

Tra-Vigne' Condominium

April 2025

Unaudited

Financial Statements

Prepared By



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Naples, FL 34103
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Fund Balance Sheet

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

As of: 04/30/2025

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	87,047.67		87,047.67
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		238,152.38	238,152.38
	Total Cash	87,047.67	513,553.28	600,600.95
111	A/R Maintenance	128,465.49		128,465.49
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	147,052.55		147,052.55
135	Prepaid Expenses	25,084.55		25,084.55
178	Due from Operating		25,000.00	25,000.00
	TOTAL ASSETS	316,668.79	538,553.28	855,222.07
LIABILITIES & CAPITAL				
Liabilities				
200	Accounts Payables	7,287.82		7,287.82
201	Accrued Expenses	600.00		600.00
215	Prepaid Member Fees	4,239.75		4,239.75
220	Due to Reserves	25,000.00		25,000.00
226	Loan Roof-Mutual of Omaha	239,295.53		239,295.53
239	Deferred Income	126,142.66		126,142.66
242	Insurance Financing	139,473.27		139,473.27
300	Deferred Reserve Revenue		535,550.13	535,550.13
375	Reserve Interest		3,003.15	3,003.15
	Total Liabilities	542,039.03	538,553.28	1,080,592.31
Capital				
390	Fund Balance	-267,328.48		-267,328.48
	Calculated Retained Earnings	41,958.24	0.00	41,958.24
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	-225,370.24	0.00	-225,370.24
	TOTAL LIABILITIES & CAPITAL	316,668.79	538,553.28	855,222.07

