

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

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BALANCE SHEET

REVENUES AND EXPENSE ACTUAL TO BUDGET COMPARISON

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Villa Vivaci Neighborhood Association, Inc.

Balance Sheet as of 9/30/2024

Assets	Operating	Reserve	Total
Asset			
1011 - Centennial OP 8122	\$40,932.16		\$40,932.16
1012 - Truist OP 7983	\$2,268.02		\$2,268.02
1021 - Centennial MM 8148		\$53,215.37	\$53,215.37
1040 - Accounts Receivable	\$1,242.63		\$1,242.63
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$45,131.68	\$53,215.37	\$98,347.05
Total Assets	\$45,131.68	\$53,215.37	\$98,347.05
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$12,348.37		\$12,348.37
3015 - Accrued Expense	\$325.00		\$325.00
3020 - Prepaid Owner Assessments	\$11,916.91		\$11,916.91
3111 - 2023 S/A Irrigation Mapping	\$940.63		\$940.63
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		\$1,519.88	\$1,519.88
Total Liabilities	\$25,530.91	\$53,215.37	\$78,746.28
Equity			
3900 - Retained Earnings	\$3,538.44		\$3,538.44
3990 - Operating Fund Balance	\$4,495.34		\$4,495.34
3999 - Net Income	\$11,566.99		\$11,566.99
Total Equity	\$19,600.77		\$19,600.77
Total Liabilities / Equity	\$45,131.68	\$53,215.37	\$98,347.05

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	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	-	96,185.25	96,185.25	-	128,247.00
5011 - Reserve Assessments	-	-	-	11,130.75	11,130.75	-	14,841.00
5041 - Late Fees/Penalty	(15.88)	-	(15.88)	226.11	-	226.11	-
5050 - Operating Interest	5.28	-	5.28	47.56	-	47.56	-
Total Income	10,676.65	10,687.25	(10.60)	107,589.67	107,316.00	273.67	143,088.00
Total Income	10,676.65	10,687.25	(10.60)	107,589.67	107,316.00	273.67	143,088.00
Operating Expense							
Grounds							
7110 - Grounds Contract	4,425.68	4,425.67	(.01)	39,831.12	39,830.99	(.13)	53,108.00
7112 - Grounds Maint/Supplies	-	83.33	83.33	83.93	750.01	666.08	1,000.00
7113 - Landscape Replacement	9,395.00	1,000.00	(8,395.00)	9,478.00	9,000.00	(478.00)	12,000.00
7130 - Mulch	-	400.00	400.00	-	3,600.00	3,600.00	4,800.00
7140 - Tree Trimming/Removal	-	83.33	83.33	200.00	750.01	550.01	1,000.00
7141 - Palm Tree Trimming	-	108.33	108.33	1,695.00	975.01	(719.99)	1,300.00
7150 - Irrigation Maint.& Repairs	167.33	541.67	374.34	2,424.20	4,874.99	2,450.79	6,500.00
Total Grounds	13,988.01	6,642.33	(7,345.68)	53,712.25	59,781.01	6,068.76	79,708.00
Pool & Recreation							
7310 - Pool Contract	415.00	365.00	(50.00)	3,335.00	3,285.00	(50.00)	4,380.00
7311 - Pool Supplies & Repairs	-	250.00	250.00	2,690.64	2,250.00	(440.64)	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	210.00	-	1,890.00	1,890.00	-	2,520.00
7351 - Clbhse Maint/Rpr/Sups	-	90.42	90.42	708.41	813.74	105.33	1,085.00
Total Pool & Recreation	625.00	915.42	290.42	8,624.05	8,238.74	(385.31)	10,985.00
Utilities							
7510 - Water/Sewer	115.00	109.17	(5.83)	1,154.90	982.49	(172.41)	1,310.00
7520 - Electric	431.67	750.00	318.33	6,160.45	6,750.00	589.55	9,000.00
Total Utilities	546.67	859.17	312.50	7,315.35	7,732.49	417.14	10,310.00
Administrative							
7810 - Insurance	509.00	751.67	242.67	3,805.20	6,764.99	2,959.79	9,020.00
7820 - Professional Fees; Legal	-	170.33	170.33	-	1,533.01	1,533.01	2,044.00
7821 - Professional Fees; Tax Prep	-	25.00	25.00	300.00	225.00	(75.00)	300.00
7830 - Division Fees	-	8.33	8.33	161.25	75.01	(86.24)	100.00
7835 - Fees, Dues, License	-	50.00	50.00	400.35	450.00	49.65	600.00
7870 - Management Contract	973.00	973.33	.33	8,757.00	8,760.01	3.01	11,680.00
7880 - Postage/Printing/Misc	235.99	291.67	55.68	1,816.48	2,624.99	808.51	3,500.00
Total Administrative	1,717.99	2,270.33	552.34	15,240.28	20,433.01	5,192.73	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 9/1/2024 - 9/30/2024

	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	16,877.67	10,687.25	(6,190.42)	96,022.68	107,316.00	11,293.32	143,088.00
Operating Net Total	(6,201.02)	-	(6,201.02)	11,566.99	-	11,566.99	-
Net Total	(6,201.02)	-	(6,201.02)	11,566.99	-	11,566.99	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
September 30, 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	-	-	-	681.61	1,519.88
Total Reserves	<u>\$ 41,403.01</u>	<u>11,130.75</u>	<u>-</u>	<u>-</u>	<u>681.61</u>	<u>53,215.37</u>

Expense Details

Allocation Details

Total \$ -