

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
December 31, 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.

Villa Vivaci Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	19,913.19
Total 1010.00 · Operating Account(s)	19,913.19
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	41,403.01
Total 1020.00 · Reserve Account(s)	41,403.01
Total Checking/Savings	61,316.20
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	62,146.43
TOTAL ASSETS	62,146.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	511.32
Total Accounts Payable	511.32
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	9,228.32
3110 · 2023 S/A Irrigation Mapping	2,970.00
Total Other Current Liabilities	12,198.32
Total Current Liabilities	12,709.64
Long Term Liabilities	
3500.00 · Reserve Fund	41,403.01
Total Long Term Liabilities	41,403.01
Total Liabilities	54,112.65
Equity	
3990.00 · Operating Fund Balance	4,495.34
Net Income	3,538.44
Total Equity	8,033.78
TOTAL LIABILITIES & EQUITY	62,146.43

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

December 2023

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,859.42	10,859.42	0.00	130,313.00	130,313.00	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	2.72	0.00	2.72	43.04	0.00	43.04	0.00
Total Income	10,862.14	10,859.42	2.72	134,850.12	134,640.00	210.12	134,640.00
Gross Profit	10,862.14	10,859.42	2.72	134,850.12	134,640.00	210.12	134,640.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,614.00	5,548.25	65.75	67,302.17	66,579.00	723.17	66,579.00
7110.01 · Grounds Maint/Supplies	0.00	100.00	(100.00)	99.67	1,200.00	(1,100.33)	1,200.00
7110.02 · Landscape Replacement	0.00	246.67	(246.67)	1,398.22	2,960.00	(1,561.78)	2,960.00
7130.00 · Mulch	0.00	400.00	(400.00)	4,566.80	4,800.00	(233.20)	4,800.00
7140.00 · Tree Trimming/Removal	0.00	166.67	(166.67)	0.00	2,000.00	(2,000.00)	2,000.00
7140.01 · Palm Tree Trimming	0.00	108.33	(108.33)	1,095.00	1,300.00	(205.00)	1,300.00
7140.02 · Perimeter Trimming	0.00	166.67	(166.67)	0.00	2,000.00	(2,000.00)	2,000.00
7150.00 · Irrigation Maint.& Repairs	301.32	458.33	(157.01)	5,958.46	5,500.00	458.46	5,500.00
Total 7100.00 · Grounds	5,915.32	7,194.92	(1,279.60)	80,420.32	86,339.00	(5,918.68)	86,339.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	340.00	340.00	0.00	4,105.00	4,080.00	25.00	4,080.00
7310.01 · Pool Supplies & Repairs	0.00	250.00	(250.00)	1,346.19	3,000.00	(1,653.81)	3,000.00
7350.00 · Clubhouse Cleaning Contract	210.00	195.00	15.00	2,490.00	2,340.00	150.00	2,340.00
7350.01 · Clubhse Maint/Rpr/Sups	0.00	83.33	(83.33)	1,798.98	1,000.00	798.98	1,000.00
Total 7300.00 · Pool & Recreation	550.00	868.33	(318.33)	9,740.17	10,420.00	(679.83)	10,420.00
7500.00 · Utilities							
7510.00 · Water/Sewer	129.27	66.67	62.60	1,207.25	800.00	407.25	800.00
7520.00 · Electric	966.60	666.67	299.93	8,365.08	8,000.00	365.08	8,000.00
Total 7500.00 · Utilities	1,095.87	733.34	362.53	9,572.33	8,800.00	772.33	8,800.00
7800.00 · Administration							
7810.00 · Insurance	0.00	683.33	(683.33)	8,859.91	8,200.00	659.91	8,200.00
7820.00 · Professional Fees; Legal	0.00	182.08	(182.08)	0.00	2,185.00	(2,185.00)	2,185.00
7820.01 · Professional Fees; Tax Prep	0.00	25.00	(25.00)	275.00	300.00	(25.00)	300.00
7830.00 · Division Fees	0.00	10.75	(10.75)	86.25	129.00	(42.75)	129.00
7835.00 · Fees, Dues, License	0.00	50.00	(50.00)	3,400.35	600.00	2,800.35	600.00
7870.00 · Management Contract	945.00	945.00	0.00	11,340.00	11,340.00	0.00	11,340.00
7880.01 · Postage/Printing/Misc	174.56	166.67	7.89	3,290.35	2,000.00	1,290.35	2,000.00
Total 7800.00 · Administration	1,119.56	2,062.83	(943.27)	27,251.86	24,754.00	2,497.86	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	8,680.75	10,859.42	(2,178.67)	131,311.68	134,640.00	(3,328.32)	134,640.00
Total Expense	8,680.75	10,859.42	(2,178.67)	131,311.68	134,640.00	(3,328.32)	134,640.00
Net Income	2,181.39	0.00	2,181.39	3,538.44	0.00	3,538.44	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

Reserve Balances

December 31, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 11,256.04	648.00	-	-	-	11,904.04
3502 Pool	14,927.60	1,415.00	-	-	-	16,342.60
3503 Pumps & Motors / Irrigation	8,261.25	1,320.00	-	(4,500.00)	-	5,081.25
3598 Deferred Maintenance	6,292.85	944.00	-	-	-	7,236.85
3599 Interest	162.23	-	-	-	676.04	838.27
Total Reserves	\$ 40,899.97	4,327.00	-	(4,500.00)	676.04	41,403.01

Expense Details

3503 Pumps & Motors / Irrigation

8/4/23 New Life Well and Pump Inv 9415993740	\$	4,500.00
Total	\$	4,500.00

Allocation Details