Tra-Vigne'
Condominium

February 2025

Unaudited

Financial Statements

Prepared By

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Fund Balance Sheet

Portfolios: Tra-Vigne' Condominium Association, Inc.

As of: 02/28/2025

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	53,409.72		53,409.72
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		200,635.58	200,635.58
	Total Cash	**53,409.72**	**473,064.45**	**526,474.17**
111	A/R Maintenance	114,636.63		114,636.63
129	Allowance for Doubtful Accounts	-70,981.47		-70,981.47
130	Prepaid Insurance	179,855.93		179,855.93
135	Prepaid Expenses	12,628.05		12,628.05
178	Due from Operating		37,500.00	37,500.00
	TOTAL ASSETS	**289,548.86**	**510,564.45**	**800,113.31**
	LIABILITIES & CAPITAL			
	Liabilities			
200	Accounts Payables	14,862.39		14,862.39
201	Accrued Expenses	2,275.00		2,275.00
215	Prepaid Member Fees	3,064.34		3,064.34
220	Due to Reserves	37,500.00		37,500.00
226	Loan Roof-Mutual of Omaha	249,774.86		249,774.86
239	Deferred Income	63,071.33		63,071.33
242	Insurance Financing	170,467.33		170,467.33
300	Deferred Reserve Revenue		510,550.13	510,550.13
375	Reserve Interest		14.32	14.32
	Total Liabilities	**541,015.25**	**510,564.45**	**1,051,579.70**
	Capital			
390	Fund Balance	-267,328.48		-267,328.48
	Calculated Retained Earnings	15,862.09	0.00	15,862.09
	Calculated Prior Years Retained Earnings	0.00	0.00	0.00
	Total Capital	**-251,466.39**	**0.00**	**-251,466.39**
	TOTAL LIABILITIES & CAPITAL	**289,548.86**	**510,564.45**	**800,113.31**

