

Tra-Vigne' Condominium Association, Inc.

Adopted Budget

of Units: 77

For the Period of JANUARY 1, 2025 through DECEMBER 31, 2025

Date: 8/29/2024

		2024 Adopted Budget	YTD Actual 7/31/2024	5 Months Projection	2024 Estimated Year End	2025 Adopted Budget	Adopted Quarterly Budget
401 INCOME							
411	Maintenance Assessment	503,380	293,637	209,743	503,380	525,058	131,264
412	Reserve Revenue	100,000	17,795	24,000	41,795	100,000	25,000
413-7	VCA Fee	145,385	84,808	60,577	145,385	150,506	37,626
417	Owner Late Fees & Interest	-	8,764	-	8,764	-	-
417-8	Admin Collection Fee - Balance Due Ren	-	50	-	50	-	-
418	Legal Fees Charged to Owners	-	(840)	-	(840)	-	-
422-1	Gate Transponders	-	175	-	175	-	-
427	Rent Income	-	17,355	12,537	29,892	-	-
450	Roof Loan Income	77,600	45,267	33,872	79,139	81,294	20,324
471	Application Fees	500	450	-	450	500	125
492	Reserve Interest	-	6,446	-	6,446	-	-
	TOTAL INCOME	826,865	473,908	340,729	814,637	857,357	214,339
501 UTILITY EXPENSES							
500	Electricity	12,000	8,050	5,750	13,800	14,000	3,500
504	Water / Sewer	4,000	2,586	1,847	4,433	4,500	1,125
505	Water - Irrigation	15,000	8,004	6,717	14,721	15,000	3,750
	TOTAL UTILITY EXPENSES	31,000	18,639	14,314	32,953	33,500	8,375

601 BUILDING MAINTENANCE

600	Building Maintenance	20,000	6,783	10,578	17,361	20,000	5,000
601-1	Roof Repairs	10,000	9,347	2,500	11,847	10,000	2,500
602-0	Unit 271 Expense	3,000	-	2,497	2,497	3,000	750
610	Janitorial Contract	10,000	1,125	8,250	9,375	10,000	2,500
612	Pest Control - Interior	5,000	3,034	1,800	4,834	5,000	1,250
620	Security Gate Maintenance	3,000	1,903	2,000	3,903	3,000	750
642	Fire Inspection	1,200	642	498	1,140	1,200	300
660	Pool Maintenance Contract	16,500	9,625	6,875	16,500	20,000	5,000
661-0	Pool Repairs/Supplies	3,000	1,333	1,275	2,608	3,000	750
TOTAL BUILDING MAINTENANCE		71,700	33,792	36,273	70,065	75,200	18,800

701 GROUNDS MAINTENANCE

700	Landscape - Contract	54,000	31,500	22,500	54,000	55,620	13,905
704	Plant Replacement	10,000	-	10,000	10,000	10,000	2,500
706	Mulch/Rock/Sod	10,000	-	10,000	10,000	10,000	2,500
708	Irrigation Repair & Maintenance	3,000	2,407	3,000	5,407	3,000	750
710	Tree Trimming	10,000	17,345	-	17,345	10,000	2,500
TOTAL GROUNDS MAINTENANCE		87,000	51,252	45,500	96,752	88,620	22,155

801 ADMINISTRATIVE EXPENSES

800	Management Fees	19,157	11,170	7,978	19,148	19,914	4,979
805	Office Expense	3,000	2,681	700	3,381	4,500	1,125
810	Application Fees	438	225	225	450	450	113

812	Legal Expense	3,000	-	250	250	1,175	294
815-2	Accounting CPA	215	-	250	250	250	63
820-00	Fees To Division/Annual Report	370	383	-	383	383	96
835	Insurance	288,000	154,149	120,000	274,149	301,565	75,391
TOTAL ADMINISTRATIVE EXPENSES		314,180	168,607	129,403	298,010	328,237	82,059

910 RESERVE EXPENSES

900	Reserve Expense	100,000	17,795	24,000	41,795	100,000	25,000
901	Reserve Interest	-	6,446		6,446		-
TOTAL RESERVE EXPENSES		100,000	24,241	24,000	48,241	100,000	25,000

911 MASTER ASSOCIATION

850-5	Master Association	145,385	85,392	59,993	145,385	150,506	37,627
TOTAL MASTER ASSOCIATION		145,385	85,392	59,993	145,385	150,506	37,627

913 ROOF LOAN

940	Roof Loan Expenses	77,600	45,231	33,872	79,103	81,294	20,324
969	Roof Loan Transfer	-	(32,085)		(32,085)		-
TOTAL ROOF LOAN		77,600	13,145	33,872	47,017	81,294	20,324

TOTAL OPERATING EXPENSES		826,865	395,069	343,355	738,424	857,357	214,339
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NET INCOME		-	78,839	(2,626)	76,213	-	-
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Tra-Vigne' Condominium Association, Inc.

