

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

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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 January 31, 2024

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	34,948.64
Total 1010.00 · Operating Account(s)	34,948.64
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	45,179.45
Total 1020.00 · Reserve Account(s)	45,179.45
Total Checking/Savings	80,128.09
Accounts Receivable	
1040 · Accounts Receivable	
1040.01 · Assessment Receivable	1,173.68
1040.02 · Special Assessment Receivable	70.68
Total 1040 · Accounts Receivable	1,244.36
Total Accounts Receivable	1,244.36
Other Current Assets	
1210.00 · Utility Deposits	688.87
1499.00 · Payments Posted Pending Deposit	(542.00)
Total Other Current Assets	146.87
Total Current Assets	81,519.32
TOTAL ASSETS	81,519.32
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	210.00
Total Accounts Payable	210.00
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	510.00
3031.00 · Deferred Revenue	21,374.50
3110 · 2023 S/A Irrigation Mapping	2,970.00
Total Other Current Liabilities	24,854.50
Total Current Liabilities	25,064.50
Long Term Liabilities	
3500.00 · Reserve Fund	45,179.45
Total Long Term Liabilities	45,179.45
Total Liabilities	70,243.95
Equity	
3900.00 · Retained Earnings	3,538.44
3990.00 · Operating Fund Balance	4,495.34
Net Income	3,241.59
Total Equity	11,275.37
TOTAL LIABILITIES & EQUITY	81,519.32

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

January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,687.25	10,687.25	0.00	10,687.25	10,687.25	0.00	128,247.00
5010.02 · Reserve Assessments	3,710.25	3,710.25	0.00	3,710.25	3,710.25	0.00	14,841.00
5050.00 · Operating Interest	4.88	0.00	4.88	4.88	0.00	4.88	0.00
Total Income	14,402.38	14,397.50	4.88	14,402.38	14,397.50	4.88	143,088.00
Gross Profit	14,402.38	14,397.50	4.88	14,402.38	14,397.50	4.88	143,088.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	4,425.68	4,425.63	0.05	4,425.68	4,425.63	0.05	53,108.00
7110.01 · Grounds Maint/Supplies	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7110.02 · Landscape Replacement	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00
7130.00 · Mulch	0.00	400.00	(400.00)	0.00	400.00	(400.00)	4,800.00
7140.00 · Tree Trimming/Removal	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7140.01 · Palm Tree Trimming	0.00	108.37	(108.37)	0.00	108.37	(108.37)	1,300.00
7150.00 · Irrigation Maint.& Repairs	0.00	541.63	(541.63)	0.00	541.63	(541.63)	6,500.00
Total 7100.00 · Grounds	4,425.68	6,642.37	(2,216.69)	4,425.68	6,642.37	(2,216.69)	79,708.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	365.00	365.00	0.00	365.00	365.00	0.00	4,380.00
7310.01 · Pool Supplies & Repairs	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7350.00 · Clubhouse Cleaning Contract	210.00	210.00	0.00	210.00	210.00	0.00	2,520.00
7350.01 · Clbhse Maint/Rpr/Sups	0.00	90.38	(90.38)	0.00	90.38	(90.38)	1,085.00
Total 7300.00 · Pool & Recreation	575.00	915.38	(340.38)	575.00	915.38	(340.38)	10,985.00
7500.00 · Utilities							
7510.00 · Water/Sewer	135.01	109.13	25.88	135.01	109.13	25.88	1,310.00
7520.00 · Electric	1,171.57	750.00	421.57	1,171.57	750.00	421.57	9,000.00
Total 7500.00 · Utilities	1,306.58	859.13	447.45	1,306.58	859.13	447.45	10,310.00
7800.00 · Administration							
7810.00 · Insurance	0.00	751.63	(751.63)	0.00	751.63	(751.63)	9,020.00
7820.00 · Professional Fees; Legal	0.00	170.37	(170.37)	0.00	170.37	(170.37)	2,044.00
7820.01 · Professional Fees; Tax Prep	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
7830.00 · Division Fees	0.00	8.37	(8.37)	0.00	8.37	(8.37)	100.00
7835.00 · Fees, Dues, License	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
7870.00 · Management Contract	973.00	973.37	(0.37)	973.00	973.37	(0.37)	11,680.00
7880.01 · Postage/Printing/Misc	170.28	291.63	(121.35)	170.28	291.63	(121.35)	3,500.00
Total 7800.00 · Administration	1,143.28	2,270.37	(1,127.09)	1,143.28	2,270.37	(1,127.09)	27,244.00
7900.00 · Reserve / Other							
7999.95 · Reserve Alloc Trans	3,710.25	3,710.25	0.00	3,710.25	3,710.25	0.00	14,841.00
Total 7900.00 · Reserve / Other	3,710.25	3,710.25	0.00	3,710.25	3,710.25	0.00	14,841.00
Total 7000.00 · Disbursements	11,160.79	14,397.50	(3,236.71)	11,160.79	14,397.50	(3,236.71)	143,088.00
Total Expense	11,160.79	14,397.50	(3,236.71)	11,160.79	14,397.50	(3,236.71)	143,088.00
Net Income	3,241.59	0.00	3,241.59	3,241.59	0.00	3,241.59	0.00

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

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 11,904.04	254.75	-	-	-	12,158.79
3502 Pool	16,342.60	2,728.50	-	-	-	19,071.10
3503 Pumps & Motors / Irrigation	5,081.25	338.75	-	-	-	5,420.00
3598 Deferred Maintenance	7,236.85	388.25	-	-	-	7,625.10
3599 Interest	838.27	-	-	-	66.19	904.46
Total Reserves	<u>\$ 41,403.01</u>	<u>3,710.25</u>	<u>-</u>	<u>-</u>	<u>66.19</u>	<u>45,179.45</u>

Expense Details
\$ -
Total \$ -

Allocation Details
