Tra-Vigne'

Condominium

August 31, 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: 08/31/2024

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	115,722.68		115,722.68
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		72,265.56	72,265.56
	Total Cash	**115,722.68**	**338,452.07**	**454,174.75**
111	A/R Maintenance	124,554.82		124,554.82
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	114,510.72		114,510.72
135	Prepaid Expenses	12,799.23		12,799.23
137-2	Due from Reserve	4,932.82		4,932.82
178	Due from Operating		135,940.00	135,940.00
	TOTAL ASSETS	**301,538.80**	**474,392.07**	**775,930.87**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	55,531.99		55,531.99
201	Accrued Expenses	5,543.69		5,543.69
212	Clearing Account	-54,932.82		-54,932.82
215	Prepaid Member Fees	6,284.29		6,284.29
220	Due to Reserves	135,940.00		135,940.00
226	Loan Roof-Mutual of Omaha	280,548.81		280,548.81
228	Due to Operating		4,932.82	4,932.82
239	Deferred Income	60,530.41		60,530.41
242	Insurance Financing	98,981.16		98,981.16
300	Deferred Reserve Revenue		463,004.21	463,004.21
375	Reserve Interest		6,455.04	6,455.04
	Total Liabilities	**588,427.53**	**474,392.07**	**1,062,819.60**
	Capital			
390	Fund Balance	-373,229.76		-373,229.76
	Calculated Retained Earnings	86,341.03	0.00	86,341.03
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**-286,888.73**	**0.00**	**-286,888.73**
	TOTAL LIABILITIES & CAPITAL	**301,538.80**	**474,392.07**	**775,930.87**

Annual Budget - Comparative

Portfolios: Tra-Vigne' Condominium Association, Inc.

