

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 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 4/30/2025

Assets	Operating	Reserve	Total
Asset			
1012 - Truist OP 7983	\$39,827.91		\$39,827.91
1022 - Truist RES 7991		\$58,520.61	\$58,520.61
1040 - Accounts Receivable	\$4,124.39		\$4,124.39
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$44,641.17	\$58,520.61	\$103,161.78
Total Assets	\$44,641.17	\$58,520.61	\$103,161.78
Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2000 - Accounts Payable	\$3,849.28		\$3,849.28
3020 - Prepaid Owner Assessments	\$1,668.52		\$1,668.52
3031 - Deferred Revenue	\$22,196.16		\$22,196.16
3501 - Clubhouse Interior / Exterior		\$6,433.04	\$6,433.04
3502 - Pool		\$32,713.60	\$32,713.60
3503 - Pumps & Motors / Irrigation		\$7,863.75	\$7,863.75
3598 - Deferred Maintenance		\$11,178.22	\$11,178.22
3599 - Reserve Interest		\$332.00	\$332.00
Total Liabilities	\$27,713.96	\$58,520.61	\$86,234.57
Equity			
3990 - Operating Fund Balance	\$15,391.43		\$15,391.43
3999 - Net Income	\$1,535.78		\$1,535.78
Total Equity	\$16,927.21		\$16,927.21
Total Liabilities / Equity	\$44,641.17	\$58,520.61	\$103,161.78

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	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	44,392.34	44,392.00	.34	133,176.00
5011 - Reserve Assessments	3,995.75	3,995.75	-	7,991.50	7,991.50	-	15,983.00
5041 - Late Fees/Penalty	17.08	-	17.08	134.72	-	134.72	-
5050 - Operating Interest	.64	-	.64	2.73	-	2.73	-
Total Income	15,111.56	15,093.75	17.81	52,521.29	52,383.50	137.79	149,159.00
Total Income	15,111.56	15,093.75	17.81	52,521.29	52,383.50	137.79	149,159.00

Operating Expense

Grounds							
7110 - Grounds Contract	4,559.95	4,560.00	.05	18,239.80	18,240.00	.20	54,720.00
7112 - Grounds Maint/Supplies	-	50.00	50.00	28.43	200.00	171.57	600.00
7113 - Landscape Replacement	6,528.60	995.58	(5,533.02)	6,528.60	3,982.36	(2,546.24)	11,947.00
7130 - Mulch	-	450.00	450.00	1,000.00	1,800.00	800.00	5,400.00
7140 - Tree Trimming/Removal	-	83.33	83.33	-	333.36	333.36	1,000.00
7141 - Palm Tree Trimming	-	150.00	150.00	-	600.00	600.00	1,800.00
7150 - Irrigation Maint.& Repairs	1,433.45	541.67	(891.78)	2,139.40	2,166.64	27.24	6,500.00
Total Grounds	12,522.00	6,830.58	(5,691.42)	27,936.23	27,322.36	(613.87)	81,967.00

Pool & Recreation							
7310 - Pool Contract	395.00	395.00	-	1,580.00	1,580.00	-	4,740.00
7311 - Pool Supplies & Repairs	-	250.00	250.00	738.30	1,000.00	261.70	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	230.00	20.00	840.00	920.00	80.00	2,760.00
7351 - Clbhse Maint/Rpr/Sups	93.63	90.42	(3.21)	93.63	361.64	268.01	1,085.00
Total Pool & Recreation	698.63	965.42	266.79	3,251.93	3,861.64	609.71	11,585.00

Utilities							
7510 - Water/Sewer	179.98	150.00	(29.98)	781.60	600.00	(181.60)	1,800.00
7520 - Electric	853.17	758.33	(94.84)	3,567.93	3,033.36	(534.57)	9,100.00
Total Utilities	1,033.15	908.33	(124.82)	4,349.53	3,633.36	(716.17)	10,900.00

Administrative							
7810 - Insurance	-	833.33	833.33	-	3,333.36	3,333.36	10,000.00
7820 - Professional Fees; Legal	2,076.78	166.67	(1,910.11)	2,076.78	666.64	(1,410.14)	2,000.00
7821 - Professional Fees; Tax Prep	300.00	29.17	(270.83)	300.00	116.64	(183.36)	350.00
7830 - Division Fees	-	20.83	20.83	61.25	83.36	22.11	250.00
7835 - Fees, Dues, License	-	50.00	50.00	-	200.00	200.00	600.00
7870 - Management Contract	1,002.00	1,002.00	-	4,008.00	4,008.00	-	12,024.00
7880 - Postage/Printing/Misc	185.91	291.67	105.76	1,010.29	1,166.64	156.35	3,500.00
Total Administrative	3,564.69	2,393.67	(1,171.02)	7,456.32	9,574.64	2,118.32	28,724.00

Other							
7999 - Reserve Alloc Trans	3,995.75	3,995.75	-	7,991.50	7,991.50	-	15,983.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	3,995.75	3,995.75	-	7,991.50	7,991.50	-	15,983.00
Total Expense	21,814.22	15,093.75	(6,720.47)	50,985.51	52,383.50	1,397.99	149,159.00
Operating Net Total	(6,702.66)	-	(6,702.66)	1,535.78	-	1,535.78	-
Net Total	(6,702.66)	-	(6,702.66)	1,535.78	-	1,535.78	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

Reserve Balances

April 30, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 12,223.04	510.00	-	(6,300.00)	-	6,433.04
3502 Pool	27,256.60	5,457.00	-	-	-	32,713.60
3503 Pumps & Motors / Irrigation	6,436.25	1,427.50	-	-	-	7,863.75
3598 Deferred Maintenance	8,789.85	597.00	1,791.37	-	-	11,178.22
3599 Interest	1,791.37	-	(1,791.37)	-	332.00	332.00
Total Reserves	\$ 56,497.11	7,991.50	-	(6,300.00)	332.00	58,520.61

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