Tra-Vigne'
Condominium

February 29, 2024
Unaudited
Financial Statements
Prepared By

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Fund Balance Sheet

Portfolios: Tra-Vigne' Condominium Association, Inc.

As of: 02/29/2024

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	74,411.90		74,411.90
163	Reserve Account -MidFL Business-Membership #4220		100.00	100.00
163-1	Reserve - MidFL 18mth CD 5% 3/23-9/24 #4945		259,708.34	259,708.34
171	Reserve Account - Synovus Bank		78,271.94	78,271.94
	Total Cash	**74,411.90**	**338,080.28**	**412,492.18**
111	A/R Maintenance	102,212.55		102,212.55
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	250,464.28		250,464.28
135	Prepaid Expenses	12,298.45		12,298.45
178	Due from Operating		85,940.00	85,940.00
	TOTAL ASSETS	**368,405.71**	**424,020.28**	**792,425.99**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	2,265.55		2,265.55
201	Accrued Expenses	7,707.91		7,707.91
215	Prepaid Member Fees	3,631.26		3,631.26
220	Due to Reserves	85,940.00		85,940.00
226	Loan Roof-Mutual of Omaha	308,536.30		308,536.30
239	Deferred Income	60,530.41		60,530.41
242	Insurance Financing	247,452.90		247,452.90
300	Deferred Reserve Revenue		423,999.53	423,999.53
375	Reserve Interest		20.75	20.75
	Total Liabilities	**716,064.33**	**424,020.28**	**1,140,084.61**
	Capital			
390	Fund Balance	-373,229.76		-373,229.76
	Calculated Retained Earnings	25,571.14	0.00	25,571.14
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**-347,658.62**	**0.00**	**-347,658.62**
	TOTAL LIABILITIES & CAPITAL	**368,405.71**	**424,020.28**	**792,425.99**