Annual Budget - Comparative

Portfolios: Tra-Vigne' Condominium Association, Inc.
As of: Feb 2025
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	43,754.60	43,754.84	-0.24	87,509.20	87,509.68	-0.48	525,058.00
412	Reserve Revenue	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
413-7	VCA Fee	12,542.27	12,542.17	0.10	25,084.55	25,084.34	0.21	150,506.00
417	Owner Late Fees & Interest	-2,826.27	0.00	-2,826.27	722.92	0.00	722.92	0.00
418	Legal Fees Charged to Owners	0.00	0.00	0.00	180.00	0.00	180.00	0.00
422-1	Gate Transponders	140.00	0.00	140.00	140.00	0.00	140.00	0.00
427	Rent Income	2,507.50	0.00	2,507.50	5,015.00	0.00	5,015.00	0.00
450	Roof Loan Income	6,774.46	6,774.50	-0.04	13,548.92	13,549.00	-0.08	81,294.00
471	Application Fees	150.00	41.67	108.33	150.00	83.34	66.66	500.00
492	Reserve Interest	7.30	0.00	7.30	14.32	0.00	14.32	0.00
	Total Operating Income	**63,049.86**	**63,113.18**	**-63.32**	**132,364.91**	**126,226.36**	**6,138.55**	**857,358.00**
	Expense							
501	**UTILITY EXPENSES**							
500	Electricity	1,502.31	1,166.67	-335.64	3,000.43	2,333.34	-667.09	14,000.00
504	Water / Sewer	413.96	375.00	-38.96	872.24	750.00	-122.24	4,500.00
505	Water - Irrigation	1,355.61	1,250.00	-105.61	2,511.50	2,500.00	-11.50	15,000.00
	Total UTILITY EXPENSES	**3,271.88**	**2,791.67**	**-480.21**	**6,384.17**	**5,583.34**	**-800.83**	**33,500.00**
601	**BUILDING EXPENSES**							
600	Building Maintenance	3,528.99	1,666.67	-1,862.32	6,623.26	3,333.34	-3,289.92	20,000.00
601-1	Roof Repairs	0.00	833.34	833.34	0.00	1,666.68	1,666.68	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	0.00	833.34	833.34	0.00	1,666.68	1,666.68	10,000.00
612	Pest Control - Interior	154.65	416.67	262.02	804.57	833.34	28.77	5,000.00
620	Security Gate Maintenance	60.49	250.00	189.51	120.98	500.00	379.02	3,000.00
642	Fire Inspection	85.77	100.00	14.23	171.54	200.00	28.46	1,200.00
660	Pool Maintenance Contract	1,375.00	1,666.67	291.67	2,750.00	3,333.34	583.34	20,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
661-0	Pool Repairs/Supplies	5,065.76	250.00	-4,815.76	5,379.12	500.00	-4,879.12	3,000.00
	Total BUILDING EXPENSES	**10,270.66**	**6,266.69**	**-4,003.97**	**15,849.47**	**12,533.38**	**-3,316.09**	**75,200.00**
701	**GROUNDS EXPENSES**							
700	Landscape - Contract	4,635.00	4,635.00	0.00	9,270.00	9,270.00	0.00	55,620.00
704	Plant Replacement	640.00	833.34	193.34	998.57	1,666.68	668.11	10,000.00
706	Mulch/Rock/Sod	342.50	833.34	490.84	342.50	1,666.68	1,324.18	10,000.00
708	Irrigation Repair & Maintenance	187.08	250.00	62.92	1,043.68	500.00	-543.68	3,000.00
710	Tree Trimming	3,700.00	833.34	-2,866.66	3,700.00	1,666.68	-2,033.32	10,000.00
724	Hurricane/Storm Expense	4,050.00	0.00	-4,050.00	4,050.00	0.00	-4,050.00	0.00
	Total GROUNDS EXPENSES	**13,554.58**	**7,385.02**	**-6,169.56**	**19,404.75**	**14,770.04**	**-4,634.71**	**88,620.00**
801	**ADMINISTRATIVE EXPENSES**							
800	Management Fees	1,638.81	1,659.50	20.69	3,277.62	3,319.00	41.38	19,914.00
805	Office Expense	1,848.15	375.00	-1,473.15	2,117.30	750.00	-1,367.30	4,500.00
810	Application Fees	0.00	37.50	37.50	75.00	75.00	0.00	450.00
812	Legal Expense	720.00	98.00	-622.00	1,400.00	196.00	-1,204.00	1,176.00
815-2	Accounting CPA	0.00	0.00	0.00	250.00	0.00	-250.00	250.00
820-00	Fees To Division/Annual Report	0.00	0.00	0.00	308.00	308.00	0.00	383.00
831	Insurance Finance Interest	633.17	0.00	-633.17	1,554.52	0.00	-1,554.52	0.00
835	Insurance - Property	15,762.52	25,130.42	9,367.90	37,687.06	50,260.84	12,573.78	301,565.00
	Total ADMINISTRATIVE EXPENSES	**20,602.65**	**27,300.42**	**6,697.77**	**46,669.50**	**54,908.84**	**8,239.34**	**328,238.00**
910	**RESERVE EXPENSE**							
900	Reserve Expense	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00
901	Reserve Interest	7.30	0.00	-7.30	14.32	0.00	-14.32	0.00
	Total RESERVE EXPENSE	**7.30**	**0.00**	**-7.30**	**14.32**	**0.00**	**-14.32**	**100,000.00**
911	**MASTER ASSOCIATION**							
850-5	Master Association	12,542.27	12,542.17	-0.10	25,084.54	25,084.34	-0.20	150,506.00
	Total MASTER ASSOCIATION	**12,542.27**	**12,542.17**	**-0.10**	**25,084.54**	**25,084.34**	**-0.20**	**150,506.00**
913	**ROOF LOAN**							
940	Roof Loan Expenses	6,774.54	6,774.50	-0.04	13,549.08	13,549.00	-0.08	81,294.00
969	Roof Loan Transfer	-5,320.59	0.00	5,320.59	-10,453.01	0.00	10,453.01	0.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
	Total ROOF LOAN	**1,453.95**	**6,774.50**	**5,320.55**	**3,096.07**	**13,549.00**	**10,452.93**	**81,294.00**
	Total Operating Expense	**61,703.29**	**63,060.47**	**1,357.18**	**116,502.82**	**126,428.94**	**9,926.12**	**857,358.00**
	Total Operating Income	63,049.86	63,113.18	-63.32	132,364.91	126,226.36	6,138.55	857,358.00
	Total Operating Expense	61,703.29	63,060.47	1,357.18	116,502.82	126,428.94	9,926.12	857,358.00
	NOI - Net Operating Income	**1,346.57**	**52.71**	**1,293.86**	**15,862.09**	**-202.58**	**16,064.67**	**0.00**
	Total Income	63,049.86	63,113.18	-63.32	132,364.91	126,226.36	6,138.55	857,358.00
	Total Expense	61,703.29	63,060.47	1,357.18	116,502.82	126,428.94	9,926.12	857,358.00
	Net Income	**1,346.57**	**52.71**	**1,293.86**	**15,862.09**	**-202.58**	**16,064.67**	**0.00**