

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 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.

05/07/24

Villa Vivaci Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating Accounts	
1011 · Centennial OP 8122	39,810.84
Total 1010 · Operating Accounts	39,810.84
1020 · Reserve Accounts	
1021 · Centennial MM 8148	49,096.67
Total 1020 · Reserve Accounts	49,096.67
Total Checking/Savings	88,907.51
Accounts Receivable	
1040 · Accounts Receivable	
1041 · Assessment Receivable	1,198.13
Total 1040 · Accounts Receivable	1,198.13
Total Accounts Receivable	1,198.13
Other Current Assets	
1210 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	90,794.51
TOTAL ASSETS	90,794.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3015 · Accrued Expense	345.00
3020 · Prepaid Owner Assessments	510.00
3031 · Deferred Revenue	21,374.50
3110 · 2023 S/A Irrigation Mapping	
3111 · 2023 SA Irrigation - Income	2,970.00
Total 3110 · 2023 S/A Irrigation Mapping	2,970.00
Total Other Current Liabilities	25,199.50
Total Current Liabilities	25,199.50
Long Term Liabilities	
3500 · Reserve Fund	49,096.67
Total Long Term Liabilities	49,096.67
Total Liabilities	74,296.17
Equity	
3900 · Retained Earnings	3,538.44
3990 · Operating Fund Balance	4,495.34
Net Income	8,464.56
Total Equity	16,498.34
TOTAL LIABILITIES & EQUITY	90,794.51

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

April 2024

	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010 · Operating Assessments	10,687.25	10,687.25	0.00	42,749.00	42,749.00	0.00	128,247.00
5011 · Reserve Assessments	3,710.25	3,710.25	0.00	7,420.50	7,420.50	0.00	14,841.00
5041 · Late Fees/Penalty	0.00	0.00	0.00	41.26	0.00	41.26	0.00
5050 · Operating Interest	6.52	0.00	6.52	18.98	0.00	18.98	0.00
Total Income	14,404.02	14,397.50	6.52	50,229.74	50,169.50	60.24	143,088.00
Gross Profit	14,404.02	14,397.50	6.52	50,229.74	50,169.50	60.24	143,088.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract	4,425.68	4,425.67	0.01	17,702.72	17,702.64	0.08	53,108.00
7112 · Grounds Maint/Supplies	0.00	83.33	(83.33)	27.07	333.36	(306.29)	1,000.00
7113 · Landscape Replacement	83.00	1,000.00	(917.00)	83.00	4,000.00	(3,917.00)	12,000.00
7130 · Mulch	0.00	400.00	(400.00)	0.00	1,600.00	(1,600.00)	4,800.00
7140 · Tree Trimming/Removal	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7141 · Palm Tree Trimming	0.00	108.33	(108.33)	0.00	433.36	(433.36)	1,300.00
7150 · Irrigation Maint.& Repairs	0.00	541.67	(541.67)	1,737.38	2,166.64	(429.26)	6,500.00
Total 7100 · Grounds	4,508.68	6,642.33	(2,133.65)	19,550.17	26,569.36	(7,019.19)	79,708.00
7300 · Pool & Recreation							
7310 · Pool Contract	365.00	365.00	0.00	1,460.00	1,460.00	0.00	4,380.00
7311 · Pool Supplies & Repairs	0.00	250.00	(250.00)	2,625.00	1,000.00	1,625.00	3,000.00
7350 · Clubhouse Cleaning Contract	210.00	210.00	0.00	840.00	840.00	0.00	2,520.00
7351 · Clubhse Maint/Rpr/Sups	0.00	90.42	(90.42)	151.41	361.64	(210.23)	1,085.00
Total 7300 · Pool & Recreation	575.00	915.42	(340.42)	5,076.41	3,661.64	1,414.77	10,985.00
7500 · Utilities							
7510 · Water/Sewer	135.00	109.17	25.83	542.90	436.64	106.26	1,310.00
7520 · Electric	839.25	750.00	89.25	3,859.39	3,000.00	859.39	9,000.00
Total 7500 · Utilities	974.25	859.17	115.08	4,402.29	3,436.64	965.65	10,310.00
7800 · Administration							
7810 · Insurance	25.00	751.67	(726.67)	175.00	3,006.64	(2,831.64)	9,020.00
7820 · Professional Fees; Legal	0.00	170.33	(170.33)	0.00	681.36	(681.36)	2,044.00
7821 · Professional Fees; Tax Prep	0.00	25.00	(25.00)	300.00	100.00	200.00	300.00
7830 · Division Fees	100.00	8.33	91.67	161.25	33.36	127.89	100.00
7835 · Fees, Dues, License	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00
7870 · Management Contract	973.00	973.33	(0.33)	3,892.00	3,893.36	(1.36)	11,680.00
7880 · Postage/Printing/Misc	190.39	291.67	(101.28)	787.56	1,166.64	(379.08)	3,500.00
Total 7800 · Administration	1,288.39	2,270.33	(981.94)	5,315.81	9,081.36	(3,765.55)	27,244.00
7900 · Reserve / Other							
7999 · Reserve Alloc Trans	3,710.25	3,710.25	0.00	7,420.50	7,420.50	0.00	14,841.00
Total 7900 · Reserve / Other	3,710.25	3,710.25	0.00	7,420.50	7,420.50	0.00	14,841.00
Total 7000 · Disbursements	11,056.57	14,397.50	(3,340.93)	41,765.18	50,169.50	(8,404.32)	143,088.00
Total Expense	11,056.57	14,397.50	(3,340.93)	41,765.18	50,169.50	(8,404.32)	143,088.00
Net Income	3,347.45	0.00	3,347.45	8,464.56	0.00	8,464.56	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
April 30, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 11,904.04	509.50	-	-	-	12,413.54
3502 Pool	16,342.60	5,457.00	-	-	-	21,799.60
3503 Pumps & Motors / Irrigation	5,081.25	677.50	-	-	-	5,758.75
3598 Deferred Maintenance	7,236.85	776.50	-	-	-	8,013.35
3599 Interest	838.27	-	-	-	273.16	1,111.43
Total Reserves	<u>\$ 41,403.01</u>	<u>7,420.50</u>	<u>-</u>	<u>-</u>	<u>273.16</u>	<u>49,096.67</u>

Expense Details

Allocation Details

Total \$ -