

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
August 31, 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 8/31/2024

Assets	Operating	Reserve	Total
Asset			
1011 - Centennial OP 8122	\$39,060.61		\$39,060.61
1012 - Truist OP 7983	\$1,726.00		\$1,726.00
1021 - Centennial MM 8148		\$53,128.27	\$53,128.27
1040 - Accounts Receivable	\$1,258.51		\$1,258.51
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$42,733.99	\$53,128.27	\$95,862.26
Total Assets	\$42,733.99	\$53,128.27	\$95,862.26
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$904.04		\$904.04
3015 - Accrued Expense	\$210.00		\$210.00
3020 - Prepaid Owner Assessments	\$2,160.91		\$2,160.91
3031 - Deferred Revenue	\$10,687.25		\$10,687.25
3111 - 2023 S/A Irrigation Mapping	\$2,970.00		\$2,970.00
3501 - Clubhouse Interior / Exterior		\$12,668.29	\$12,668.29
3502 - Pool		\$24,528.10	\$24,528.10
3503 - Pumps & Motors / Irrigation		\$6,097.50	\$6,097.50
3598 - Deferred Maintenance		\$8,401.60	\$8,401.60
3599 - Reserve Interest		\$1,432.78	\$1,432.78
Total Liabilities	\$16,932.20	\$53,128.27	\$70,060.47
Equity			
3900 - Retained Earnings	\$3,538.44		\$3,538.44
3990 - Operating Fund Balance	\$4,495.34		\$4,495.34
3999 - Net Income	\$17,768.01		\$17,768.01
Total Equity	\$25,801.79		\$25,801.79
Total Liabilities / Equity	\$42,733.99	\$53,128.27	\$95,862.26

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	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	-	85,498.00	85,498.00	-	128,247.00
5011 - Reserve Assessments	-	-	-	11,130.75	11,130.75	-	14,841.00
5041 - Late Fees/Penalty	200.73	-	200.73	241.99	-	241.99	-
5050 - Operating Interest	6.87	-	6.87	42.28	-	42.28	-
Total Income	10,894.85	10,687.25	207.60	96,913.02	96,628.75	284.27	143,088.00
Total Income	10,894.85	10,687.25	207.60	96,913.02	96,628.75	284.27	143,088.00

Operating Expense

Grounds							
7110 - Grounds Contract	4,425.68	4,425.67	(.01)	35,405.44	35,405.32	(.12)	53,108.00
7112 - Grounds Maint/Supplies	28.43	83.33	54.90	83.93	666.68	582.75	1,000.00
7113 - Landscape Replacement	-	1,000.00	1,000.00	83.00	8,000.00	7,917.00	12,000.00
7130 - Mulch	-	400.00	400.00	-	3,200.00	3,200.00	4,800.00
7140 - Tree Trimming/Removal	-	83.33	83.33	200.00	666.68	466.68	1,000.00
7141 - Palm Tree Trimming	-	108.33	108.33	1,695.00	866.68	(828.32)	1,300.00
7150 - Irrigation Maint.& Repairs	140.80	541.67	400.87	2,256.87	4,333.32	2,076.45	6,500.00
Total Grounds	4,594.91	6,642.33	2,047.42	39,724.24	53,138.68	13,414.44	79,708.00
Pool & Recreation							
7310 - Pool Contract	365.00	365.00	-	2,920.00	2,920.00	-	4,380.00
7311 - Pool Supplies & Repairs	42.80	250.00	207.20	2,690.64	2,000.00	(690.64)	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	210.00	-	1,680.00	1,680.00	-	2,520.00
7351 - Clbhse Maint/Rpr/Sups	557.00	90.42	(466.58)	708.41	723.32	14.91	1,085.00
Total Pool & Recreation	1,174.80	915.42	(259.38)	7,999.05	7,323.32	(675.73)	10,985.00
Utilities							
7510 - Water/Sewer	135.01	109.17	(25.84)	1,039.90	873.32	(166.58)	1,310.00
7520 - Electric	399.95	750.00	350.05	5,728.78	6,000.00	271.22	9,000.00
Total Utilities	534.96	859.17	324.21	6,768.68	6,873.32	104.64	10,310.00
Administrative							
7810 - Insurance	-	751.67	751.67	3,296.20	6,013.32	2,717.12	9,020.00
7820 - Professional Fees; Legal	-	170.33	170.33	-	1,362.68	1,362.68	2,044.00
7821 - Professional Fees; Tax Prep	-	25.00	25.00	300.00	200.00	(100.00)	300.00
7830 - Division Fees	-	8.33	8.33	161.25	66.68	(94.57)	100.00
7835 - Fees, Dues, License	-	50.00	50.00	400.35	400.00	(.35)	600.00
7870 - Management Contract	973.00	973.33	.33	7,784.00	7,786.68	2.68	11,680.00
7880 - Postage/Printing/Misc	103.40	291.67	188.27	1,580.49	2,333.32	752.83	3,500.00
Total Administrative	1,076.40	2,270.33	1,193.93	13,522.29	18,162.68	4,640.39	27,244.00
Other							
7999 - Reserve Alloc Trans	-	-	-	11,130.75	11,130.75	-	14,841.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	-	-	-	11,130.75	11,130.75	-	14,841.00
Total Expense	7,381.07	10,687.25	3,306.18	79,145.01	96,628.75	17,483.74	143,088.00
Operating Net Total	3,513.78	-	3,513.78	17,768.01	-	17,768.01	-
Net Total	3,513.78	-	3,513.78	17,768.01	-	17,768.01	-

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

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 11,904.04	764.25	-	-	-	12,668.29
3502 Pool	16,342.60	8,185.50	-	-	-	24,528.10
3503 Pumps & Motors / Irrigation	5,081.25	1,016.25	-	-	-	6,097.50
3598 Deferred Maintenance	7,236.85	1,164.75	-	-	-	8,401.60
3599 Interest	838.27	-	-	-	594.51	1,432.78
Total Reserves	<u>\$ 41,403.01</u>	<u>11,130.75</u>	<u>-</u>	<u>-</u>	<u>594.51</u>	<u>53,128.27</u>

Expense Details

Allocation Details

Total \$ -