

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

TABLE OF CONTENTS:

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 11/30/2024

Assets	Operating	Reserve	Total
Asset			
1011 - Centennial OP 8122	\$28,078.16		\$28,078.16
1012 - Truist OP 7983	\$3,236.74		\$3,236.74
1021 - Centennial MM 8148		\$57,107.62	\$57,107.62
1040 - Accounts Receivable	\$57.28		\$57.28
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$32,061.05	\$57,107.62	\$89,168.67
Total Assets	\$32,061.05	\$57,107.62	\$89,168.67
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$437.11		\$437.11
3015 - Accrued Expense	\$459.50		\$459.50
3020 - Prepaid Owner Assessments	\$1,110.04		\$1,110.04
3031 - Deferred Revenue	\$10,687.25		\$10,687.25
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		\$1,701.88	\$1,701.88
Total Liabilities	\$13,634.53	\$57,107.62	\$70,742.15
Equity			
3900 - Retained Earnings	\$3,538.44		\$3,538.44
3990 - Operating Fund Balance	\$4,495.34		\$4,495.34
3999 - Net Income	\$10,392.74		\$10,392.74
Total Equity	\$18,426.52		\$18,426.52
Total Liabilities / Equity	\$32,061.05	\$57,107.62	\$89,168.67

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	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	-	117,559.75	117,559.75	-	128,247.00
5011 - Reserve Assessments	-	-	-	14,841.00	14,841.00	-	14,841.00
5041 - Late Fees/Penalty	(62.72)	-	(62.72)	180.64	-	180.64	-
5050 - Operating Interest	3.15	-	3.15	60.36	-	60.36	-
Total Income	10,627.68	10,687.25	(59.57)	132,641.75	132,400.75	241.00	143,088.00
Total Income	10,627.68	10,687.25	(59.57)	132,641.75	132,400.75	241.00	143,088.00

Operating Expense

Grounds							
7110 - Grounds Contract	4,425.68	4,425.67	(.01)	48,682.48	48,682.33	(.15)	53,108.00
7112 - Grounds Maint/Supplies	28.43	83.33	54.90	112.36	916.67	804.31	1,000.00
7113 - Landscape Replacement	-	1,000.00	1,000.00	7,828.00	11,000.00	3,172.00	12,000.00
7130 - Mulch	-	400.00	400.00	1,650.00	4,400.00	2,750.00	4,800.00
7140 - Tree Trimming/Removal	2,475.00	83.33	(2,391.67)	2,675.00	916.67	(1,758.33)	1,000.00
7141 - Palm Tree Trimming	-	108.33	108.33	1,695.00	1,191.67	(503.33)	1,300.00
7150 - Irrigation Maint.& Repairs	158.67	541.67	383.00	2,582.87	5,958.33	3,375.46	6,500.00
Total Grounds	7,087.78	6,642.33	(445.45)	65,225.71	73,065.67	7,839.96	79,708.00
Pool & Recreation							
7310 - Pool Contract	365.00	365.00	-	4,065.00	4,015.00	(50.00)	4,380.00
7311 - Pool Supplies & Repairs	150.00	250.00	100.00	2,840.64	2,750.00	(90.64)	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	210.00	-	2,213.10	2,310.00	96.90	2,520.00
7351 - Clbhse Maint/Rpr/Sups	-	90.42	90.42	708.41	994.58	286.17	1,085.00
Total Pool & Recreation	725.00	915.42	190.42	9,827.15	10,069.58	242.43	10,985.00
Utilities							
7510 - Water/Sewer	141.46	109.17	(32.29)	1,422.13	1,200.83	(221.30)	1,310.00
7520 - Electric	721.33	750.00	28.67	7,412.97	8,250.00	837.03	9,000.00
Total Utilities	862.79	859.17	(3.62)	8,835.10	9,450.83	615.73	10,310.00
Administrative							
7810 - Insurance	-	751.67	751.67	9,361.08	8,268.33	(1,092.75)	9,020.00
7820 - Professional Fees; Legal	-	170.33	170.33	-	1,873.67	1,873.67	2,044.00
7821 - Professional Fees; Tax Prep	-	25.00	25.00	300.00	275.00	(25.00)	300.00
7830 - Division Fees	-	8.33	8.33	161.25	91.67	(69.58)	100.00
7835 - Fees, Dues, License	-	50.00	50.00	400.35	550.00	149.65	600.00
7870 - Management Contract	973.00	973.33	.33	10,703.00	10,706.67	3.67	11,680.00
7880 - Postage/Printing/Misc	533.72	291.67	(242.05)	2,594.37	3,208.33	613.96	3,500.00
Total Administrative	1,506.72	2,270.33	763.61	23,520.05	24,973.67	1,453.62	27,244.00
Other							
7999 - Reserve Alloc Trans	-	-	-	14,841.00	14,841.00	-	14,841.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	-	-	-	14,841.00	14,841.00	-	14,841.00
Total Expense	10,182.29	10,687.25	504.96	122,249.01	132,400.75	10,151.74	143,088.00
Operating Net Total	445.39	-	445.39	10,392.74	-	10,392.74	-
Net Total	445.39	-	445.39	10,392.74	-	10,392.74	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
November 30, 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	-	-	-	863.61	1,701.88
Total Reserves	<u>\$ 41,403.01</u>	<u>14,841.00</u>	<u>-</u>	<u>-</u>	<u>863.61</u>	<u>57,107.62</u>

Expense Details

Allocation Details

Total \$ -