Tra-Vigne'

Condominium

December 2024

Unaudited

Financial Statements

Prepared By

Seacrest

SOUTHWEST

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

Fund Balance Sheet

Portfolios: Tra-Vigne' Condominium Association, Inc.

As of: 12/31/2024

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	71,935.56		71,935.56
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		165,401.32	165,401.32
	Total Cash	**71,935.56**	**437,830.19**	**509,765.75**
111	A/R Maintenance	117,408.49		117,408.49
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	23,636.18		23,636.18
135	Prepaid Expenses	257.31		257.31
137-2	Due from Reserve	4,080.12		4,080.12
178	Due from Operating		50,000.00	50,000.00
	TOTAL ASSETS	**146,336.19**	**487,830.19**	**634,166.38**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	12,974.05		12,974.05
201	Accrued Expenses	14,544.60		14,544.60
215	Prepaid Member Fees	75,918.15		75,918.15
220	Due to Reserves	50,000.00		50,000.00
226	Loan Roof-Mutual of Omaha	260,227.87		260,227.87
228	Due to Operating		4,080.12	4,080.12
300	Deferred Reserve Revenue		483,750.07	483,750.07
	Total Liabilities	**413,664.67**	**487,830.19**	**901,494.86**
	Capital			
390	Fund Balance	-373,353.39		-373,353.39
	Calculated Retained Earnings	106,024.91	0.00	106,024.91
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**-267,328.48**	**0.00**	**-267,328.48**
	TOTAL LIABILITIES & CAPITAL	**146,336.19**	**487,830.19**	**634,166.38**

Annual Budget - Comparative

Portfolios: Tra-Vigne' Condominium Association, Inc.

