

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 2025

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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 2/28/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Centennial OP 8122	\$8,316.75		\$8,316.75
1012 - Truist OP 7983	\$27,530.22		\$27,530.22
1021 - Centennial MM 8148		\$53,859.05	\$53,859.05
1022 - Truist RES 7991		\$500.48	\$500.48
1040 - Accounts Receivable	\$1,340.86		\$1,340.86
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$37,876.70	\$54,359.53	\$92,236.23
Total Assets	\$37,876.70	\$54,359.53	\$92,236.23
Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2000 - Accounts Payable	\$2,113.36		\$2,113.36
3020 - Prepaid Owner Assessments	\$3,902.00		\$3,902.00
3031 - Deferred Revenue	\$11,098.08		\$11,098.08
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		\$166.67	\$166.67
Total Liabilities	\$17,113.44	\$54,359.53	\$71,472.97
Equity			
3990 - Operating Fund Balance	\$15,391.43		\$15,391.43
3999 - Net Income	\$5,371.83		\$5,371.83
Total Equity	\$20,763.26		\$20,763.26
Total Liabilities / Equity	\$37,876.70	\$54,359.53	\$92,236.23

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Operating Assessments	11,098.08	11,098.00	.08	22,196.17	22,196.00	.17	133,176.00
5011 - Reserve Assessments	-	-	-	3,995.75	3,995.75	-	15,983.00
5041 - Late Fees/Penalty	125.75	-	125.75	125.75	-	125.75	-
5050 - Operating Interest	.60	-	.60	1.50	-	1.50	-
Total Income	11,224.43	11,098.00	126.43	26,319.17	26,191.75	127.42	149,159.00
Total Income	11,224.43	11,098.00	126.43	26,319.17	26,191.75	127.42	149,159.00
Operating Expense							
Grounds							
7110 - Grounds Contract	4,559.95	4,560.00	.05	9,119.90	9,120.00	.10	54,720.00
7112 - Grounds Maint/Supplies	28.43	50.00	21.57	28.43	100.00	71.57	600.00
7113 - Landscape Replacement	-	995.58	995.58	-	1,991.20	1,991.20	11,947.00
7130 - Mulch	1,000.00	450.00	(550.00)	1,000.00	900.00	(100.00)	5,400.00
7140 - Tree Trimming/Removal	-	83.33	83.33	-	166.70	166.70	1,000.00
7141 - Palm Tree Trimming	-	150.00	150.00	-	300.00	300.00	1,800.00
7150 - Irrigation Maint.& Repairs	135.30	541.67	406.37	598.78	1,083.30	484.52	6,500.00
Total Grounds	5,723.68	6,830.58	1,106.90	10,747.11	13,661.20	2,914.09	81,967.00
Pool & Recreation							
7310 - Pool Contract	395.00	395.00	-	790.00	790.00	-	4,740.00
7311 - Pool Supplies & Repairs	-	250.00	250.00	393.30	500.00	106.70	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	230.00	20.00	420.00	460.00	40.00	2,760.00
7351 - Clbhse Maint/Rpr/Sups	-	90.42	90.42	-	180.80	180.80	1,085.00
Total Pool & Recreation	605.00	965.42	360.42	1,603.30	1,930.80	327.50	11,585.00
Utilities							
7510 - Water/Sewer	148.28	150.00	1.72	258.28	300.00	41.72	1,800.00
7520 - Electric	717.63	758.33	40.70	1,789.83	1,516.70	(273.13)	9,100.00
Total Utilities	865.91	908.33	42.42	2,048.11	1,816.70	(231.41)	10,900.00
Administrative							
7810 - Insurance	-	833.33	833.33	-	1,666.70	1,666.70	10,000.00
7820 - Professional Fees; Legal	-	166.67	166.67	-	333.30	333.30	2,000.00
7821 - Professional Fees; Tax Prep	-	29.17	29.17	-	58.30	58.30	350.00
7830 - Division Fees	61.25	20.83	(40.42)	61.25	41.70	(19.55)	250.00
7835 - Fees, Dues, License	-	50.00	50.00	-	100.00	100.00	600.00
7870 - Management Contract	1,002.00	1,002.00	-	2,004.00	2,004.00	-	12,024.00
7880 - Postage/Printing/Misc	297.04	291.67	(5.37)	487.82	583.30	95.48	3,500.00
Total Administrative	1,360.29	2,393.67	1,033.38	2,553.07	4,787.30	2,234.23	28,724.00
Other							
7999 - Reserve Alloc Trans	-	-	-	3,995.75	3,995.75	-	15,983.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	-	-	-	3,995.75	3,995.75	-	15,983.00
Total Expense	8,554.88	11,098.00	2,543.12	20,947.34	26,191.75	5,244.41	149,159.00
Operating Net Total	2,669.55	-	2,669.55	5,371.83	-	5,371.83	-
Net Total	2,669.55	-	2,669.55	5,371.83	-	5,371.83	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

Reserve Balances

February 28, 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)	-	166.67	166.67
Total Reserves	\$ 56,497.11	3,995.75	-	(6,300.00)	166.67	54,359.53

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