Tra-Vigne’

Condominium

June 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: 06/30/2024

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	65,582.46		65,582.46
163	Reserve Account -MidFL Business-Membership #4220		100.00	100.00
163-1	Reserve - MidFL 18mth CD 5% 3/23-9/24 #4945		266,086.51	266,086.51
171	Reserve Account - Synovus Bank		72,247.15	72,247.15
	Total Cash	**65,582.46**	**338,433.66**	**404,016.12**
111	A/R Maintenance	110,477.37		110,477.37
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	160,202.48		160,202.48
135	Prepaid Expenses	37,368.47		37,368.47
178	Due from Operating		110,940.00	110,940.00
	TOTAL ASSETS	**302,649.31**	**449,373.66**	**752,022.97**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	1,618.66		1,618.66
201	Accrued Expenses	6,191.45		6,191.45
215	Prepaid Member Fees	60,232.04		60,232.04
220	Due to Reserves	110,940.00		110,940.00
226	Loan Roof-Mutual of Omaha	290,182.83		290,182.83
242	Insurance Financing	148,471.74		148,471.74
300	Deferred Reserve Revenue		442,937.03	442,937.03
375	Reserve Interest		6,436.63	6,436.63
	Total Liabilities	**617,636.72**	**449,373.66**	**1,067,010.38**
	Capital			
390	Fund Balance	-373,229.76		-373,229.76
	Calculated Retained Earnings	58,242.35	0.00	58,242.35
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**-314,987.41**	**0.00**	**-314,987.41**
	TOTAL LIABILITIES & CAPITAL	**302,649.31**	**449,373.66**	**752,022.97**