As of: Dec 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	503,203.69	503,380.00	-176.31	503,380.00
412	Reserve Revenue	-3,848.42	100,000.00	-103,848.42	22,049.46	100,000.00	-77,950.54	100,000.00
413-7	VCA Fee	12,115.42	12,115.41	0.01	145,385.28	145,385.00	0.28	145,385.00
417	Owner Late Fees & Interest	241.48	0.00	241.48	-3,824.15	0.00	-3,824.15	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	-180.00	0.00	-180.00	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	315.00	0.00	315.00	0.00
424-0	Admin Collection Fee - Accounts Sent to Attorney	0.00	0.00	0.00	300.00	0.00	300.00	0.00
427	Rent Income	2,507.50	0.00	2,507.50	29,892.50	0.00	29,892.50	0.00
450	Roof Loan Income	6,466.67	6,466.66	0.01	77,600.63	77,600.00	0.63	77,600.00
471	Application Fees	0.00	41.66	-41.66	450.00	500.00	-50.00	500.00
492	Reserve Interest	3,003.87	0.00	3,003.87	12,728.54	0.00	12,728.54	0.00
	Total Operating Income	**62,504.84**	**160,572.06**	**-98,067.22**	**788,120.95**	**826,865.00**	**-38,744.05**	**826,865.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	1,199.55	1,000.00	-199.55	11,910.33	12,000.00	89.67	12,000.00
504	Water / Sewer	439.60	333.33	-106.27	4,262.67	4,000.00	-262.67	4,000.00
505	Water - Irrigation	1,302.79	1,250.00	-52.79	11,923.98	15,000.00	3,076.02	15,000.00
	Total UTILITY EXPENSES	**2,941.94**	**2,583.33**	**-358.61**	**28,096.98**	**31,000.00**	**2,903.02**	**31,000.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	1,565.00	1,666.66	101.66	17,770.14	20,000.00	2,229.86	20,000.00
601-1	Roof Repairs	0.00	833.33	833.33	11,917.00	10,000.00	-1,917.00	10,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	3,000.00	3,000.00	3,000.00
610	Janitorial Contract	5,250.00	833.33	-4,416.67	6,375.00	10,000.00	3,625.00	10,000.00
612	Pest Control - Interior	804.57	416.66	-387.91	4,798.13	5,000.00	201.87	5,000.00
620	Security Gate Maintenance	120.98	250.00	129.02	4,895.88	3,000.00	-1,895.88	3,000.00
642	Fire Inspection	85.77	100.00	14.23	1,070.74	1,200.00	129.26	1,200.00
660	Pool Maintenance Contract	1,483.00	1,375.00	-108.00	16,608.00	16,500.00	-108.00	16,500.00
661-0	Pool Repairs/Supplies	0.00	250.00	250.00	1,919.74	3,000.00	1,080.26	3,000.00
	Total BUILDING EXPENSES	**9,309.32**	**5,974.98**	**-3,334.34**	**65,354.63**	**71,700.00**	**6,345.37**	**71,700.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	4,500.00	4,500.00	0.00	54,000.00	54,000.00	0.00	54,000.00
704	Plant Replacement	3,605.00	833.33	-2,771.67	3,755.00	10,000.00	6,245.00	10,000.00
706	Mulch/Rock/Sod	8,135.00	833.33	-7,301.67	8,510.00	10,000.00	1,490.00	10,000.00
708	Irrigation Repair & Maintenance	-1,814.89	250.00	2,064.89	5,400.48	3,000.00	-2,400.48	3,000.00
710	Tree Trimming	0.00	833.33	833.33	17,345.00	10,000.00	-7,345.00	10,000.00
724	Hurricane/Storm Expense	0.00	0.00	0.00	4,295.00	0.00	-4,295.00	0.00
	Total GROUNDS EXPENSES	**14,425.11**	**7,249.99**	**-7,175.12**	**93,305.48**	**87,000.00**	**-6,305.48**	**87,000.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	1,595.72	1,596.41	0.69	19,148.64	19,157.00	8.36	19,157.00
805	Office Expense	461.96	250.00	-211.96	4,195.67	3,000.00	-1,195.67	3,000.00
810	Application Fees	0.00	36.50	36.50	225.00	438.00	213.00	438.00
812	Legal Expense	120.00	250.00	130.00	120.00	3,000.00	2,880.00	3,000.00
815-2	Accounting CPA	0.00	17.91	17.91	0.00	215.00	215.00	215.00
820-00	Fees To Division/Annual Report	0.00	30.83	30.83	383.00	370.00	-13.00	370.00
831	Insurance Finance Interest	921.35	0.00	-921.35	10,134.82	0.00	-10,134.82	0.00
835	Insurance - Property	21,924.54	24,000.00	2,075.46	258,243.45	288,000.00	29,756.55	288,000.00
	Total ADMINISTRATIVE EXPENSES	**25,023.57**	**26,181.65**	**1,158.08**	**292,450.58**	**314,180.00**	**21,729.42**	**314,180.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	-3,848.42	100,000.00	103,848.42	22,049.46	100,000.00	77,950.54	100,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
901	Reserve Interest	3,003.87	0.00	-3,003.87	12,728.54	0.00	-12,728.54	0.00
	Total RESERVE EXPENSE	**-844.55**	**100,000.00**	**100,844.55**	**34,778.00**	**100,000.00**	**65,222.00**	**100,000.00**
911	**MASTER ASSOCIATION**							
850-5	Master Association	12,198.85	12,115.41	-83.44	146,386.24	145,385.00	-1,001.24	145,385.00
	Total MASTER ASSOCIATION	**12,198.85**	**12,115.41**	**-83.44**	**146,386.24**	**145,385.00**	**-1,001.24**	**145,385.00**
913	**ROOF LOAN**							
940	Roof Loan Expenses	6,774.54	6,466.66	-307.88	79,103.27	77,600.00	-1,503.27	77,600.00
969	Roof Loan Transfer	-5,100.24	0.00	5,100.24	-57,379.14	0.00	57,379.14	0.00
	Total ROOF LOAN	**1,674.30**	**6,466.66**	**4,792.36**	**21,724.13**	**77,600.00**	**55,875.87**	**77,600.00**
	Total Operating Expense	**64,728.54**	**160,572.02**	**95,843.48**	**682,096.04**	**826,865.00**	**144,768.96**	**826,865.00**
	Total Operating Income	62,504.84	160,572.06	-98,067.22	788,120.95	826,865.00	-38,744.05	826,865.00
	Total Operating Expense	64,728.54	160,572.02	95,843.48	682,096.04	826,865.00	144,768.96	826,865.00
	NOI - Net Operating Income	**-2,223.70**	**0.04**	**-2,223.74**	**106,024.91**	**0.00**	**106,024.91**	**0.00**
	Total Income	62,504.84	160,572.06	-98,067.22	788,120.95	826,865.00	-38,744.05	826,865.00
	Total Expense	64,728.54	160,572.02	95,843.48	682,096.04	826,865.00	144,768.96	826,865.00
	Net Income	**-2,223.70**	**0.04**	**-2,223.74**	**106,024.91**	**0.00**	**106,024.91**	**0.00**