

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
May 31, 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 5/31/2025

Assets	Operating	Reserve	Total
Asset			
1012 - Truist OP 7983	\$29,031.29		\$29,031.29
1022 - Truist RES 7991		\$58,665.70	\$58,665.70
1040 - Accounts Receivable	\$1,841.58		\$1,841.58
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$31,561.74	\$58,665.70	\$90,227.44
Total Assets	\$31,561.74	\$58,665.70	\$90,227.44
Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2000 - Accounts Payable	\$1,217.14		\$1,217.14
3020 - Prepaid Owner Assessments	\$2,233.52		\$2,233.52
3031 - Deferred Revenue	\$11,098.08		\$11,098.08
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		\$477.09	\$477.09
Total Liabilities	\$14,548.74	\$58,665.70	\$73,214.44
Equity			
3990 - Operating Fund Balance	\$15,391.43		\$15,391.43
3999 - Net Income	\$1,621.57		\$1,621.57
Total Equity	\$17,013.00		\$17,013.00
Total Liabilities / Equity	\$31,561.74	\$58,665.70	\$90,227.44

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	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	55,490.42	55,490.00	.42	133,176.00
5011 - Reserve Assessments	-	-	-	7,991.50	7,991.50	-	15,983.00
5041 - Late Fees/Penalty	126.13	-	126.13	260.85	-	260.85	-
5050 - Operating Interest	.29	-	.29	3.02	-	3.02	-
Total Income	11,224.50	11,098.00	126.50	63,745.79	63,481.50	264.29	149,159.00
Total Income	11,224.50	11,098.00	126.50	63,745.79	63,481.50	264.29	149,159.00

Operating Expense

Grounds							
7110 - Grounds Contract	4,559.95	4,560.00	.05	22,799.75	22,800.00	.25	54,720.00
7112 - Grounds Maint/Supplies	28.43	50.00	21.57	56.86	250.00	193.14	600.00
7113 - Landscape Replacement	-	995.58	995.58	6,528.60	4,977.94	(1,550.66)	11,947.00
7130 - Mulch	-	450.00	450.00	1,000.00	2,250.00	1,250.00	5,400.00
7140 - Tree Trimming/Removal	-	83.33	83.33	-	416.69	416.69	1,000.00
7141 - Palm Tree Trimming	-	150.00	150.00	-	750.00	750.00	1,800.00
7150 - Irrigation Maint.& Repairs	324.02	541.67	217.65	2,463.42	2,708.31	244.89	6,500.00
Total Grounds	4,912.40	6,830.58	1,918.18	32,848.63	34,152.94	1,304.31	81,967.00
Pool & Recreation							
7310 - Pool Contract	395.00	395.00	-	1,975.00	1,975.00	-	4,740.00
7311 - Pool Supplies & Repairs	-	250.00	250.00	738.30	1,250.00	511.70	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	230.00	20.00	1,050.00	1,150.00	100.00	2,760.00
7351 - Clbhse Maint/Rpr/Sups	-	90.42	90.42	93.63	452.06	358.43	1,085.00
Total Pool & Recreation	605.00	965.42	360.42	3,856.93	4,827.06	970.13	11,585.00
Utilities							
7510 - Water/Sewer	139.92	150.00	10.08	921.52	750.00	(171.52)	1,800.00
7520 - Electric	732.87	758.33	25.46	4,300.80	3,791.69	(509.11)	9,100.00
Total Utilities	872.79	908.33	35.54	5,222.32	4,541.69	(680.63)	10,900.00
Administrative							
7810 - Insurance	3,121.20	833.33	(2,287.87)	3,121.20	4,166.69	1,045.49	10,000.00
7820 - Professional Fees; Legal	-	166.67	166.67	2,076.78	833.31	(1,243.47)	2,000.00
7821 - Professional Fees; Tax Prep	-	29.17	29.17	300.00	145.81	(154.19)	350.00
7830 - Division Fees	100.00	20.83	(79.17)	161.25	104.19	(57.06)	250.00
7835 - Fees, Dues, License	400.00	50.00	(350.00)	400.00	250.00	(150.00)	600.00
7870 - Management Contract	1,002.00	1,002.00	-	5,010.00	5,010.00	-	12,024.00
7880 - Postage/Printing/Misc	125.32	291.67	166.35	1,135.61	1,458.31	322.70	3,500.00
Total Administrative	4,748.52	2,393.67	(2,354.85)	12,204.84	11,968.31	(236.53)	28,724.00
Other							
7999 - Reserve Alloc Trans	-	-	-	7,991.50	7,991.50	-	15,983.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	-	-	-	7,991.50	7,991.50	-	15,983.00
Total Expense	11,138.71	11,098.00	(40.71)	62,124.22	63,481.50	1,357.28	149,159.00
Operating Net Total	85.79	-	85.79	1,621.57	-	1,621.57	-
Net Total	85.79	-	85.79	1,621.57	-	1,621.57	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

Reserve Balances

May 31, 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)	-	477.09	477.09
Total Reserves	\$ 56,497.11	7,991.50	-	(6,300.00)	477.09	58,665.70

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