

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
October 31, 2024

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BALANCE SHEET

REVENUES AND EXPENSES - ACTUAL TO BUDGET COMPARISON

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Villa Vivaci Neighborhood Association, Inc.

Balance Sheet as of 10/31/2024

Assets	Operating	Reserve	Total
Asset			
1011 - Centennial OP 8122	\$35,804.38		\$35,804.38
1012 - Truist OP 7983	\$2,810.04		\$2,810.04
1021 - Centennial MM 8148		\$57,017.19	\$57,017.19
1040 - Accounts Receivable	\$2,352.00		\$2,352.00
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$41,655.29	\$57,017.19	\$98,672.48
Total Assets	\$41,655.29	\$57,017.19	\$98,672.48
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$248.99		\$248.99
3020 - Prepaid Owner Assessments	\$1,110.04		\$1,110.04
3031 - Deferred Revenue	\$21,374.50		\$21,374.50
3111 - 2023 S/A Irrigation Mapping	\$940.63		\$940.63
3501 - Clubhouse Interior / Exterior		\$12,923.04	\$12,923.04
3502 - Pool		\$27,256.60	\$27,256.60
3503 - Pumps & Motors / Irrigation		\$6,436.25	\$6,436.25
3598 - Deferred Maintenance		\$8,789.85	\$8,789.85
3599 - Reserve Interest		\$1,611.45	\$1,611.45
Total Liabilities	\$23,674.16	\$57,017.19	\$80,691.35
Equity			
3900 - Retained Earnings	\$3,538.44		\$3,538.44
3990 - Operating Fund Balance	\$4,495.34		\$4,495.34
3999 - Net Income	\$9,947.35		\$9,947.35
Total Equity	\$17,981.13		\$17,981.13
Total Liabilities / Equity	\$41,655.29	\$57,017.19	\$98,672.48

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	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	-	106,872.50	106,872.50	-	128,247.00
5011 - Reserve Assessments	3,710.25	3,710.25	-	14,841.00	14,841.00	-	14,841.00
5041 - Late Fees/Penalty	17.25	-	17.25	243.36	-	243.36	-
5050 - Operating Interest	9.65	-	9.65	57.21	-	57.21	-
Total Income	14,424.40	14,397.50	26.90	122,014.07	121,713.50	300.57	143,088.00
Total Income	14,424.40	14,397.50	26.90	122,014.07	121,713.50	300.57	143,088.00

Operating Expense

Grounds							
7110 - Grounds Contract	4,425.68	4,425.67	(.01)	44,256.80	44,256.66	(.14)	53,108.00
7112 - Grounds Maint/Supplies	-	83.33	83.33	83.93	833.34	749.41	1,000.00
7113 - Landscape Replacement	(1,650.00)	1,000.00	2,650.00	7,828.00	10,000.00	2,172.00	12,000.00
7130 - Mulch	1,650.00	400.00	(1,250.00)	1,650.00	4,000.00	2,350.00	4,800.00
7140 - Tree Trimming/Removal	-	83.33	83.33	200.00	833.34	633.34	1,000.00
7141 - Palm Tree Trimming	-	108.33	108.33	1,695.00	1,083.34	(611.66)	1,300.00
7150 - Irrigation Maint.& Repairs	-	541.67	541.67	2,424.20	5,416.66	2,992.46	6,500.00
Total Grounds	4,425.68	6,642.33	2,216.65	58,137.93	66,423.34	8,285.41	79,708.00
Pool & Recreation							
7310 - Pool Contract	365.00	365.00	-	3,700.00	3,650.00	(50.00)	4,380.00
7311 - Pool Supplies & Repairs	-	250.00	250.00	2,690.64	2,500.00	(190.64)	3,000.00
7350 - Clubhouse Cleaning Contract	113.10	210.00	96.90	2,003.10	2,100.00	96.90	2,520.00
7351 - Clbhse Maint/Rpr/Sups	-	90.42	90.42	708.41	904.16	195.75	1,085.00
Total Pool & Recreation	478.10	915.42	437.32	9,102.15	9,154.16	52.01	10,985.00
Utilities							
7510 - Water/Sewer	125.77	109.17	(16.60)	1,280.67	1,091.66	(189.01)	1,310.00
7520 - Electric	531.19	750.00	218.81	6,691.64	7,500.00	808.36	9,000.00
Total Utilities	656.96	859.17	202.21	7,972.31	8,591.66	619.35	10,310.00
Administrative							
7810 - Insurance	5,555.88	751.67	(4,804.21)	9,361.08	7,516.66	(1,844.42)	9,020.00
7820 - Professional Fees; Legal	-	170.33	170.33	-	1,703.34	1,703.34	2,044.00
7821 - Professional Fees; Tax Prep	-	25.00	25.00	300.00	250.00	(50.00)	300.00
7830 - Division Fees	-	8.33	8.33	161.25	83.34	(77.91)	100.00
7835 - Fees, Dues, License	-	50.00	50.00	400.35	500.00	99.65	600.00
7870 - Management Contract	973.00	973.33	.33	9,730.00	9,733.34	3.34	11,680.00
7880 - Postage/Printing/Misc	244.17	291.67	47.50	2,060.65	2,916.66	856.01	3,500.00
Total Administrative	6,773.05	2,270.33	(4,502.72)	22,013.33	22,703.34	690.01	27,244.00
Other							
7999 - Reserve Alloc Trans	3,710.25	3,710.25	-	14,841.00	14,841.00	-	14,841.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	3,710.25	3,710.25	-	14,841.00	14,841.00	-	14,841.00
Total Expense	16,044.04	14,397.50	(1,646.54)	112,066.72	121,713.50	9,646.78	143,088.00
Operating Net Total	(1,619.64)	-	(1,619.64)	9,947.35	-	9,947.35	-
Net Total	(1,619.64)	-	(1,619.64)	9,947.35	-	9,947.35	-

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

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 11,904.04	1,019.00	-	-	-	12,923.04
3502 Pool	16,342.60	10,914.00	-	-	-	27,256.60
3503 Pumps & Motors / Irrigation	5,081.25	1,355.00	-	-	-	6,436.25
3598 Deferred Maintenance	7,236.85	1,553.00	-	-	-	8,789.85
3599 Interest	838.27	-	-	-	773.18	1,611.45
Total Reserves	<u>\$ 41,403.01</u>	<u>14,841.00</u>	<u>-</u>	<u>-</u>	<u>773.18</u>	<u>57,017.19</u>

Expense Details

Allocation Details

Total \$ -