

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
July 31, 2024

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BALANCE SHEET

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Villa Vivaci Neighborhood Association, Inc.

Balance Sheet as of 7/31/2024

Assets	Operating	Reserve	Total
Asset			
1011 - Centennial OP 8122	\$49,991.88		\$49,991.88
1021 - Centennial MM 8148		\$53,038.42	\$53,038.42
1040 - Accounts Receivable	\$4,474.13		\$4,474.13
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$55,154.88	\$53,038.42	\$108,193.30
Total Assets	\$55,154.88	\$53,038.42	\$108,193.30
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$7,212.37		\$7,212.37
3015 - Accrued Expense	\$210.00		\$210.00
3020 - Prepaid Owner Assessments	\$1,100.00		\$1,100.00
3031 - Deferred Revenue	\$21,374.50		\$21,374.50
3111 - 2023 S/A Irrigation Mapping	\$2,970.00		\$2,970.00
3501 - Clubhouse Interior / Exterior		\$12,668.29	\$12,668.29
3502 - Pool		\$24,528.10	\$24,528.10
3503 - Pumps & Motors / Irrigation		\$6,097.50	\$6,097.50
3598 - Deferred Maintenance		\$8,401.60	\$8,401.60
3599 - Reserve Interest		\$1,342.93	\$1,342.93
Total Liabilities	\$32,866.87	\$53,038.42	\$85,905.29
Equity			
3900 - Retained Earnings	\$3,538.44		\$3,538.44
3990 - Operating Fund Balance	\$4,495.34		\$4,495.34
3999 - Net Income	\$14,254.23		\$14,254.23
Total Equity	\$22,288.01		\$22,288.01
Total Liabilities / Equity	\$55,154.88	\$53,038.42	\$108,193.30

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Operating Assessments	10,687.25	10,687.25	-	74,810.75	74,810.75	-	128,247.00
5011 - Reserve Assessments	3,710.25	3,710.25	-	11,130.75	11,130.75	-	14,841.00
5041 - Late Fees/Penalty	-	-	-	41.26	-	41.26	-
5050 - Operating Interest	6.90	-	6.90	35.41	-	35.41	-
Total Income	14,404.40	14,397.50	6.90	86,018.17	85,941.50	76.67	143,088.00
Total Income	14,404.40	14,397.50	6.90	86,018.17	85,941.50	76.67	143,088.00

Operating Expense

Grounds							
7110 - Grounds Contract	4,425.68	4,425.67	(.01)	30,979.76	30,979.65	(.11)	53,108.00
7112 - Grounds Maint/Supplies	-	83.33	83.33	55.50	583.35	527.85	1,000.00
7113 - Landscape Replacement	-	1,000.00	1,000.00	83.00	7,000.00	6,917.00	12,000.00
7130 - Mulch	-	400.00	400.00	-	2,800.00	2,800.00	4,800.00
7140 - Tree Trimming/Removal	-	83.33	83.33	200.00	583.35	383.35	1,000.00
7141 - Palm Tree Trimming	625.00	108.33	(516.67)	1,695.00	758.35	(936.65)	1,300.00
7150 - Irrigation Maint.& Repairs	-	541.67	541.67	2,116.07	3,791.65	1,675.58	6,500.00
Total Grounds	5,050.68	6,642.33	1,591.65	35,129.33	46,496.35	11,367.02	79,708.00

Pool & Recreation							
7310 - Pool Contract	365.00	365.00	-	2,555.00	2,555.00	-	4,380.00
7311 - Pool Supplies & Repairs	-	250.00	250.00	2,647.84	1,750.00	(897.84)	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	210.00	-	1,470.00	1,470.00	-	2,520.00
7351 - Clbhsse Maint/Rpr/Sups	-	90.42	90.42	151.41	632.90	481.49	1,085.00
Total Pool & Recreation	575.00	915.42	340.42	6,824.25	6,407.90	(416.35)	10,985.00

Utilities							
7510 - Water/Sewer	117.79	109.17	(8.62)	904.89	764.15	(140.74)	1,310.00
7520 - Electric	389.57	750.00	360.43	5,328.83	5,250.00	(78.83)	9,000.00
Total Utilities	507.36	859.17	351.81	6,233.72	6,014.15	(219.57)	10,310.00

Administrative							
7810 - Insurance	-	751.67	751.67	3,296.20	5,261.65	1,965.45	9,020.00
7820 - Professional Fees; Legal	-	170.33	170.33	-	1,192.35	1,192.35	2,044.00
7821 - Professional Fees; Tax Prep	-	25.00	25.00	300.00	175.00	(125.00)	300.00
7830 - Division Fees	-	8.33	8.33	161.25	58.35	(102.90)	100.00
7835 - Fees, Dues, License	-	50.00	50.00	400.35	350.00	(50.35)	600.00
7870 - Management Contract	973.00	973.33	.33	6,811.00	6,813.35	2.35	11,680.00
7880 - Postage/Printing/Misc	274.66	291.67	17.01	1,477.09	2,041.65	564.56	3,500.00
Total Administrative	1,247.66	2,270.33	1,022.67	12,445.89	15,892.35	3,446.46	27,244.00

Other							
7999 - Reserve Alloc Trans	3,710.25	3,710.25	-	11,130.75	11,130.75	-	14,841.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	3,710.25	3,710.25	-	11,130.75	11,130.75	-	14,841.00
Total Expense	11,090.95	14,397.50	3,306.55	71,763.94	85,941.50	14,177.56	143,088.00
Operating Net Total	3,313.45	-	3,313.45	14,254.23	-	14,254.23	-
Net Total	3,313.45	-	3,313.45	14,254.23	-	14,254.23	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
July 31, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 11,904.04	764.25	-	-	-	12,668.29
3502 Pool	16,342.60	8,185.50	-	-	-	24,528.10
3503 Pumps & Motors / Irrigation	5,081.25	1,016.25	-	-	-	6,097.50
3598 Deferred Maintenance	7,236.85	1,164.75	-	-	-	8,401.60
3599 Interest	838.27	-	-	-	504.66	1,342.93
Total Reserves	\$ 41,403.01	11,130.75	-	-	504.66	53,038.42

Expense Details

Allocation Details

Total \$ -