As of: Aug 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	41,948.33	0.00	335,585.25	335,586.68	-1.43	503,380.00
412	Reserve Revenue	0.00	0.00	0.00	17,795.32	0.00	17,795.32	100,000.00
413-7	VCA Fee	12,115.42	12,115.42	0.00	96,923.54	96,923.36	0.18	145,385.00
417	Owner Late Fees & Interest	201.23	0.00	201.23	8,965.62	0.00	8,965.62	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	-840.00	0.00	-840.00	0.00
418-3	Admin Collection Fee - 30-Day Notice	150.00	0.00	150.00	150.00	0.00	150.00	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	19,862.50	0.00	19,862.50	0.00
450	Roof Loan Income	6,466.67	6,466.67	0.00	51,733.80	51,733.36	0.44	77,600.00
471	Application Fees	0.00	41.67	-41.67	450.00	333.36	116.64	500.00
492	Reserve Interest	9.21	0.00	9.21	6,455.04	0.00	6,455.04	0.00
	Total Operating Income	**63,398.36**	**60,572.09**	**2,826.27**	**537,306.07**	**484,576.76**	**52,729.31**	**826,865.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	705.33	1,000.00	294.67	8,754.84	8,000.00	-754.84	12,000.00
504	Water / Sewer	268.61	333.33	64.72	2,854.58	2,666.68	-187.90	4,000.00
505	Water - Irrigation	130.08	1,250.00	1,119.92	8,133.74	10,000.00	1,866.26	15,000.00
	Total UTILITY EXPENSES	**1,104.02**	**2,583.33**	**1,479.31**	**19,743.16**	**20,666.68**	**923.52**	**31,000.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	6,317.97	1,666.67	-4,651.30	13,100.58	13,333.36	232.78	20,000.00
601-1	Roof Repairs	0.00	833.33	833.33	9,347.00	6,666.68	-2,680.32	10,000.00
602-0	Unit 271 Expense	0.00	250.00	250.00	0.00	2,000.00	2,000.00	3,000.00
610	Janitorial Contract	0.00	833.33	833.33	1,125.00	6,666.68	5,541.68	10,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
612	Pest Control - Interior	154.65	416.67	262.02	3,188.99	3,333.36	144.37	5,000.00
620	Security Gate Maintenance	300.49	250.00	-50.49	2,203.92	2,000.00	-203.92	3,000.00
642	Fire Inspection	85.77	100.00	14.23	727.66	800.00	72.34	1,200.00
660	Pool Maintenance Contract	1,375.00	1,375.00	0.00	11,000.00	11,000.00	0.00	16,500.00
661-0	Pool Repairs/Supplies	0.00	250.00	250.00	1,332.74	2,000.00	667.26	3,000.00
	Total BUILDING EXPENSES	**8,233.88**	**5,975.00**	**-2,258.88**	**42,025.89**	**47,800.08**	**5,774.19**	**71,700.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	4,500.00	4,500.00	0.00	36,000.00	36,000.00	0.00	54,000.00
704	Plant Replacement	0.00	833.33	833.33	0.00	6,666.68	6,666.68	10,000.00
706	Mulch/Rock/Sod	0.00	833.33	833.33	0.00	6,666.68	6,666.68	10,000.00
708	Irrigation Repair & Maintenance	3,337.24	250.00	-3,087.24	5,744.00	2,000.00	-3,744.00	3,000.00
710	Tree Trimming	0.00	833.33	833.33	17,345.00	6,666.68	-10,678.32	10,000.00
	Total GROUNDS EXPENSES	**7,837.24**	**7,249.99**	**-587.25**	**59,089.00**	**58,000.04**	**-1,088.96**	**87,000.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	1,595.72	1,596.42	0.70	12,765.76	12,771.36	5.60	19,157.00
805	Office Expense	269.80	250.00	-19.80	2,950.39	2,000.00	-950.39	3,000.00
810	Application Fees	0.00	36.50	36.50	225.00	292.00	67.00	438.00
812	Legal Expense	0.00	250.00	250.00	0.00	2,000.00	2,000.00	3,000.00
815-2	Accounting CPA	0.00	17.92	17.92	0.00	143.36	143.36	215.00
820-00	Fees To Division/Annual Report	0.00	30.83	30.83	383.00	246.68	-136.32	370.00
835	Insurance - Property	22,845.88	24,000.00	1,154.12	176,994.73	192,000.00	15,005.27	288,000.00
	Total ADMINISTRATIVE EXPENSES	**24,711.40**	**26,181.67**	**1,470.27**	**193,318.88**	**209,453.40**	**16,134.52**	**314,180.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	0.00	0.00	0.00	17,795.32	0.00	-17,795.32	100,000.00
901	Reserve Interest	9.21	0.00	-9.21	6,455.04	0.00	-6,455.04	0.00
	Total RESERVE EXPENSE	**9.21**	**0.00**	**-9.21**	**24,250.36**	**0.00**	**-24,250.36**	**100,000.00**
911	**MASTER ASSOCIATION**							
850-5	Master Association	12,198.85	12,115.42	-83.43	97,590.84	96,923.36	-667.48	145,385.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Total MASTER ASSOCIATION	**12,198.85**	**12,115.42**	**-83.43**	**97,590.84**	**96,923.36**	**-667.48**	**145,385.00**
913	**ROOF LOAN**							
940	Roof Loan Expenses	6,774.54	6,466.67	-307.87	52,005.11	51,733.36	-271.75	77,600.00
969	Roof Loan Transfer	-4,972.83	0.00	4,972.83	-37,058.20	0.00	37,058.20	0.00
	Total ROOF LOAN	**1,801.71**	**6,466.67**	**4,664.96**	**14,946.91**	**51,733.36**	**36,786.45**	**77,600.00**
	Total Operating Expense	**55,896.31**	**60,572.08**	**4,675.77**	**450,965.04**	**484,576.92**	**33,611.88**	**826,865.00**
	Total Operating Income	63,398.36	60,572.09	2,826.27	537,306.07	484,576.76	52,729.31	826,865.00
	Total Operating Expense	55,896.31	60,572.08	4,675.77	450,965.04	484,576.92	33,611.88	826,865.00
	NOI - Net Operating Income	**7,502.05**	**0.01**	**7,502.04**	**86,341.03**	**-0.16**	**86,341.19**	**0.00**
	Total Income	63,398.36	60,572.09	2,826.27	537,306.07	484,576.76	52,729.31	826,865.00
	Total Expense	55,896.31	60,572.08	4,675.77	450,965.04	484,576.92	33,611.88	826,865.00
	Net Income	**7,502.05**	**0.01**	**7,502.04**	**86,341.03**	**-0.16**	**86,341.19**	**0.00**