

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
March 31, 2025

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BALANCE SHEET

REVENUES AND EXPENSES - ACTUAL TO BUDGET COMPARISON

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Villa Vivaci Neighborhood Association, Inc.

Balance Sheet as of 3/31/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Centennial OP 8122	\$8,317.10		\$8,317.10
1012 - Truist OP 7983	\$25,903.22		\$25,903.22
1021 - Centennial MM 8148		\$53,943.68	\$53,943.68
1022 - Truist RES 7991		\$501.99	\$501.99
1040 - Accounts Receivable	\$1,309.75		\$1,309.75
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$36,218.94	\$54,445.67	\$90,664.61
Total Assets	\$36,218.94	\$54,445.67	\$90,664.61
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$1,342.07		\$1,342.07
3020 - Prepaid Owner Assessments	\$11,247.00		\$11,247.00
3501 - Clubhouse Interior / Exterior		\$6,178.04	\$6,178.04
3502 - Pool		\$29,985.10	\$29,985.10
3503 - Pumps & Motors / Irrigation		\$7,150.00	\$7,150.00
3598 - Deferred Maintenance		\$10,879.72	\$10,879.72
3599 - Reserve Interest		\$252.81	\$252.81
Total Liabilities	\$12,589.07	\$54,445.67	\$67,034.74
Equity			
3990 - Operating Fund Balance	\$15,391.43		\$15,391.43
3999 - Net Income	\$8,238.44		\$8,238.44
Total Equity	\$23,629.87		\$23,629.87
Total Liabilities / Equity	\$36,218.94	\$54,445.67	\$90,664.61

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Operating Assessments	11,098.08	11,098.00	.08	33,294.25	33,294.00	.25	133,176.00
5011 - Reserve Assessments	-	-	-	3,995.75	3,995.75	-	15,983.00
5041 - Late Fees/Penalty	(8.11)	-	(8.11)	117.64	-	117.64	-
5050 - Operating Interest	.59	-	.59	2.09	-	2.09	-
Total Income	11,090.56	11,098.00	(7.44)	37,409.73	37,289.75	119.98	149,159.00
Total Income	11,090.56	11,098.00	(7.44)	37,409.73	37,289.75	119.98	149,159.00
Operating Expense							
Grounds							
7110 - Grounds Contract	4,559.95	4,560.00	.05	13,679.85	13,680.00	.15	54,720.00
7112 - Grounds Maint/Supplies	-	50.00	50.00	28.43	150.00	121.57	600.00
7113 - Landscape Replacement	-	995.58	995.58	-	2,986.78	2,986.78	11,947.00
7130 - Mulch	-	450.00	450.00	1,000.00	1,350.00	350.00	5,400.00
7140 - Tree Trimming/Removal	-	83.33	83.33	-	250.03	250.03	1,000.00
7141 - Palm Tree Trimming	-	150.00	150.00	-	450.00	450.00	1,800.00
7150 - Irrigation Maint.& Repairs	107.17	541.67	434.50	705.95	1,624.97	919.02	6,500.00
Total Grounds	4,667.12	6,830.58	2,163.46	15,414.23	20,491.78	5,077.55	81,967.00
Pool & Recreation							
7310 - Pool Contract	395.00	395.00	-	1,185.00	1,185.00	-	4,740.00
7311 - Pool Supplies & Repairs	345.00	250.00	(95.00)	738.30	750.00	11.70	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	230.00	20.00	630.00	690.00	60.00	2,760.00
7351 - Clbhse Maint/Rpr/Sups	-	90.42	90.42	-	271.22	271.22	1,085.00
Total Pool & Recreation	950.00	965.42	15.42	2,553.30	2,896.22	342.92	11,585.00
Utilities							
7510 - Water/Sewer	343.34	150.00	(193.34)	601.62	450.00	(151.62)	1,800.00
7520 - Electric	924.93	758.33	(166.60)	2,714.76	2,275.03	(439.73)	9,100.00
Total Utilities	1,268.27	908.33	(359.94)	3,316.38	2,725.03	(591.35)	10,900.00
Administrative							
7810 - Insurance	-	833.33	833.33	-	2,500.03	2,500.03	10,000.00
7820 - Professional Fees; Legal	-	166.67	166.67	-	499.97	499.97	2,000.00
7821 - Professional Fees; Tax Prep	-	29.17	29.17	-	87.47	87.47	350.00
7830 - Division Fees	-	20.83	20.83	61.25	62.53	1.28	250.00
7835 - Fees, Dues, License	-	50.00	50.00	-	150.00	150.00	600.00
7870 - Management Contract	1,002.00	1,002.00	-	3,006.00	3,006.00	-	12,024.00
7880 - Postage/Printing/Misc	336.56	291.67	(44.89)	824.38	874.97	50.59	3,500.00
Total Administrative	1,338.56	2,393.67	1,055.11	3,891.63	7,180.97	3,289.34	28,724.00
Other							
7999 - Reserve Alloc Trans	-	-	-	3,995.75	3,995.75	-	15,983.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	-	-	-	3,995.75	3,995.75	-	15,983.00
Total Expense	8,223.95	11,098.00	2,874.05	29,171.29	37,289.75	8,118.46	149,159.00
Operating Net Total	2,866.61	-	2,866.61	8,238.44	-	8,238.44	-
Net Total	2,866.61	-	2,866.61	8,238.44	-	8,238.44	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
March 31, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 12,223.04	255.00	-	(6,300.00)	-	6,178.04
3502 Pool	27,256.60	2,728.50	-	-	-	29,985.10
3503 Pumps & Motors / Irrigation	6,436.25	713.75	-	-	-	7,150.00
3598 Deferred Maintenance	8,789.85	298.50	1,791.37	-	-	10,879.72
3599 Interest	1,791.37	-	(1,791.37)	-	252.81	252.81
Total Reserves	\$ 56,497.11	3,995.75	-	(6,300.00)	252.81	54,445.67

Expense Details

3501 Clubhouse Int/Ext	
1/6/25 Mark Kaufman Inv 10831.2	\$ 2,800.00
1/30/25 Mark Kaufman Inv 10831-3	\$ 3,500.00
Total	\$ 6,300.00

Allocation Details

1/1/25 Moved interest into 3598 Deferred Maint. Per budge