

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 2022

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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 February 28, 2022

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	23,682.44
1019.99 · Due (to) / Due from Reserves	3,220.69
Total 1010.00 · Operating Account(s)	26,903.13
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	36,325.88
1029.99 · Due (to) / Due from Operating	(3,220.69)
Total 1020.00 · Reserve Account(s)	33,105.19
Total Checking/Savings	60,008.32
Accounts Receivable	
1040.00 · Assessment Receivable	15.00
Total Accounts Receivable	15.00
Other Current Assets	
1210.00 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	60,712.19
TOTAL ASSETS	60,712.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · *Accounts Payable	8,877.19
Total Accounts Payable	8,877.19
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	648.00
3031.00 · Deferred Revenue	10,044.67
Total Other Current Liabilities	10,692.67
Total Current Liabilities	19,569.86
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	33,105.19
Total Long Term Liabilities	35,888.19
Total Liabilities	55,458.05
Equity	
3900.00 · Retained Earnings	6,675.18
3910.04 · Prev Yr Adj	1,976.50
Net Income	(3,397.54)
Total Equity	5,254.14
TOTAL LIABILITIES & EQUITY	60,712.19

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

	Feb 22	Budget	\$ Over Budget	Jan - Feb 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,044.67	10,044.67	0.00	20,089.33	20,089.30	0.03	120,536.00
5010.02 · Reserve Assessments	0.00	0.00	0.00	1,480.00	1,480.00	0.00	5,920.00
5050.00 · Operating Interest	1.33	0.00	1.33	3.05	0.00	3.05	0.00
5050.05 · Reserve Interest	1.38	0.00	1.38	2.86	0.00	2.86	0.00
Total Income	10,047.38	10,044.67	2.71	21,575.24	21,569.30	5.94	126,456.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,386.58	5,386.58	0.00	10,773.16	10,773.20	(0.04)	64,639.00
7110.01 · Grounds Maint/Supplies	0.00	100.00	(100.00)	0.00	200.00	(200.00)	1,200.00
7110.02 · Landscape Replacement	0.00	141.67	(141.67)	0.00	283.30	(283.30)	1,700.00
7130.00 · Mulch	7,381.50	615.00	6,766.50	7,381.50	1,230.00	6,151.50	7,380.00
7140.00 · Tree Trimming/Removal	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
7140.01 · Palm Tree Trimming	0.00	201.83	(201.83)	0.00	403.70	(403.70)	2,422.00
7140.02 · Perimeter Trimming	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
7150.00 · Irrigation Maint.& Repairs	(940.00)	208.33	(1,148.33)	110.00	416.70	(306.70)	2,500.00
Total 7100.00 · Grounds	11,828.08	6,903.41	4,924.67	18,264.66	13,806.90	4,457.76	82,841.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	340.00	340.00	0.00	680.00	680.00	0.00	4,080.00
7310.01 · Pool Supplies & Repairs	0.00	115.83	(115.83)	0.00	231.70	(231.70)	1,390.00
7350.00 · Clubhouse Cleaning Contract	195.00	208.67	(13.67)	390.00	417.30	(27.30)	2,504.00
7350.01 · Clubhse Maint/Rpr/Sups	(153.90)	41.67	(195.57)	0.00	83.30	(83.30)	500.00
Total 7300.00 · Pool & Recreation	381.10	706.17	(325.07)	1,070.00	1,412.30	(342.30)	8,474.00
7500.00 · Utilities							
7510.00 · Water/Sewer	58.84	166.67	(107.83)	118.91	333.30	(214.39)	2,000.00
7520.00 · Electric	948.63	500.00	448.63	1,759.48	1,000.00	759.48	6,000.00
Total 7500.00 · Utilities	1,007.47	666.67	340.80	1,878.39	1,333.30	545.09	8,000.00
7800.00 · Administration							
7810.00 · Insurance	0.00	636.92	(636.92)	0.00	1,273.80	(1,273.80)	7,643.00
7820.00 · Professional Fees; Legal	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
7820.01 · Professional Fees; Tax Prep	0.00	29.17	(29.17)	0.00	58.30	(58.30)	350.00
7830.00 · Division Fees	0.00	5.08	(5.08)	0.00	10.20	(10.20)	61.00
7835.00 · Fees, Dues, License	0.00	33.33	(33.33)	0.00	66.70	(66.70)	400.00
7870.00 · Management Contract	900.00	683.75	216.25	1,800.00	1,367.50	432.50	8,205.00
7880.01 · Postage/Printing/Misc	163.80	128.08	35.72	476.87	256.20	220.67	1,537.00
Total 7800.00 · Administration	1,063.80	1,599.66	(535.86)	2,276.87	3,199.40	(922.53)	19,196.00
7900.00 · Reserve / Other							
7998.10 · Contingency	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
7999.95 · Reserve Alloc Trans	0.00	0.00	0.00	1,480.00	1,480.00	0.00	5,920.00
7999.96 · Reserve Int Trans	1.38	2.08	(0.70)	2.86	4.20	(1.34)	25.00
Total 7900.00 · Reserve / Other	1.38	168.75	(167.37)	1,482.86	1,817.50	(334.64)	7,945.00
Total 7000.00 · Disbursements	14,281.83	10,044.66	4,237.17	24,972.78	21,569.40	3,403.38	126,456.00
Total Expense	14,281.83	10,044.66	4,237.17	24,972.78	21,569.40	3,403.38	126,456.00
Net Income	(4,234.45)	0.01	(4,234.46)	(3,397.54)	(0.10)	(3,397.44)	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.

Reserve Balances

February 28, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 11,256.04	-		(3,220.69)		8,035.35
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			-	2.86	28.14
Total Reserves	\$ 34,843.02	1,480.00	-	(3,220.69)	2.86	33,105.19

Expense Details

3503 Pumps & Motors / Irrigation

12/1/21 Juniper Inv 141596 reclassified 2/28/22	\$ 980.00
1/24/22 Bob's Electric Inv 58-104	\$ 1,050.00
2/28/22 Juniper Inv 152897	\$ 1,190.69
Total	\$ 3,220.69

Allocation Details