

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
November 30, 2023

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

12/05/23

Villa Vivaci Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of November 30, 2023

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	21,144.44
Total 1010.00 · Operating Account(s)	21,144.44
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	41,338.06
Total 1020.00 · Reserve Account(s)	41,338.06
Total Checking/Savings	62,482.50
Accounts Receivable	
1040 · Accounts Receivable	
1040.02 · Special Assessment Receivable	141.36
Total 1040 · Accounts Receivable	141.36
Total Accounts Receivable	141.36
Other Current Assets	
1210.00 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	63,312.73
TOTAL ASSETS	63,312.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	652.54
Total Accounts Payable	652.54
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	1,640.32
3031.00 · Deferred Revenue	10,859.42
3110 · 2023 S/A Irrigation Mapping	2,970.00
Total Other Current Liabilities	15,469.74
Total Current Liabilities	16,122.28
Long Term Liabilities	
3500.00 · Reserve Fund	41,338.06
Total Long Term Liabilities	41,338.06
Total Liabilities	57,460.34
Equity	
3990.00 · Operating Fund Balance	4,495.34
Net Income	1,357.05
Total Equity	5,852.39
TOTAL LIABILITIES & EQUITY	63,312.73

Villa Vivaci Neighborhood Association, Inc.
Revenue & Expense Budget Performance

November 2023

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,859.42	10,859.42	0.00	119,453.58	119,453.58	0.00	130,313.00
5010.02 · Reserve Assessments	0.00	0.00	0.00	4,327.00	4,327.00	0.00	4,327.00
5040.00 · Other Income	0.00	0.00	0.00	6.71	0.00	6.71	0.00
5040.01 · Late Fees/Penalty	0.00	0.00	0.00	160.37	0.00	160.37	0.00
5050.00 · Operating Interest	3.54	0.00	3.54	40.32	0.00	40.32	0.00
Total Income	10,862.96	10,859.42	3.54	123,987.98	123,780.58	207.40	134,640.00
Gross Profit	10,862.96	10,859.42	3.54	123,987.98	123,780.58	207.40	134,640.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,614.00	5,548.25	65.75	61,688.17	61,030.75	657.42	66,579.00
7110.01 · Grounds Maint/Supplies	27.07	100.00	(72.93)	99.67	1,100.00	(1,000.33)	1,200.00
7110.02 · Landscape Replacement	550.75	246.67	304.08	1,398.22	2,713.33	(1,315.11)	2,960.00
7130.00 · Mulch	0.00	400.00	(400.00)	4,566.80	4,400.00	166.80	4,800.00
7140.00 · Tree Trimming/Removal	0.00	166.67	(166.67)	0.00	1,833.33	(1,833.33)	2,000.00
7140.01 · Palm Tree Trimming	0.00	108.33	(108.33)	1,095.00	1,191.67	(96.67)	1,300.00
7140.02 · Perimeter Trimming	0.00	166.67	(166.67)	0.00	1,833.33	(1,833.33)	2,000.00
7150.00 · Irrigation Maint.& Repairs	(550.75)	458.33	(1,009.08)	5,657.14	5,041.67	615.47	5,500.00
Total 7100.00 · Grounds	5,641.07	7,194.92	(1,553.85)	74,505.00	79,144.08	(4,639.08)	86,339.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	340.00	340.00	0.00	3,765.00	3,740.00	25.00	4,080.00
7310.01 · Pool Supplies & Repairs	300.00	250.00	50.00	1,346.19	2,750.00	(1,403.81)	3,000.00
7350.00 · Clubhouse Cleaning Contract	210.00	195.00	15.00	2,280.00	2,145.00	135.00	2,340.00
7350.01 · Clubhse Maint/Rpr/Sup	0.00	83.33	(83.33)	1,798.98	916.67	882.31	1,000.00
Total 7300.00 · Pool & Recreation	850.00	868.33	(18.33)	9,190.17	9,551.67	(361.50)	10,420.00
7500.00 · Utilities							
7510.00 · Water/Sewer	150.80	66.67	84.13	1,077.98	733.33	344.65	800.00
7520.00 · Electric	956.26	666.67	289.59	7,398.48	7,333.33	65.15	8,000.00
Total 7500.00 · Utilities	1,107.06	733.34	373.72	8,476.46	8,066.66	409.80	8,800.00
7800.00 · Administration							
7810.00 · Insurance	0.00	683.33	(683.33)	8,859.91	7,516.67	1,343.24	8,200.00
7820.00 · Professional Fees; Legal	0.00	182.08	(182.08)	0.00	2,002.92	(2,002.92)	2,185.00
7820.01 · Professional Fees; Tax Prep	0.00	25.00	(25.00)	275.00	275.00	0.00	300.00
7830.00 · Division Fees	0.00	10.75	(10.75)	86.25	118.25	(32.00)	129.00
7835.00 · Fees, Dues, License	0.00	50.00	(50.00)	3,400.35	550.00	2,850.35	600.00
7870.00 · Management Contract	945.00	945.00	0.00	10,395.00	10,395.00	0.00	11,340.00
7880.01 · Postage/Printing/Misc	468.64	166.67	301.97	3,115.79	1,833.33	1,282.46	2,000.00
Total 7800.00 · Administration	1,413.64	2,062.83	(649.19)	26,132.30	22,691.17	3,441.13	24,754.00
7900.00 · Reserve / Other							
7999.95 · Reserve Alloc Trans	0.00	0.00	0.00	4,327.00	4,327.00	0.00	4,327.00
Total 7900.00 · Reserve / Other	0.00	0.00	0.00	4,327.00	4,327.00	0.00	4,327.00
Total 7000.00 · Disbursements	9,011.77	10,859.42	(1,847.65)	122,630.93	123,780.58	(1,149.65)	134,640.00
Total Expense	9,011.77	10,859.42	(1,847.65)	122,630.93	123,780.58	(1,149.65)	134,640.00
Net Income	1,851.19	0.00	1,851.19	1,357.05	0.00	1,357.05	0.00