Annual Budget - Comparative

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

As of: Apr 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	175,018.40	175,019.36	-0.96	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	50,169.10	50,168.68	0.42	150,506.00
417	Owner Late Fees & Interest	2,041.84	0.00	2,041.84	3,452.94	0.00	3,452.94	0.00
417-8	Admin Collection Fee - Balance Due Reminder	75.00	0.00	75.00	75.00	0.00	75.00	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	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	10,020.00	0.00	10,020.00	0.00
450	Roof Loan Income	6,774.46	6,774.50	-0.04	27,097.84	27,098.00	-0.16	81,294.00
471	Application Fees	0.00	41.67	-41.67	150.00	166.68	-16.68	500.00
492	Reserve Interest	2,980.31	0.00	2,980.31	3,003.15	0.00	3,003.15	0.00
Total Operating Income		70,675.99	63,113.18	7,562.81	269,341.43	252,452.72	16,888.71	857,358.00
Expense								
501 UTILITY EXPENSES								
500	Electricity	1,020.22	1,166.67	146.45	5,359.53	4,666.68	-692.85	14,000.00
504	Water / Sewer	619.68	375.00	-244.68	2,005.06	1,500.00	-505.06	4,500.00
505	Water - Irrigation	1,646.13	1,250.00	-396.13	5,078.62	5,000.00	-78.62	15,000.00
Total UTILITY EXPENSES		3,286.03	2,791.67	-494.36	12,443.21	11,166.68	-1,276.53	33,500.00
601 BUILDING EXPENSES								
600	Building Maintenance	4,909.88	1,666.67	-3,243.21	11,533.14	6,666.68	-4,866.46	20,000.00
601-1	Roof Repairs	0.00	833.34	833.34	2,601.00	3,333.36	732.36	10,000.00
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
610	Janitorial Contract	0.00	833.34	833.34	0.00	3,333.36	3,333.36	10,000.00
612	Pest Control - Interior	159.29	416.67	257.38	1,618.84	1,666.68	47.84	5,000.00
620	Security Gate Maintenance	60.49	250.00	189.51	241.96	1,000.00	758.04	3,000.00
642	Fire Inspection	819.38	100.00	-719.38	1,076.69	400.00	-676.69	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	0.00	1,666.67	1,666.67	4,125.00	6,666.68	2,541.68	20,000.00
661-0	Pool Repairs/Supplies	1,270.00	250.00	-1,020.00	6,649.12	1,000.00	-5,649.12	3,000.00
	Total BUILDING EXPENSES	7,219.04	6,266.69	-952.35	27,845.75	25,066.76	-2,778.99	75,200.00
701	GROUNDS EXPENSES							
700	Landscape - Contract	4,635.00	4,635.00	0.00	18,540.00	18,540.00	0.00	55,620.00
704	Plant Replacement	0.00	833.34	833.34	998.57	3,333.36	2,334.79	10,000.00
706	Mulch/Rock/Sod	0.00	833.34	833.34	14,510.00	3,333.36	-11,176.64	10,000.00
708	Irrigation Repair & Maintenance	10.92	250.00	239.08	1,750.31	1,000.00	-750.31	3,000.00
710	Tree Trimming	0.00	833.34	833.34	3,700.00	3,333.36	-366.64	10,000.00
724	Hurricane/Storm Expense	0.00	0.00	0.00	4,050.00	0.00	-4,050.00	0.00
	Total GROUNDS EXPENSES	4,645.92	7,385.02	2,739.10	43,548.88	29,540.08	-14,008.80	88,620.00
801	ADMINISTRATIVE EXPENSES							
800	Management Fees	1,638.81	1,659.50	20.69	6,555.24	6,638.00	82.76	19,914.00
805	Office Expense	279.03	375.00	95.97	2,899.09	1,500.00	-1,399.09	4,500.00
810	Application Fees	0.00	37.50	37.50	75.00	150.00	75.00	450.00
812	Legal Expense	0.00	98.00	98.00	1,800.00	392.00	-1,408.00	1,176.00
815-2	Accounting CPA	275.00	250.00	-25.00	525.00	250.00	-275.00	250.00
820-00	Fees To Division/Annual Report	0.00	75.00	75.00	308.00	383.00	75.00	383.00
831	Insurance Finance Interest	633.17	0.00	-633.17	2,820.86	0.00	-2,820.86	0.00
835	Insurance - Property	15,768.52	25,130.42	9,361.90	69,224.10	100,521.68	31,297.58	301,565.00
	Total ADMINISTRATIVE EXPENSES	18,594.53	27,625.42	9,030.89	84,207.29	109,834.68	25,627.39	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	2,980.31	0.00	-2,980.31	3,003.15	0.00	-3,003.15	0.00
	Total RESERVE EXPENSE	2,980.31	0.00	-2,980.31	3,003.15	0.00	-3,003.15	100,000.00
911	MASTER ASSOCIATION							
850-5	Master Association	12,542.27	12,542.17	-0.10	50,169.09	50,168.68	-0.41	150,506.00
	Total MASTER ASSOCIATION	12,542.27	12,542.17	-0.10	50,169.09	50,168.68	-0.41	150,506.00
913	ROOF LOAN							
940	Roof Loan Expenses	6,774.54	6,774.50	-0.04	27,098.16	27,098.00	-0.16	81,294.00

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	-5,280.96	0.00	5,280.96	-20,932.34	0.00	20,932.34	0.00
	Total ROOF LOAN	1,493.58	6,774.50	5,280.92	6,165.82	27,098.00	20,932.18	81,294.00
	Total Operating Expense	50,761.68	63,385.47	12,623.79	227,383.19	252,874.88	25,491.69	857,358.00
	Total Operating Income	70,675.99	63,113.18	7,562.81	269,341.43	252,452.72	16,888.71	857,358.00
	Total Operating Expense	50,761.68	63,385.47	12,623.79	227,383.19	252,874.88	25,491.69	857,358.00
	NOI - Net Operating Income	19,914.31	-272.29	20,186.60	41,958.24	-422.16	42,380.40	0.00
	Total Income	70,675.99	63,113.18	7,562.81	269,341.43	252,452.72	16,888.71	857,358.00
	Total Expense	50,761.68	63,385.47	12,623.79	227,383.19	252,874.88	25,491.69	857,358.00
	Net Income	19,914.31	-272.29	20,186.60	41,958.24	-422.16	42,380.40	0.00