Adopted Budget For Reserves For Capital Expenditures And Deferred Maintenance -

For the Period of JANUARY 1, 2025 through DECEMBER 31, 2025

Year					2024	2025	2026	2027	2028	2029
Beginning Balance January 1					\$405,800	\$490,370	\$531,790	\$384,091	\$458,941	\$533,941
Contributions					\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Subtotal					\$505,800	\$590,370	\$631,790	\$484,091	\$558,941	\$633,941
Est. Useful LifeCurrent Estimated Replacement CostEst Remain Life, Jan 2024					0	1	2	3	4	5
Roof/7 Bldg (PP)	2008	35	\$ 442,428	18						
Roof/14 Bldg (VP)	2013	35	\$ 950,000	23						
Painting/21 Bldg(PP)	2011	7	\$ 152,838	3						152,838
Paving - overlay	2014	20	\$ 93,100	9						
Sealcoating	2014	5	\$ 10,153	-						10,153
Pool #1 and Pool #3	2016	15	\$ 50,849	6						
Pool Fencing (1&3)	2017	25	\$ 16,016	18						
Pool #2 and Pool #4	2019	15	\$ 50,849	9						
Pool Fencing (1&4)	2019	25	\$ 16,016	19						
Pool Furniture	2019	8	\$ 15,000	3				15,000		
Balcony/railings/stairs - north phase		35	\$ 170,261	2	6,800	33,580				
Siding - north bldgs		37	\$ 284,699	2			234,699			
Screen Enclosures - north		40	\$ 26,153	5						26,154
Screen Enclosures - south		40	\$ 141,886	14						
Guardhouse - siding/tile/windows		35	\$ 10,150	-				10,150		
Fencing - Concrete		50	\$ 33,180	15						
Entry Pavers/Concrete areas		24	\$ 52,800	13						
Lighting - poles/fixtures		25	\$ 37,800	5						37,800
Roof - Mold Treatment		3	\$ 25,000	1		25,000			25,000	
Gate/Entry Equipment		5	\$ 25,000	-	9,013		13,000			
Unit 271										
Storm Drains					6,063					
Subtotal Expenditures			\$ 2,604,178		\$ 21,876	\$ 58,580	\$ 247,699	\$ 25,150	\$ 25,000	\$ 226,945
Interest					6,446					
Ending Balance December 31					\$ 490,370	\$ 531,790	\$ 384,091	\$ 458,941	\$ 533,941	\$ 406,996

Tra-Vigne' Condominium Association, Inc.

Adopted Budget For Reserves For Capital Expenditures And Deferred Ma

For the Period of JANUARY 1, 2025 through DECEMBER 31, 2025

Year					2030	2031	2032	2033	2034	2035
Beginning Balance January 1					\$406,996	\$456,147	\$531,147	\$538,047	\$587,198	\$652,045
Contributions					\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Subtotal					\$506,996	\$556,147	\$631,147	\$638,047	\$687,198	\$752,045
Est. Useful Life Current Estimated Replacement Cost Est Remain Life, Jan 2024					6	7	8	9	10	11
Roof/7 Bldg (PP)	2008	35	\$ 442,428	18						
Roof/14 Bldg (VP)	2013	35	\$ 950,000	23						
Painting/21 Bldg(PP)	2011	7	\$ 152,838	3						
Paving - overlay	2014	20	\$ 93,100	9			93,100			
Sealcoating	2014	5	\$ 10,153	-					10,153	
Pool #1 and Pool #3	2016	15	\$ 50,849	6	50,849					
Pool Fencing (1&3)	2017	25	\$ 16,016	18						
Pool #2 and Pool #4	2019	15	\$ 50,849	9				50,849		
Pool Fencing (1&4)	2019	25	\$ 16,016	19						
Pool Furniture	2019	8	\$ 15,000	3						15,000
Balcony/railings/stairs - north phase		35	\$ 170,261	2						
Siding - north bldgs		37	\$ 284,699	2						
Screen Enclosures - north		40	\$ 26,153	5						
Screen Enclosures - south		40	\$ 141,886	14						
Guardhouse - siding/tile/windows		35	\$ 10,150	-						
Fencing - Concrete		50	\$ 33,180	15						
Entry Pavers/Concrete areas		24	\$ 52,800	13						
Lighting - poles/fixtures		25	\$ 37,800	5						
Roof - Mold Treatment		3	\$ 25,000	1		25,000			25,000	
Gate/Entry Equipment		5	\$ 25,000	-						
Unit 271										
Storm Drains										
Subtotal Expenditures			\$ 2,604,178		\$ 50,849	\$ 25,000	\$ 93,100	\$ 50,849	\$ 35,153	\$ 15,000
Interest										
Ending Balance December 31					\$ 456,147	\$ 531,147	\$ 538,047	\$ 587,198	\$ 652,045	\$ 737,045

