Tra-Vigne'
Condominium

April 30, 2024
Unaudited
Financial Statements
Prepared By

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SOUTHWEST

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Fund Balance Sheet

Portfolios: Tra-Vigne' Condominium Association, Inc.

As of: 04/30/2024

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	149,516.26		149,516.26
163	Reserve Account -MidFL Business-Membership #4220		100.00	100.00
163-1	Reserve - MidFL 18mth CD 5% 3/23-9/24 #4945		262,878.08	262,878.08
171	Reserve Account - Synovus Bank		72,229.04	72,229.04
	Total Cash	**149,516.26**	**335,207.12**	**484,723.38**
111	A/R Maintenance	109,535.78		109,535.78
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	205,045.87		205,045.87
135	Prepaid Expenses	25,341.17		25,341.17
178	Due from Operating		110,940.00	110,940.00
	TOTAL ASSETS	**418,457.61**	**446,147.12**	**864,604.73**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	3,613.72		3,613.72
201	Accrued Expenses	6,897.95		6,897.95
212	Clearing Account	2,683.00		2,683.00
215	Prepaid Member Fees	2,706.93		2,706.93
220	Due to Reserves	110,940.00		110,940.00
226	Loan Roof-Mutual of Omaha	299,416.35		299,416.35
239	Deferred Income	121,060.83		121,060.83
242	Insurance Financing	197,962.32		197,962.32
300	Deferred Reserve Revenue		442,937.03	442,937.03
375	Reserve Interest		3,210.09	3,210.09
	Total Liabilities	**745,281.10**	**446,147.12**	**1,191,428.22**
	Capital			
390	Fund Balance	-373,229.76		-373,229.76
	Calculated Retained Earnings	46,406.27	0.00	46,406.27
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**-326,823.49**	**0.00**	**-326,823.49**
	TOTAL LIABILITIES & CAPITAL	**418,457.61**	**446,147.12**	**864,604.73**

Annual Budget - Comparative

Portfolios: Tra-Vigne' Condominium Association, Inc.

