

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2025

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 1/31/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Centennial OP 8122	\$9,318.40		\$9,318.40
1012 - Truist OP 7983	\$31,002.60		\$31,002.60
1019 - Due (to) / Due from Reserves	\$3,500.00		\$3,500.00
1021 - Centennial MM 8148		\$53,782.72	\$53,782.72
1022 - Truist RES 7991		\$3,997.72	\$3,997.72
1029 - Due (to) / Due from Operating		(\$3,500.00)	(\$3,500.00)
1040 - Accounts Receivable	\$2,345.11		\$2,345.11
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$46,854.98	\$54,280.44	\$101,135.42
Total Assets	\$46,854.98	\$54,280.44	\$101,135.42
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$4,248.11		\$4,248.11
3015 - Accrued Expense	\$110.00		\$110.00
3020 - Prepaid Owner Assessments	\$2,207.00		\$2,207.00
3031 - Deferred Revenue	\$22,196.16		\$22,196.16
3501 - Clubhouse Interior / Exterior		\$6,178.04	\$6,178.04
3502 - Pool		\$29,985.10	\$29,985.10
3503 - Pumps & Motors / Irrigation		\$7,150.00	\$7,150.00
3598 - Deferred Maintenance		\$10,879.72	\$10,879.72
3599 - Reserve Interest		\$87.58	\$87.58
Total Liabilities	\$28,761.27	\$54,280.44	\$83,041.71
Equity			
3990 - Operating Fund Balance	\$15,391.43		\$15,391.43
3999 - Net Income	\$2,702.28		\$2,702.28
Total Equity	\$18,093.71		\$18,093.71
Total Liabilities / Equity	\$46,854.98	\$54,280.44	\$101,135.42

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Operating Assessments	11,098.09	11,098.00	.09	11,098.09	11,098.00	.09	133,176.00
5011 - Reserve Assessments	3,995.75	3,995.75	-	3,995.75	3,995.75	-	15,983.00
5050 - Operating Interest	.90	-	.90	.90	-	.90	-
Total Income	15,094.74	15,093.75	.99	15,094.74	15,093.75	.99	149,159.00
Total Income	15,094.74	15,093.75	.99	15,094.74	15,093.75	.99	149,159.00
Operating Expense							
Grounds							
7110 - Grounds Contract	4,559.95	4,560.00	.05	4,559.95	4,560.00	.05	54,720.00
7112 - Grounds Maint/Supplies	-	50.00	50.00	-	50.00	50.00	600.00
7113 - Landscape Replacement	-	995.62	995.62	-	995.62	995.62	11,947.00
7130 - Mulch	-	450.00	450.00	-	450.00	450.00	5,400.00
7140 - Tree Trimming/Removal	-	83.37	83.37	-	83.37	83.37	1,000.00
7141 - Palm Tree Trimming	-	150.00	150.00	-	150.00	150.00	1,800.00
7150 - Irrigation Maint.& Repairs	463.48	541.63	78.15	463.48	541.63	78.15	6,500.00
Total Grounds	5,023.43	6,830.62	1,807.19	5,023.43	6,830.62	1,807.19	81,967.00
Pool & Recreation							
7310 - Pool Contract	395.00	395.00	-	395.00	395.00	-	4,740.00
7311 - Pool Supplies & Repairs	393.30	250.00	(143.30)	393.30	250.00	(143.30)	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	230.00	20.00	210.00	230.00	20.00	2,760.00
7351 - Clbhse Maint/Rpr/Sups	-	90.38	90.38	-	90.38	90.38	1,085.00
Total Pool & Recreation	998.30	965.38	(32.92)	998.30	965.38	(32.92)	11,585.00
Utilities							
7510 - Water/Sewer	110.00	150.00	40.00	110.00	150.00	40.00	1,800.00
7520 - Electric	1,072.20	758.37	(313.83)	1,072.20	758.37	(313.83)	9,100.00
Total Utilities	1,182.20	908.37	(273.83)	1,182.20	908.37	(273.83)	10,900.00
Administrative							
7810 - Insurance	-	833.37	833.37	-	833.37	833.37	10,000.00
7820 - Professional Fees; Legal	-	166.63	166.63	-	166.63	166.63	2,000.00
7821 - Professional Fees; Tax Prep	-	29.13	29.13	-	29.13	29.13	350.00
7830 - Division Fees	-	20.87	20.87	-	20.87	20.87	250.00
7835 - Fees, Dues, License	-	50.00	50.00	-	50.00	50.00	600.00
7870 - Management Contract	1,002.00	1,002.00	-	1,002.00	1,002.00	-	12,024.00
7880 - Postage/Printing/Misc	190.78	291.63	100.85	190.78	291.63	100.85	3,500.00
Total Administrative	1,192.78	2,393.63	1,200.85	1,192.78	2,393.63	1,200.85	28,724.00
Other							
7999 - Reserve Alloc Trans	3,995.75	3,995.75	-	3,995.75	3,995.75	-	15,983.00
Total Other	3,995.75	3,995.75	-	3,995.75	3,995.75	-	15,983.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	12,392.46	15,093.75	2,701.29	12,392.46	15,093.75	2,701.29	149,159.00
Operating Net Total	2,702.28	-	2,702.28	2,702.28	-	2,702.28	-
Net Total	2,702.28	-	2,702.28	2,702.28	-	2,702.28	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

Reserve Balances

January 31, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 12,223.04	255.00	-	(6,300.00)	-	6,178.04
3502 Pool	27,256.60	2,728.50	-	-	-	29,985.10
3503 Pumps & Motors / Irrigation	6,436.25	713.75	-	-	-	7,150.00
3598 Deferred Maintenance	8,789.85	298.50	1,791.37	-	-	10,879.72
3599 Interest	1,791.37	-	(1,791.37)	-	87.58	87.58
Total Reserves	\$ 56,497.11	3,995.75	-	(6,300.00)	87.58	54,280.44

Expense Details

3501 Clubhouse Int/Ext	
1/6/25 Mark Kaufman Inv 10831.2	\$ 2,800.00
1/30/25 Mark Kaufman Inv 10831-3	\$ 3,500.00
Total	\$ 6,300.00

Allocation Details

1/1/25 Moved interest into 3598 Deferred Maint. Per budge