Tra-Vigne' Condominium Association, Inc.

Adopted Budget For Reserves For Capital Expenditures And Deferred Ma

For the Period of JANUARY 1, 2025 through DECEMBER 31, 2025

Year					2036	2037	2038	2039	2040	2041
Beginning Balance January 1					\$737,045	\$684,207	\$706,407	\$613,672	\$670,339	\$745,339
Contributions					\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Subtotal					\$837,045	\$784,207	\$806,407	\$713,672	\$770,339	\$845,339
					12	13	14	15	16	17
Est. Useful Life Current Estimated Replacement Cost Est Remain Life, Jan 2024										
Roof/7 Bldg (PP)	2008	35	\$ 442,428	18						
Roof/14 Bldg (VP)	2013	35	\$ 950,000	23						
Painting/21 Bldg(PP)	2011	7	\$ 152,838	3	152,838					
Paving - overlay	2014	20	\$ 93,100	9						
Sealcoating	2014	5	\$ 10,153	-				10,153		
Pool #1 and Pool #3	2016	15	\$ 50,849	6			50,849			
Pool Fencing (1&3)	2017	25	\$ 16,016	18						
Pool #2 and Pool #4	2019	15	\$ 50,849	9						
Pool Fencing (1&4)	2019	25	\$ 16,016	19						
Pool Furniture	2019	8	\$ 15,000	3						
Balcony/railings/stairs - north phase		35	\$ 170,261	2						
Siding - north bldgs		37	\$ 284,699	2						
Screen Enclosures - north		40	\$ 26,153	5						
Screen Enclosures - south		40	\$ 141,886	14			141,886			
Guardhouse - siding/tile/windows		35	\$ 10,150	-						
Fencing - Concrete		50	\$ 33,180	15				33,180		
Entry Pavers/Concrete areas		24	\$ 52,800	13		52,800				
Lighting - poles/fixtures		25	\$ 37,800	5						
Roof - Mold Treatment		3	\$ 25,000	1		25,000			25,000	
Gate/Entry Equipment		5	\$ 25,000	-						
Unit 271										
Storm Drains										
Subtotal Expenditures					\$ 152,838	\$ 77,800	\$ 192,735	\$ 43,333	\$ 25,000	\$ -
Interest										
Ending Balance December 31					\$ 684,207	\$ 706,407	\$ 613,672	\$ 670,339	\$ 745,339	\$ 845,339

Tra-Vigne' Condominium Association, Inc.