As of: Apr 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	41,947.87	41,948.34	-0.47	167,792.40	167,793.36	-0.96	503,380.00
412	Reserve Revenue	6,062.50	0.00	6,062.50	12,862.50	0.00	12,862.50	100,000.00
413-7	VCA Fee	12,115.48	12,115.42	0.06	48,461.80	48,461.68	0.12	145,385.00
417	Owner Late Fees & Interest	2,231.47	0.00	2,231.47	4,610.59	0.00	4,610.59	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	0.00	0.00	0.00	140.00	0.00	140.00	0.00
427	Rent Income	2,497.50	0.00	2,497.50	9,832.50	0.00	9,832.50	0.00
450	Roof Loan Income	6,466.82	6,466.67	0.15	25,866.97	25,866.68	0.29	77,600.00
471	Application Fees	0.00	41.67	-41.67	450.00	166.68	283.32	500.00
492	Reserve Interest	3,179.37	0.00	3,179.37	3,210.09	0.00	3,210.09	0.00
	Total Operating Income	**74,501.01**	**60,572.10**	**13,928.91**	**272,386.85**	**242,288.40**	**30,098.45**	**826,865.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	1,154.49	1,000.00	-154.49	6,447.26	4,000.00	-2,447.26	12,000.00
504	Water / Sewer	344.00	333.34	-10.66	1,679.62	1,333.36	-346.26	4,000.00
505	Water - Irrigation	1,416.92	1,250.00	-166.92	4,571.25	5,000.00	428.75	15,000.00
510	Telephone	-200.45	0.00	200.45	0.00	0.00	0.00	0.00
	Total UTILITY EXPENSES	**2,714.96**	**2,583.34**	**-131.62**	**12,698.13**	**10,333.36**	**-2,364.77**	**31,000.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	1,158.00	1,666.67	508.67	1,343.00	6,666.68	5,323.68	20,000.00
601-1	Roof Repairs	1,889.00	833.34	-1,055.66	9,347.00	3,333.36	-6,013.64	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	1,125.00	3,333.36	2,208.36	10,000.00
612	Pest Control - Interior	154.65	416.67	262.02	2,061.12	1,666.68	-394.44	5,000.00
620	Security Gate Maintenance	4,993.31	250.00	-4,743.31	6,499.78	1,000.00	-5,499.78	3,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
642	Fire Inspection	85.79	100.00	14.21	384.58	400.00	15.42	1,200.00
660	Pool Maintenance Contract	1,375.00	1,375.00	0.00	5,500.00	5,500.00	0.00	16,500.00
661-0	Pool Repairs/Supplies	31.79	250.00	218.21	137.74	1,000.00	862.26	3,000.00
	Total BUILDING EXPENSES	**9,687.54**	**5,975.02**	**-3,712.52**	**26,398.22**	**23,900.08**	**-2,498.14**	**71,700.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	4,500.00	4,500.00	0.00	18,000.00	18,000.00	0.00	54,000.00
704	Plant Replacement	0.00	833.34	833.34	0.00	3,333.36	3,333.36	10,000.00
706	Mulch/Rock/Sod	0.00	833.34	833.34	0.00	3,333.36	3,333.36	10,000.00
708	Irrigation Repair & Maintenance	240.40	250.00	9.60	1,504.24	1,000.00	-504.24	3,000.00
710	Tree Trimming	0.00	833.34	833.34	0.00	3,333.36	3,333.36	10,000.00
	Total GROUNDS EXPENSES	**4,740.40**	**7,250.02**	**2,509.62**	**19,504.24**	**29,000.08**	**9,495.84**	**87,000.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	1,595.72	1,596.42	0.70	6,382.88	6,385.68	2.80	19,157.00
805	Office Expense	147.28	250.00	102.72	2,250.14	1,000.00	-1,250.14	3,000.00
810	Application Fees	0.00	36.50	36.50	225.00	146.00	-79.00	438.00
812	Legal Expense	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
815-2	Accounting CPA	0.00	17.92	17.92	0.00	71.68	71.68	215.00
820-00	Fees To Division/Annual Report	75.00	30.84	-44.16	383.00	123.36	-259.64	370.00
835	Insurance - Property	22,841.51	24,000.00	1,158.49	85,615.58	96,000.00	10,384.42	288,000.00
	Total ADMINISTRATIVE EXPENSES	**24,659.51**	**26,181.68**	**1,522.17**	**94,856.60**	**104,726.72**	**9,870.12**	**314,180.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	6,062.50	0.00	-6,062.50	12,862.50	0.00	-12,862.50	100,000.00
901	Reserve Interest	3,179.37	0.00	-3,179.37	3,210.09	0.00	-3,210.09	0.00
	Total RESERVE EXPENSE	**9,241.87**	**0.00**	**-9,241.87**	**16,072.59**	**0.00**	**-16,072.59**	**100,000.00**
911	**MASTER ASSOCIATION**							
850-5	Master Association	12,198.86	12,115.42	-83.44	48,795.42	48,461.68	-333.74	145,385.00
	Total MASTER ASSOCIATION	**12,198.86**	**12,115.42**	**-83.44**	**48,795.42**	**48,461.68**	**-333.74**	**145,385.00**

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
913	**ROOF LOAN**							
940	Roof Loan Expenses	6,461.51	6,466.67	5.16	25,846.04	25,866.68	20.64	77,600.00
969	Roof Loan Transfer	-4,605.16	0.00	4,605.16	-18,190.66	0.00	18,190.66	0.00
	Total ROOF LOAN	**1,856.35**	**6,466.67**	**4,610.32**	**7,655.38**	**25,866.68**	**18,211.30**	**77,600.00**
	Total Operating Expense	**65,099.49**	**60,572.15**	**-4,527.34**	**225,980.58**	**242,288.60**	**16,308.02**	**826,865.00**
	Total Operating Income	74,501.01	60,572.10	13,928.91	272,386.85	242,288.40	30,098.45	826,865.00
	Total Operating Expense	65,099.49	60,572.15	-4,527.34	225,980.58	242,288.60	16,308.02	826,865.00
	NOI - Net Operating Income	**9,401.52**	**-0.05**	**9,401.57**	**46,406.27**	**-0.20**	**46,406.47**	**0.00**
	Total Income	74,501.01	60,572.10	13,928.91	272,386.85	242,288.40	30,098.45	826,865.00
	Total Expense	65,099.49	60,572.15	-4,527.34	225,980.58	242,288.60	16,308.02	826,865.00
	Net Income	**9,401.52**	**-0.05**	**9,401.57**	**46,406.27**	**-0.20**	**46,406.47**	**0.00**