

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
December 31, 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 12/31/2024

Assets	Operating	Reserve	Total
Asset			
1011 - Centennial OP 8122	\$21,618.04		\$21,618.04
1012 - Truist OP 7983	\$12,958.16		\$12,958.16
1019 - Due (to) / Due from Reserves	\$700.00		\$700.00
1021 - Centennial MM 8148		\$57,197.11	\$57,197.11
1029 - Due (to) / Due from Operating		(\$700.00)	(\$700.00)
1040 - Accounts Receivable	\$57.28		\$57.28
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$36,022.35	\$56,497.11	\$92,519.46
Total Assets	\$36,022.35	\$56,497.11	\$92,519.46
Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2000 - Accounts Payable	\$8,243.88		\$8,243.88
3020 - Prepaid Owner Assessments	\$12,387.04		\$12,387.04
3501 - Clubhouse Interior / Exterior		\$12,223.04	\$12,223.04
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		\$1,791.37	\$1,791.37
Total Liabilities	\$20,630.92	\$56,497.11	\$77,128.03
Equity			
3990 - Operating Fund Balance	\$8,033.78		\$8,033.78
3999 - Net Income	\$7,357.65		\$7,357.65
Total Equity	\$15,391.43		\$15,391.43
Total Liabilities / Equity	\$36,022.35	\$56,497.11	\$92,519.46

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	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	-	128,247.00	128,247.00	-	128,247.00
5011 - Reserve Assessments	-	-	-	14,841.00	14,841.00	-	14,841.00
5041 - Late Fees/Penalty	-	-	-	180.64	-	180.64	-
5050 - Operating Interest	1.14	-	1.14	61.50	-	61.50	-
Total Income	10,688.39	10,687.25	1.14	143,330.14	143,088.00	242.14	143,088.00
Total Income	10,688.39	10,687.25	1.14	143,330.14	143,088.00	242.14	143,088.00

Operating Expense

Grounds							
7110 - Grounds Contract	4,425.68	4,425.67	(.01)	53,108.16	53,108.00	(.16)	53,108.00
7112 - Grounds Maint/Supplies	-	83.33	83.33	112.36	1,000.00	887.64	1,000.00
7113 - Landscape Replacement	-	1,000.00	1,000.00	7,828.00	12,000.00	4,172.00	12,000.00
7130 - Mulch	3,949.63	400.00	(3,549.63)	5,599.63	4,800.00	(799.63)	4,800.00
7140 - Tree Trimming/Removal	-	83.33	83.33	2,675.00	1,000.00	(1,675.00)	1,000.00
7141 - Palm Tree Trimming	-	108.33	108.33	1,695.00	1,300.00	(395.00)	1,300.00
7150 - Irrigation Maint.& Repairs	1,921.06	541.67	(1,379.39)	4,503.93	6,500.00	1,996.07	6,500.00
Total Grounds	10,296.37	6,642.33	(3,654.04)	75,522.08	79,708.00	4,185.92	79,708.00
Pool & Recreation							
7310 - Pool Contract	365.00	365.00	-	4,430.00	4,380.00	(50.00)	4,380.00
7311 - Pool Supplies & Repairs	-	250.00	250.00	2,840.64	3,000.00	159.36	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	210.00	-	2,423.10	2,520.00	96.90	2,520.00
7351 - Clbhse Maint/Rpr/Sups	-	90.42	90.42	708.41	1,085.00	376.59	1,085.00
Total Pool & Recreation	575.00	915.42	340.42	10,402.15	10,985.00	582.85	10,985.00
Utilities							
7510 - Water/Sewer	163.03	109.17	(53.86)	1,585.16	1,310.00	(275.16)	1,310.00
7520 - Electric	1,020.54	750.00	(270.54)	8,433.51	9,000.00	566.49	9,000.00
Total Utilities	1,183.57	859.17	(324.40)	10,018.67	10,310.00	291.33	10,310.00
Administrative							
7810 - Insurance	194.93	751.67	556.74	9,556.01	9,020.00	(536.01)	9,020.00
7820 - Professional Fees; Legal	-	170.33	170.33	-	2,044.00	2,044.00	2,044.00
7821 - Professional Fees; Tax Prep	-	25.00	25.00	300.00	300.00	-	300.00
7830 - Division Fees	-	8.33	8.33	161.25	100.00	(61.25)	100.00
7835 - Fees, Dues, License	-	50.00	50.00	400.35	600.00	199.65	600.00
7870 - Management Contract	973.00	973.33	.33	11,676.00	11,680.00	4.00	11,680.00
7880 - Postage/Printing/Misc	500.61	291.67	(208.94)	3,094.98	3,500.00	405.02	3,500.00
Total Administrative	1,668.54	2,270.33	601.79	25,188.59	27,244.00	2,055.41	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 12/1/2024 - 12/31/2024

	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	13,723.48	10,687.25	(3,036.23)	135,972.49	143,088.00	7,115.51	143,088.00
Operating Net Total	(3,035.09)	-	(3,035.09)	7,357.65	-	7,357.65	-
Net Total	(3,035.09)	-	(3,035.09)	7,357.65	-	7,357.65	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
December 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	-	(700.00)	-	12,223.04
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	-	-	-	953.10	1,791.37
Total Reserves	<u>\$ 41,403.01</u>	<u>14,841.00</u>	<u>-</u>	<u>(700.00)</u>	<u>953.10</u>	<u>56,497.11</u>

Expense Details

3501 Clubhouse Int / Ext		
12/12/24 Mark Kaufman Roofing Inv 10831-1	\$	700.00
Total	\$	<u>700.00</u>

Allocation Details

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