Annual Budget - Comparative

Portfolios: Tra-Vigne' Condominium Association, Inc.
As of: Jun 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	251,689.05	251,690.02	-0.97	503,380.00
412	Reserve Revenue	0.00	0.00	0.00	12,862.50	0.00	12,862.50	100,000.00
413-7	VCA Fee	12,115.42	12,115.42	0.00	72,692.64	72,692.52	0.12	145,385.00
417	Owner Late Fees & Interest	483.99	0.00	483.99	5,552.18	0.00	5,552.18	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	175.00	0.00	175.00	0.00
427	Rent Income	2,507.50	0.00	2,507.50	14,847.50	0.00	14,847.50	0.00
450	Roof Loan Income	6,466.67	6,466.67	0.00	38,800.31	38,800.02	0.29	77,600.00
471	Application Fees	0.00	41.67	-41.67	450.00	250.02	199.98	500.00
492	Reserve Interest	3,217.34	0.00	3,217.34	6,436.63	0.00	6,436.63	0.00
	Total Operating Income	**66,739.24**	**60,572.09**	**6,167.15**	**402,665.81**	**363,432.58**	**39,233.23**	**826,865.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	747.11	1,000.00	252.89	7,509.07	6,000.00	-1,509.07	12,000.00
504	Water / Sewer	293.74	333.33	39.59	2,327.89	2,000.02	-327.87	4,000.00
505	Water - Irrigation	1,397.71	1,250.00	-147.71	7,366.67	7,500.00	133.33	15,000.00
	Total UTILITY EXPENSES	**2,438.56**	**2,583.33**	**144.77**	**17,203.63**	**15,500.02**	**-1,703.61**	**31,000.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	1,105.00	1,666.67	561.67	2,991.00	10,000.02	7,009.02	20,000.00
601-1	Roof Repairs	0.00	833.33	833.33	9,347.00	5,000.02	-4,346.98	10,000.00
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00
610	Janitorial Contract	0.00	833.33	833.33	1,125.00	5,000.02	3,875.02	10,000.00
612	Pest Control - Interior	154.65	416.67	262.02	2,384.42	2,500.02	115.60	5,000.00
620	Security Gate Maintenance	215.49	250.00	34.51	6,775.76	1,500.00	-5,275.76	3,000.00
642	Fire Inspection	85.77	100.00	14.23	556.12	600.00	43.88	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	8,250.00	8,250.00	0.00	16,500.00
661-0	Pool Repairs/Supplies	1,195.00	250.00	-945.00	1,332.74	1,500.00	167.26	3,000.00
	Total BUILDING EXPENSES	**4,130.91**	**5,975.00**	**1,844.09**	**32,762.04**	**35,850.08**	**3,088.04**	**71,700.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	4,500.00	4,500.00	0.00	27,000.00	27,000.00	0.00	54,000.00
704	Plant Replacement	0.00	833.33	833.33	0.00	5,000.02	5,000.02	10,000.00
706	Mulch/Rock/Sod	0.00	833.33	833.33	0.00	5,000.02	5,000.02	10,000.00
708	Irrigation Repair & Maintenance	774.52	250.00	-524.52	2,278.76	1,500.00	-778.76	3,000.00
710	Tree Trimming	0.00	833.33	833.33	17,345.00	5,000.02	-12,344.98	10,000.00
	Total GROUNDS EXPENSES	**5,274.52**	**7,249.99**	**1,975.47**	**46,623.76**	**43,500.06**	**-3,123.70**	**87,000.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	1,595.72	1,596.42	0.70	9,574.32	9,578.52	4.20	19,157.00
805	Office Expense	136.60	250.00	113.40	2,511.59	1,500.00	-1,011.59	3,000.00
810	Application Fees	0.00	36.50	36.50	225.00	219.00	-6.00	438.00
812	Legal Expense	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00
815-2	Accounting CPA	0.00	17.92	17.92	0.00	107.52	107.52	215.00
820-00	Fees To Division/Annual Report	0.00	30.83	30.83	383.00	185.02	-197.98	370.00
835	Insurance - Property	22,845.88	24,000.00	1,154.12	131,302.97	144,000.00	12,697.03	288,000.00
	Total ADMINISTRATIVE EXPENSES	**24,578.20**	**26,181.67**	**1,603.47**	**143,996.88**	**157,090.06**	**13,093.18**	**314,180.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	0.00	0.00	0.00	12,862.50	0.00	-12,862.50	100,000.00
901	Reserve Interest	3,217.34	0.00	-3,217.34	6,436.63	0.00	-6,436.63	0.00
	Total RESERVE EXPENSE	**3,217.34**	**0.00**	**-3,217.34**	**19,299.13**	**0.00**	**-19,299.13**	**100,000.00**
911	**MASTER ASSOCIATION**							
850-5	Master Association	12,198.86	12,115.42	-83.44	73,193.14	72,692.52	-500.62	145,385.00
	Total MASTER ASSOCIATION	**12,198.86**	**12,115.42**	**-83.44**	**73,193.14**	**72,692.52**	**-500.62**	**145,385.00**
913	**ROOF LOAN**							
940	Roof Loan Expenses	6,461.51	6,466.67	5.16	38,769.06	38,800.02	30.96	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	-4,661.19	0.00	4,661.19	-27,424.18	0.00	27,424.18	0.00
	Total ROOF LOAN	**1,800.32**	**6,466.67**	**4,666.35**	**11,344.88**	**38,800.02**	**27,455.14**	**77,600.00**
	Total Operating Expense	**53,638.71**	**60,572.08**	**6,933.37**	**344,423.46**	**363,432.76**	**19,009.30**	**826,865.00**
	Total Operating Income	66,739.24	60,572.09	6,167.15	402,665.81	363,432.58	39,233.23	826,865.00
	Total Operating Expense	53,638.71	60,572.08	6,933.37	344,423.46	363,432.76	19,009.30	826,865.00
	NOI - Net Operating Income	**13,100.53**	**0.01**	**13,100.52**	**58,242.35**	**-0.18**	**58,242.53**	**0.00**
	Total Income	66,739.24	60,572.09	6,167.15	402,665.81	363,432.58	39,233.23	826,865.00
	Total Expense	53,638.71	60,572.08	6,933.37	344,423.46	363,432.76	19,009.30	826,865.00
	Net Income	**13,100.53**	**0.01**	**13,100.52**	**58,242.35**	**-0.18**	**58,242.53**	**0.00**