

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2022

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Villa Vivaci Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2022

	Jan 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	36,815.86
1019.99 · Due (to) / Due from Reserves	(1,480.00)
Total 1010.00 · Operating Account(s)	35,335.86
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	34,844.50
1029.99 · Due (to) / Due from Operating	1,480.00
Total 1020.00 · Reserve Account(s)	36,324.50
Total Checking/Savings	71,660.36
Accounts Receivable	
1040.00 · Assessment Receivable	2,410.00
Total Accounts Receivable	2,410.00
Other Current Assets	
1210.00 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	74,759.23
TOTAL ASSETS	74,759.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · *Accounts Payable	7,825.00
Total Accounts Payable	7,825.00
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	169.00
3031.00 · Deferred Revenue	20,089.34
Total Other Current Liabilities	20,258.34
Total Current Liabilities	28,083.34
Long Term Liabilities	
3420.10 · S/A Roof Cleaning 2021	(3.00)
3420.20 · S/A Irrigation System	2,753.00
3420.30 · S/A Painting Gable 2021	33.00
3500.00 · Reserve Fund	36,324.50
Total Long Term Liabilities	39,107.50
Total Liabilities	67,190.84
Equity	
3900.00 · Retained Earnings	6,675.18
3910.04 · Prev Yr Adj	56.30
Net Income	836.91
Total Equity	7,568.39
TOTAL LIABILITIES & EQUITY	74,759.23

Villa Vivaci Neighborhood Association, Inc.
Revenue & Expense Budget Performance
January 2022

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,044.66	10,044.63	0.03	10,044.66	10,044.63	0.03	120,536.00
5010.02 · Reserve Assessments	1,480.00	1,480.00	0.00	1,480.00	1,480.00	0.00	5,920.00
5050.00 · Operating Interest	1.72	0.00	1.72	1.72	0.00	1.72	0.00
5050.05 · Reserve Interest	1.48	0.00	1.48	1.48	0.00	1.48	0.00
Total Income	11,527.86	11,524.63	3.23	11,527.86	11,524.63	3.23	126,456.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,386.58	5,386.62	(0.04)	5,386.58	5,386.62	(0.04)	64,639.00
7110.01 · Grounds Maint/Supplies	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
7110.02 · Landscape Replacement	0.00	141.63	(141.63)	0.00	141.63	(141.63)	1,700.00
7130.00 · Mulch	0.00	615.00	(615.00)	0.00	615.00	(615.00)	7,380.00
7140.00 · Tree Trimming/Removal	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
7140.01 · Palm Tree Trimming	0.00	201.87	(201.87)	0.00	201.87	(201.87)	2,422.00
7140.02 · Perimeter Trimming	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
7150.00 · Irrigation Maint.& Repairs	1,050.00	208.37	841.63	1,050.00	208.37	841.63	2,500.00
Total 7100.00 · Grounds	6,436.58	6,903.49	(466.91)	6,436.58	6,903.49	(466.91)	82,841.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	340.00	340.00	0.00	340.00	340.00	0.00	4,080.00
7310.01 · Pool Supplies & Repairs	0.00	115.87	(115.87)	0.00	115.87	(115.87)	1,390.00
7350.00 · Clubhouse Cleaning Contract	195.00	208.63	(13.63)	195.00	208.63	(13.63)	2,504.00
7350.01 · Clubhse Maint/Rpr/Sups	153.90	41.63	112.27	153.90	41.63	112.27	500.00
Total 7300.00 · Pool & Recreation	688.90	706.13	(17.23)	688.90	706.13	(17.23)	8,474.00
7500.00 · Utilities							
7510.00 · Water/Sewer	60.07	166.63	(106.56)	60.07	166.63	(106.56)	2,000.00
7520.00 · Electric	810.85	500.00	310.85	810.85	500.00	310.85	6,000.00
Total 7500.00 · Utilities	870.92	666.63	204.29	870.92	666.63	204.29	8,000.00
7800.00 · Administration							
7810.00 · Insurance	0.00	636.88	(636.88)	0.00	636.88	(636.88)	7,643.00
7820.00 · Professional Fees; Legal	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7820.01 · Professional Fees; Tax Prep	0.00	29.13	(29.13)	0.00	29.13	(29.13)	350.00
7830.00 · Division Fees	0.00	5.12	(5.12)	0.00	5.12	(5.12)	61.00
7835.00 · Fees, Dues, License	0.00	33.37	(33.37)	0.00	33.37	(33.37)	400.00
7870.00 · Management Contract	900.00	683.75	216.25	900.00	683.75	216.25	8,205.00
7880.01 · Postage/Printing/Misc	313.07	128.12	184.95	313.07	128.12	184.95	1,537.00
Total 7800.00 · Administration	1,213.07	1,599.74	(386.67)	1,213.07	1,599.74	(386.67)	19,196.00
7900.00 · Reserve / Other							
7998.10 · Contingency	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7999.95 · Reserve Alloc Trans	1,480.00	1,480.00	0.00	1,480.00	1,480.00	0.00	5,920.00
7999.96 · Reserve Int Trans	1.48	2.12	(0.64)	1.48	2.12	(0.64)	25.00
Total 7900.00 · Reserve / Other	1,481.48	1,648.75	(167.27)	1,481.48	1,648.75	(167.27)	7,945.00
Total 7000.00 · Disbursements	10,690.95	11,524.74	(833.79)	10,690.95	11,524.74	(833.79)	126,456.00
Total Expense	10,690.95	11,524.74	(833.79)	10,690.95	11,524.74	(833.79)	126,456.00
Net Income	836.91	(0.11)	837.02	836.91	(0.11)	837.02	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

Reserve Balances

January 31, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 11,256.04	-		-		11,256.04
3502 Pool	14,927.60	-				14,927.60
3503 Pumps & Motors / Irrigation	2,341.25	1,480.00				3,821.25
3598 Deferred Maintenance	6,292.85	-		-		6,292.85
3599 Interest	25.28			-	1.48	26.76
Total Reserves	<u>\$ 34,843.02</u>	<u>1,480.00</u>	<u>-</u>	<u>-</u>	<u>1.48</u>	<u>36,324.50</u>

Expense Details

Allocation Details

Total \$ -