

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 2024

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BALANCE SHEET

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 6/30/2024

Assets	Operating	Reserve	Total
Asset			
1011 - Centennial OP 8122	\$30,301.95		\$30,301.95
1021 - Centennial MM 8148		\$49,248.17	\$49,248.17
1040 - Accounts Receivable	\$1,198.13		\$1,198.13
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$32,188.95	\$49,248.17	\$81,437.12
Total Assets	\$32,188.95	\$49,248.17	\$81,437.12
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$10.10		\$10.10
3015 - Accrued Expense	\$510.29		\$510.29
3020 - Prepaid Owner Assessments	\$9,724.00		\$9,724.00
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		\$1,262.93	\$1,262.93
Total Liabilities	\$13,214.39	\$49,248.17	\$62,462.56
Equity			
3900 - Retained Earnings	\$3,538.44		\$3,538.44
3990 - Operating Fund Balance	\$4,495.34		\$4,495.34
3999 - Net Income	\$10,940.78		\$10,940.78
Total Equity	\$18,974.56		\$18,974.56
Total Liabilities / Equity	\$32,188.95	\$49,248.17	\$81,437.12

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	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	-	64,123.50	64,123.50	-	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	4.42	-	4.42	28.51	-	28.51	-
Total Income	10,691.67	10,687.25	4.42	71,613.77	71,544.00	69.77	143,088.00
Total Income	10,691.67	10,687.25	4.42	71,613.77	71,544.00	69.77	143,088.00
Operating Expense							
Grounds							
7110 - Grounds Contract	4,425.68	4,425.67	(.01)	26,554.08	26,553.98	(.10)	53,108.00
7112 - Grounds Maint/Supplies	-	83.33	83.33	55.50	500.02	444.52	1,000.00
7113 - Landscape Replacement	-	1,000.00	1,000.00	83.00	6,000.00	5,917.00	12,000.00
7130 - Mulch	-	400.00	400.00	-	2,400.00	2,400.00	4,800.00
7140 - Tree Trimming/Removal	200.00	83.33	(116.67)	200.00	500.02	300.02	1,000.00
7141 - Palm Tree Trimming	-	108.33	108.33	1,070.00	650.02	(419.98)	1,300.00
7150 - Irrigation Maint.& Repairs	-	541.67	541.67	2,116.07	3,249.98	1,133.91	6,500.00
Total Grounds	4,625.68	6,642.33	2,016.65	30,078.65	39,854.02	9,775.37	79,708.00
Pool & Recreation							
7310 - Pool Contract	365.00	365.00	-	2,190.00	2,190.00	-	4,380.00
7311 - Pool Supplies & Repairs	10.10	250.00	239.90	2,647.84	1,500.00	(1,147.84)	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	210.00	-	1,260.00	1,260.00	-	2,520.00
7351 - Clbhse Maint/Rpr/Sups	-	90.42	90.42	151.41	542.48	391.07	1,085.00
Total Pool & Recreation	585.10	915.42	330.32	6,249.25	5,492.48	(756.77)	10,985.00
Utilities							
7510 - Water/Sewer	79.05	109.17	30.12	787.10	654.98	(132.12)	1,310.00
7520 - Electric	475.51	750.00	274.49	4,939.26	4,500.00	(439.26)	9,000.00
Total Utilities	554.56	859.17	304.61	5,726.36	5,154.98	(571.38)	10,310.00
Administrative							
7810 - Insurance	3,121.20	751.67	(2,369.53)	3,296.20	4,509.98	1,213.78	9,020.00
7820 - Professional Fees; Legal	-	170.33	170.33	-	1,022.02	1,022.02	2,044.00
7821 - Professional Fees; Tax Prep	-	25.00	25.00	300.00	150.00	(150.00)	300.00
7830 - Division Fees	-	8.33	8.33	161.25	50.02	(111.23)	100.00
7835 - Fees, Dues, License	400.35	50.00	(350.35)	400.35	300.00	(100.35)	600.00
7870 - Management Contract	973.00	973.33	.33	5,838.00	5,840.02	2.02	11,680.00
7880 - Postage/Printing/Misc	221.24	291.67	70.43	1,202.43	1,749.98	547.55	3,500.00
Total Administrative	4,715.79	2,270.33	(2,445.46)	11,198.23	13,622.02	2,423.79	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 6/1/2024 - 6/30/2024

	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	10,481.13	10,687.25	206.12	60,672.99	71,544.00	10,871.01	143,088.00
Operating Net Total	210.54	-	210.54	10,940.78	-	10,940.78	-
Net Total	210.54	-	210.54	10,940.78	-	10,940.78	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
June 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	-	-	-	424.66	1,262.93
Total Reserves	<u>\$ 41,403.01</u>	<u>7,420.50</u>	<u>-</u>	<u>-</u>	<u>424.66</u>	<u>49,248.17</u>

Expense Details

Allocation Details

Total \$ -