

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
March 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.

04/10/24

Villa Vivaci Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of March 31, 2024

	Mar 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating Accounts	
1011 · Centennial OP 8122	25,642.04
Total 1010 · Operating Accounts	25,642.04
1020 · Reserve Accounts	
1021 · Centennial MM 8148	45,316.58
Total 1020 · Reserve Accounts	45,316.58
Total Checking/Savings	70,958.62
Accounts Receivable	
1040 · Accounts Receivable	
1041 · Assessment Receivable	635.26
Total 1040 · Accounts Receivable	635.26
Total Accounts Receivable	635.26
Other Current Assets	
1210 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	72,282.75
TOTAL ASSETS	72,282.75
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	2,205.28
Total Accounts Payable	2,205.28
Other Current Liabilities	
3020 · Prepaid Owner Assessments	8,640.00
3110 · 2023 S/A Irrigation Mapping	2,970.00
Total Other Current Liabilities	11,610.00
Total Current Liabilities	13,815.28
Long Term Liabilities	
3500 · Reserve Fund	45,316.58
Total Long Term Liabilities	45,316.58
Total Liabilities	59,131.86
Equity	
3900 · Retained Earnings	3,538.44
3990 · Operating Fund Balance	4,495.34
Net Income	5,117.11
Total Equity	13,150.89
TOTAL LIABILITIES & EQUITY	72,282.75

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

March 2024

	Mar 24	Budget	\$ Over Budget	Jan - Mar 24	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010 · Operating Assessments	10,687.25	10,687.25	0.00	32,061.75	32,061.75	0.00	128,247.00
5011 · Reserve Assessments	0.00	0.00	0.00	3,710.25	3,710.25	0.00	14,841.00
5041 · Late Fees/Penalty	8.13	0.00	8.13	41.26	0.00	41.26	0.00
5050 · Operating Interest	3.67	0.00	3.67	12.46	0.00	12.46	0.00
Total Income	10,699.05	10,687.25	11.80	35,825.72	35,772.00	53.72	143,088.00
Gross Profit	10,699.05	10,687.25	11.80	35,825.72	35,772.00	53.72	143,088.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract	4,425.68	4,425.67	0.01	13,277.04	13,276.97	0.07	53,108.00
7112 · Grounds Maint/Supplies	0.00	83.33	(83.33)	27.07	250.03	(222.96)	1,000.00
7113 · Landscape Replacement	0.00	1,000.00	(1,000.00)	0.00	3,000.00	(3,000.00)	12,000.00
7130 · Mulch	0.00	400.00	(400.00)	0.00	1,200.00	(1,200.00)	4,800.00
7140 · Tree Trimming/Removal	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7141 · Palm Tree Trimming	0.00	108.33	(108.33)	0.00	325.03	(325.03)	1,300.00
7150 · Irrigation Maint.& Repairs	1,737.38	541.67	1,195.71	1,737.38	1,624.97	112.41	6,500.00
Total 7100 · Grounds	6,163.06	6,642.33	(479.27)	15,041.49	19,927.03	(4,885.54)	79,708.00
7300 · Pool & Recreation							
7310 · Pool Contract	365.00	365.00	0.00	1,095.00	1,095.00	0.00	4,380.00
7311 · Pool Supplies & Repairs	2,625.00	250.00	2,375.00	2,625.00	750.00	1,875.00	3,000.00
7350 · Clubhouse Cleaning Contract	210.00	210.00	0.00	630.00	630.00	0.00	2,520.00
7351 · Clbhse Maint/Rpr/Sups	151.41	90.42	60.99	151.41	271.22	(119.81)	1,085.00
Total 7300 · Pool & Recreation	3,351.41	915.42	2,435.99	4,501.41	2,746.22	1,755.19	10,985.00
7500 · Utilities							
7510 · Water/Sewer	147.93	109.17	38.76	407.90	327.47	80.43	1,310.00
7520 · Electric	875.84	750.00	125.84	3,020.14	2,250.00	770.14	9,000.00
Total 7500 · Utilities	1,023.77	859.17	164.60	3,428.04	2,577.47	850.57	10,310.00
7800 · Administration							
7810 · Insurance	0.00	751.67	(751.67)	150.00	2,254.97	(2,104.97)	9,020.00
7820 · Professional Fees; Legal	0.00	170.33	(170.33)	0.00	511.03	(511.03)	2,044.00
7821 · Professional Fees; Tax Prep	300.00	25.00	275.00	300.00	75.00	225.00	300.00
7830 · Division Fees	61.25	8.33	52.92	61.25	25.03	36.22	100.00
7835 · Fees, Dues, License	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00
7870 · Management Contract	973.00	973.33	(0.33)	2,919.00	2,920.03	(1.03)	11,680.00
7880 · Postage/Printing/Misc	271.41	291.67	(20.26)	597.17	874.97	(277.80)	3,500.00
Total 7800 · Administration	1,605.66	2,270.33	(664.67)	4,027.42	6,811.03	(2,783.61)	27,244.00
7900 · Reserve / Other							
7999 · Reserve Alloc Trans	0.00	0.00	0.00	3,710.25	3,710.25	0.00	14,841.00
Total 7900 · Reserve / Other	0.00	0.00	0.00	3,710.25	3,710.25	0.00	14,841.00
Total 7000 · Disbursements	12,143.90	10,687.25	1,456.65	30,708.61	35,772.00	(5,063.39)	143,088.00
Total Expense	12,143.90	10,687.25	1,456.65	30,708.61	35,772.00	(5,063.39)	143,088.00
Net Income	(1,444.85)	0.00	(1,444.85)	5,117.11	0.00	5,117.11	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
March 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	-	-	-	203.32	1,041.59
Total Reserves	<u>\$ 41,403.01</u>	<u>3,710.25</u>	<u>-</u>	<u>-</u>	<u>203.32</u>	<u>45,316.58</u>

Expense Details

Allocation Details

Total \$ -