</b>       |                  |                  |                   |                  |                  |                   |                   |
| 800            | Management Fees                      | 1,638.81         | 1,659.50         | 20.69             | 4,916.43         | 4,978.50         | 62.07             | 19,914.00         |
| 805            | Office Expense                       | 502.76           | 375.00           | -127.76           | 2,620.06         | 1,125.00         | -1,495.06         | 4,500.00          |
| 810            | Application Fees                     | 0.00             | 37.50            | 37.50             | 75.00            | 112.50           | 37.50             | 450.00            |
| 812            | Legal Expense                        | 400.00           | 98.00            | -302.00           | 1,800.00         | 294.00           | -1,506.00         | 1,176.00          |
| 815-2          | Accounting CPA                       | 0.00             | 0.00             | 0.00              | 250.00           | 0.00             | -250.00           | 250.00            |
| 820-00         | Fees To Division/Annual Report       | 0.00             | 0.00             | 0.00              | 308.00           | 308.00           | 0.00              | 383.00            |
| 831            | Insurance Finance Interest           | 633.17           | 0.00             | -633.17           | 2,187.69         | 0.00             | -2,187.69         | 0.00              |
| 835            | Insurance - Property                 | 15,768.52        | 25,130.42        | 9,361.90          | 53,455.58        | 75,391.26        | 21,935.68         | 301,565.00        |
|                | <b>Total ADMINISTRATIVE EXPENSES</b> | <b>18,943.26</b> | <b>27,300.42</b> | <b>8,357.16</b>   | <b>65,612.76</b> | <b>82,209.26</b> | <b>16,596.50</b>  | <b>328,238.00</b> |
| <b>910</b>     | <b>RESERVE EXPENSE</b>               |                  |                  |                   |                  |                  |                   |                   |
| 900            | Reserve Expense                      | 0.00             | 0.00             | 0.00              | 0.00             | 0.00             | 0.00              | 100,000.00        |
| 901            | Reserve Interest                     | 2,980.55         | 0.00             | -2,980.55         | 2,994.87         | 0.00             | -2,994.87         | 0.00              |
|                | <b>Total RESERVE EXPENSE</b>         | <b>2,980.55</b>  | <b>0.00</b>      | <b>-2,980.55</b>  | <b>2,994.87</b>  | <b>0.00</b>      | <b>-2,994.87</b>  | <b>100,000.00</b> |
| <b>911</b>     | <b>MASTER ASSOCIATION</b>            |                  |                  |                   |                  |                  |                   |                   |
| 850-5          | Master Association                   | 12,542.28        | 12,542.17        | -0.11             | 37,626.82        | 37,626.51        | -0.31             | 150,506.00        |
|                | <b>Total MASTER ASSOCIATION</b>      | <b>12,542.28</b> | <b>12,542.17</b> | <b>-0.11</b>      | <b>37,626.82</b> | <b>37,626.51</b> | <b>-0.31</b>      | <b>150,506.00</b> |

## Annual Budget - Comparative

| Account Number | Account Name                      | MTD Actual       | MTD Budget       | MTD \$ Var.     | YTD Actual        | YTD Budget        | YTD \$ Var.      | Annual Budget     |
|----------------|-----------------------------------|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
| <b>913</b>     | <b>ROOF LOAN</b>                  |                  |                  |                 |                   |                   |                  |                   |
| 940            | Roof Loan Expenses                | 6,774.54         | 6,774.50         | -0.04           | 20,323.62         | 20,323.50         | -0.12            | 81,294.00         |
| 969            | Roof Loan Transfer                | -5,198.37        | 0.00             | 5,198.37        | -15,651.38        | 0.00              | 15,651.38        | 0.00              |
|                | <b>Total ROOF LOAN</b>            | <b>1,576.17</b>  | <b>6,774.50</b>  | <b>5,198.33</b> | <b>4,672.24</b>   | <b>20,323.50</b>  | <b>15,651.26</b> | <b>81,294.00</b>  |
|                | <b>Total Operating Expense</b>    | <b>63,090.72</b> | <b>63,060.47</b> | <b>-30.25</b>   | <b>179,593.54</b> | <b>189,489.41</b> | <b>9,895.87</b>  | <b>857,358.00</b> |
|                |                                   |                  |                  |                 |                   |                   |                  |                   |
|                | Total Operating Income            | 69,272.56        | 63,113.18        | 6,159.38        | 201,637.47        | 189,339.54        | 12,297.93        | 857,358.00        |
|                | Total Operating Expense           | 63,090.72        | 63,060.47        | -30.25          | 179,593.54        | 189,489.41        | 9,895.87         | 857,358.00        |
|                | <b>NOI - Net Operating Income</b> | <b>6,181.84</b>  | <b>52.71</b>     | <b>6,129.13</b> | <b>22,043.93</b>  | <b>-149.87</b>    | <b>22,193.80</b> | <b>0.00</b>       |
|                |                                   |                  |                  |                 |                   |                   |                  |                   |
|                | Total Income                      | 69,272.56        | 63,113.18        | 6,159.38        | 201,637.47        | 189,339.54        | 12,297.93        | 857,358.00        |
|                | Total Expense                     | 63,090.72        | 63,060.47        | -30.25          | 179,593.54        | 189,489.41        | 9,895.87         | 857,358.00        |
|                |                                   |                  |                  |                 |                   |                   |                  |                   |
|                | <b>Net Income</b>                 | <b>6,181.84</b>  | <b>52.71</b>     | <b>6,129.13</b> | <b>22,043.93</b>  | <b>-149.87</b>    | <b>22,193.80</b> | <b>0.00</b>       |
|                |                                   |                  |                  |                 |                   |                   |                  |                   |