Adopted Budget For Reserves For Capital Expenditures And Deferred Maintenance

For the Period of JANUARY 1, 2025 through DECEMBER 31, 2025

Year					2042	2043	2044	2045	2046	2047
Beginning Balance January 1					\$845,339	\$486,895	\$378,041	\$467,888	\$567,888	\$592,039
Contributions					\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Subtotal					\$945,339	\$586,895	\$478,041	\$567,888	\$667,888	\$692,039
					18	19	20	21	22	23
Est. Useful Life Current Estimated Replacement Cost Est Remain Life, Jan 2024										
Roof/7 Bldg (PP)	2008	35	\$ 442,428	18	442,428					
Roof/14 Bldg (VP)	2013	35	\$ 950,000	23						950,000
Painting/21 Bldg(PP)	2011	7	\$ 152,838	3		152,838				
Paving - overlay	2014	20	\$ 93,100	9						
Sealcoating	2014	5	\$ 10,153	-			10,153			
Pool #1 and Pool #3	2016	15	\$ 50,849	6					50,849	
Pool Fencing (1&3)	2017	25	\$ 16,016	18	16,016					
Pool #2 and Pool #4	2019	15	\$ 50,849	9						50,849
Pool Fencing (1&4)	2019	25	\$ 16,016	19		16,016				
Pool Furniture	2019	8	\$ 15,000	3		15,000				
Balcony/railings/stairs - north phase		35	\$ 170,261	2						
Siding - north bldgs		37	\$ 284,699	2						
Screen Enclosures - north		40	\$ 26,153	5						
Screen Enclosures - south		40	\$ 141,886	14						
Guardhouse - siding/tile/windows		35	\$ 10,150	-						
Fencing - Concrete		50	\$ 33,180	15						
Entry Pavers/Concrete areas		24	\$ 52,800	13						
Lighting - poles/fixtures		25	\$ 37,800	5						
Roof - Mold Treatment		3	\$ 25,000	1		25,000			25,000	
Gate/Entry Equipment		5	\$ 25,000	-						
Unit 271										
Storm Drains										
Subtotal Expenditures					\$ 458,444	\$ 208,854	\$ 10,153	\$ -	\$ 75,849	\$ 1,000,849
Interest										
Ending Balance December 31					\$ 486,895	\$ 378,041	\$ 467,888	\$ 567,888	\$ 592,039	\$ (308,810)

Tra-Vigne' Condominium Association, Inc.

Adopted Budget For Reserves For Capital Expenditures And Deferred Ma

For the Period of JANUARY 1, 2025 through DECEMBER 31, 2025

Year					2048	2049	2050
Beginning Balance January 1					-\$308,810	-\$208,810	-\$143,963
Contributions					\$100,000	\$100,000	\$100,000
Subtotal					-\$208,810	-\$108,810	-\$43,963
					24	25	26
Est. Useful Life Current Estimated Replacement Cost Est Remain Life, Jan 2024							
Roof/7 Bldg (PP)	2008	35	\$ 442,428	18			
Roof/14 Bldg (VP)	2013	35	\$ 950,000	23			
Painting/21 Bldg(PP)	2011	7	\$ 152,838	3			152,838
Paving - overlay	2014	20	\$ 93,100	9			
Sealcoating	2014	5	\$ 10,153	-		10,153	
Pool #1 and Pool #3	2016	15	\$ 50,849	6			
Pool Fencing (1&3)	2017	25	\$ 16,016	18			
Pool #2 and Pool #4	2019	15	\$ 50,849	9			
Pool Fencing (1&4)	2019	25	\$ 16,016	19			
Pool Furniture	2019	8	\$ 15,000	3			
Balcony/railings/stairs - north phase		35	\$ 170,261	2			
Siding - north bldgs		37	\$ 284,699	2			
Screen Enclosures - north		40	\$ 26,153	5			
Screen Enclosures - south		40	\$ 141,886	14			
Guardhouse - siding/tile/windows		35	\$ 10,150	-			
Fencing - Concrete		50	\$ 33,180	15			
Entry Pavers/Concrete areas		24	\$ 52,800	13			
Lighting - poles/fixtures		25	\$ 37,800	5			
Roof - Mold Treatment		3	\$ 25,000	1		25,000	
Gate/Entry Equipment		5	\$ 25,000	-			
Unit 271							
Storm Drains							
Subtotal Expenditures			\$ 2,604,178		\$ -	\$ 35,153	\$ 152,838
Interest							
Ending Balance December 31					\$ (208,810)	\$ (143,963)	\$ (196,801)

Tra-Vigne' Condominium Association, Inc.
Adopted Reserve & Assessment Schedule
For the Period of JANUARY 1, 2025 through DECEMBER 31, 2025

Number of Units: 77

	<u>Annually</u>	<u>Quarterly</u>	<u>Monthly</u>
Operating Assessment	6,818.93	1,704.73	568.24
Reserve Assessment	1,298.70	324.68	108.23
VCA FEES	1,954.62	488.66	162.89
ROOF LOAN	1,055.77	263.94	87.98
Total Assessment Due	\$ 11,128.02	\$ 2,782.00	\$ 927.33