Annual Budget - Comparative

Portfolios: Tra-Vigne' Condominium Association, Inc.
As of: Feb 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	41,948.33	41,948.34	-0.01	83,896.20	83,896.68	-0.48	503,380.00
412	Reserve Revenue	6,800.00	0.00	6,800.00	6,800.00	0.00	6,800.00	100,000.00
413-7	VCA Fee	12,115.42	12,115.42	0.00	24,230.90	24,230.84	0.06	145,385.00
417	Owner Late Fees & Interest	410.03	0.00	410.03	2,016.44	0.00	2,016.44	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	-840.00	0.00	-840.00	0.00
422-1	Gate Transponders	70.00	0.00	70.00	140.00	0.00	140.00	0.00
427	Rent Income	2,507.50	0.00	2,507.50	4,827.50	0.00	4,827.50	0.00
450	Roof Loan Income	6,466.67	6,466.67	0.00	12,933.49	12,933.34	0.15	77,600.00
471	Application Fees	0.00	41.67	-41.67	300.00	83.34	216.66	500.00
492	Reserve Interest	9.92	0.00	9.92	20.75	0.00	20.75	0.00
	Total Operating Income	**70,327.87**	**60,572.10**	**9,755.77**	**134,325.28**	**121,144.20**	**13,181.08**	**826,865.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	1,957.70	1,000.00	-957.70	3,912.19	2,000.00	-1,912.19	12,000.00
504	Water / Sewer	356.09	333.34	-22.75	785.92	666.68	-119.24	4,000.00
505	Water - Irrigation	396.63	1,250.00	853.37	1,485.42	2,500.00	1,014.58	15,000.00
	Total UTILITY EXPENSES	**2,710.42**	**2,583.34**	**-127.08**	**6,183.53**	**5,166.68**	**-1,016.85**	**31,000.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	45.00	1,666.67	1,621.67	185.00	3,333.34	3,148.34	20,000.00
601-1	Roof Repairs	5,845.00	833.34	-5,011.66	5,845.00	1,666.68	-4,178.32	10,000.00
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
610	Janitorial Contract	225.00	833.34	608.34	1,350.00	1,666.68	316.68	10,000.00
612	Pest Control - Interior	625.15	416.67	-208.48	1,256.55	833.34	-423.21	5,000.00
620	Security Gate Maintenance	550.49	250.00	-300.49	610.98	500.00	-110.98	3,000.00
642	Fire Inspection	99.60	100.00	0.40	199.20	200.00	0.80	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	1,375.00	1,375.00	0.00	2,750.00	2,750.00	0.00	16,500.00
661-0	Pool Repairs/Supplies	105.95	250.00	144.05	105.95	500.00	394.05	3,000.00
	Total BUILDING EXPENSES	**8,871.19**	**5,975.02**	**-2,896.17**	**12,302.68**	**11,950.04**	**-352.64**	**71,700.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	4,500.00	4,500.00	0.00	9,000.00	9,000.00	0.00	54,000.00
704	Plant Replacement	0.00	833.34	833.34	0.00	1,666.68	1,666.68	10,000.00
706	Mulch/Rock/Sod	0.00	833.34	833.34	0.00	1,666.68	1,666.68	10,000.00
708	Irrigation Repair & Maintenance	0.00	250.00	250.00	690.00	500.00	-190.00	3,000.00
710	Tree Trimming	0.00	833.34	833.34	0.00	1,666.68	1,666.68	10,000.00
	Total GROUNDS EXPENSES	**4,500.00**	**7,250.02**	**2,750.02**	**9,690.00**	**14,500.04**	**4,810.04**	**87,000.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	1,595.72	1,596.42	0.70	3,191.44	3,192.84	1.40	19,157.00
805	Office Expense	1,507.85	250.00	-1,257.85	1,893.23	500.00	-1,393.23	3,000.00
810	Application Fees	0.00	36.50	36.50	150.00	73.00	-77.00	438.00
812	Legal Expense	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
815-2	Accounting CPA	0.00	17.92	17.92	0.00	35.84	35.84	215.00
820-00	Fees To Division/Annual Report	0.00	30.84	30.84	308.00	61.68	-246.32	370.00
835	Insurance - Property	22,817.45	24,000.00	1,182.55	39,964.50	48,000.00	8,035.50	288,000.00
	Total ADMINISTRATIVE EXPENSES	**25,921.02**	**26,181.68**	**260.66**	**45,507.17**	**52,363.36**	**6,856.19**	**314,180.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	6,800.00	0.00	-6,800.00	6,800.00	0.00	-6,800.00	100,000.00
901	Reserve Interest	9.92	0.00	-9.92	20.75	0.00	-20.75	0.00
	Total RESERVE EXPENSE	**6,809.92**	**0.00**	**-6,809.92**	**6,820.75**	**0.00**	**-6,820.75**	**100,000.00**
911	**MASTER ASSOCIATION**							
850-5	Master Association	12,198.85	12,115.42	-83.43	24,397.70	24,230.84	-166.86	145,385.00
	Total MASTER ASSOCIATION	**12,198.85**	**12,115.42**	**-83.43**	**24,397.70**	**24,230.84**	**-166.86**	**145,385.00**
913	**ROOF LOAN**							
940	Roof Loan Expenses	6,461.51	6,466.67	5.16	12,923.02	12,933.34	10.32	77,600.00

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	-4,613.15	0.00	4,613.15	-9,070.71	0.00	9,070.71	0.00
	Total ROOF LOAN	**1,848.36**	**6,466.67**	**4,618.31**	**3,852.31**	**12,933.34**	**9,081.03**	**77,600.00**
	Total Operating Expense	**62,859.76**	**60,572.15**	**-2,287.61**	**108,754.14**	**121,144.30**	**12,390.16**	**826,865.00**
	Total Operating Income	70,327.87	60,572.10	9,755.77	134,325.28	121,144.20	13,181.08	826,865.00
	Total Operating Expense	62,859.76	60,572.15	-2,287.61	108,754.14	121,144.30	12,390.16	826,865.00
	NOI - Net Operating Income	**7,468.11**	**-0.05**	**7,468.16**	**25,571.14**	**-0.10**	**25,571.24**	**0.00**
	Total Income	70,327.87	60,572.10	9,755.77	134,325.28	121,144.20	13,181.08	826,865.00
	Total Expense	62,859.76	60,572.15	-2,287.61	108,754.14	121,144.30	12,390.16	826,865.00
	Net Income	**7,468.11**	**-0.05**	**7,468.16**	**25,571.14**	**-0.10**	**25,571.24**	**0.00**