

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
May 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.

Balance Sheet as of 5/31/2024

Assets	Operating	Reserve	Total
Asset			
1011 - Centennial OP 8122	\$32,665.45		\$32,665.45
1021 - Centennial MM 8148		\$49,173.60	\$49,173.60
1040 - Accounts Receivable	\$1,198.13		\$1,198.13
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$34,552.45	\$49,173.60	\$83,726.05
Total Assets	\$34,552.45	\$49,173.60	\$83,726.05
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$1,621.18		\$1,621.18
3020 - Prepaid Owner Assessments	\$510.00		\$510.00
3031 - Deferred Revenue	\$10,687.25		\$10,687.25
3111 - 2023 S/A New Fence - Income	\$2,970.00		\$2,970.00
3501 - Clubhouse Interior / Exterior		\$12,413.54	\$12,413.54
3502 - Pool		\$21,799.60	\$21,799.60
3503 - Pumps & Motors / Irrigation		\$5,758.75	\$5,758.75
3598 - Deferred Maintenance		\$8,013.35	\$8,013.35
3599 - Reserve Interest		\$1,188.36	\$1,188.36
Total Liabilities	\$15,788.43	\$49,173.60	\$64,962.03
Equity			
3900 - Retained Earnings	\$3,538.44		\$3,538.44
3990 - Operating Fund Balance	\$4,495.34		\$4,495.34
3999 - Net Income	\$10,730.24		\$10,730.24
Total Equity	\$18,764.02		\$18,764.02
Total Liabilities / Equity	\$34,552.45	\$49,173.60	\$83,726.05

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	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	-	53,436.25	53,436.25	-	128,247.00
5011 - Reserve Assessments	-	-	-	7,420.50	7,420.50	-	14,841.00
5041 - Late Fees/Penalty	-	-	-	41.26	-	41.26	-
5050 - Operating Interest	5.11	-	5.11	24.09	-	24.09	-
Total Income	10,692.36	10,687.25	5.11	60,922.10	60,856.75	65.35	143,088.00
Total Income	10,692.36	10,687.25	5.11	60,922.10	60,856.75	65.35	143,088.00

Operating Expense

Grounds							
7110 - Grounds Contract	4,425.68	4,425.67	(.01)	22,128.40	22,128.31	(.09)	53,108.00
7112 - Grounds Maint/Supplies	28.43	83.33	54.90	55.50	416.69	361.19	1,000.00
7113 - Landscape Replacement	-	1,000.00	1,000.00	83.00	5,000.00	4,917.00	12,000.00
7130 - Mulch	-	400.00	400.00	-	2,000.00	2,000.00	4,800.00
7140 - Tree Trimming/Removal	-	83.33	83.33	-	416.69	416.69	1,000.00
7141 - Palm Tree Trimming	1,070.00	108.33	(961.67)	1,070.00	541.69	(528.31)	1,300.00
7150 - Irrigation Maint.& Repairs	378.69	541.67	162.98	2,116.07	2,708.31	592.24	6,500.00
Total Grounds	5,902.80	6,642.33	739.53	25,452.97	33,211.69	7,758.72	79,708.00
Pool & Recreation							
7310 - Pool Contract	365.00	365.00	-	1,825.00	1,825.00	-	4,380.00
7311 - Pool Supplies & Repairs	12.74	250.00	237.26	2,637.74	1,250.00	(1,387.74)	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	210.00	-	1,050.00	1,050.00	-	2,520.00
7351 - Clbhse Maint/Rpr/Sups	-	90.42	90.42	151.41	452.06	300.65	1,085.00
Total Pool & Recreation	587.74	915.42	327.68	5,664.15	4,577.06	(1,087.09)	10,985.00
Utilities							
7510 - Water/Sewer	165.15	109.17	(55.98)	708.05	545.81	(162.24)	1,310.00
7520 - Electric	604.36	750.00	145.64	4,463.75	3,750.00	(713.75)	9,000.00
Total Utilities	769.51	859.17	89.66	5,171.80	4,295.81	(875.99)	10,310.00
Administrative							
7810 - Insurance	-	751.67	751.67	175.00	3,758.31	3,583.31	9,020.00
7820 - Professional Fees; Legal	-	170.33	170.33	-	851.69	851.69	2,044.00
7821 - Professional Fees; Tax Prep	-	25.00	25.00	300.00	125.00	(175.00)	300.00
7830 - Division Fees	-	8.33	8.33	161.25	41.69	(119.56)	100.00
7835 - Fees, Dues, License	-	50.00	50.00	-	250.00	250.00	600.00
7870 - Management Contract	973.00	973.33	.33	4,865.00	4,866.69	1.69	11,680.00
7880 - Postage/Printing/Misc	193.63	291.67	98.04	981.19	1,458.31	477.12	3,500.00
Total Administrative	1,166.63	2,270.33	1,103.70	6,482.44	11,351.69	4,869.25	27,244.00
Other							
7999 - Reserve Alloc Trans	-	-	-	7,420.50	7,420.50	-	14,841.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	-	-	-	7,420.50	7,420.50	-	14,841.00
Total Expense	8,426.68	10,687.25	2,260.57	50,191.86	60,856.75	10,664.89	143,088.00
Operating Net Total	2,265.68	-	2,265.68	10,730.24	-	10,730.24	-
Net Total	2,265.68	-	2,265.68	10,730.24	-	10,730.24	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
May 31, 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	-	-	-	350.09	1,188.36
Total Reserves	<u>\$ 41,403.01</u>	<u>7,420.50</u>	<u>-</u>	<u>-</u>	<u>350.09</u>	<u>49,173.60</u>

Expense Details

Allocation Details

Total \$ -