

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**April 30, 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.**

05/05/22

**Villa Vivaci Neighborhood Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
**As of April 30, 2022**

|                                       | Apr 30, 22       |
|---------------------------------------|------------------|
| <b>ASSETS</b>                         |                  |
| Current Assets                        |                  |
| Checking/Savings                      |                  |
| 1010.00 · Operating Account(s)        |                  |
| 1011.00 · Centennial OP8122           | 29,975.83        |
| Total 1010.00 · Operating Account(s)  | 29,975.83        |
| 1020.00 · Reserve Account(s)          |                  |
| 1021.00 · Centennial MM8148           | 34,588.13        |
| Total 1020.00 · Reserve Account(s)    | 34,588.13        |
| Total Checking/Savings                | 64,563.96        |
| Accounts Receivable                   |                  |
| 1040.00 · Assessment Receivable       | 83.00            |
| Total Accounts Receivable             | 83.00            |
| Other Current Assets                  |                  |
| 1210.00 · Utility Deposits            | 688.87           |
| Total Other Current Assets            | 688.87           |
| Total Current Assets                  | 65,335.83        |
| <b>TOTAL ASSETS</b>                   | <b>65,335.83</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                  |
| Liabilities                           |                  |
| Current Liabilities                   |                  |
| Accounts Payable                      |                  |
| 2000.00 · Accounts Payable            | 195.00           |
| Total Accounts Payable                | 195.00           |
| 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             | 20,453.34        |
| 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                | 34,588.13        |
| Total Long Term Liabilities           | 37,371.13        |
| Total Liabilities                     | 57,824.47        |
| Equity                                |                  |
| 3900.00 · Retained Earnings           | 6,675.18         |
| 3910.04 · Prev Yr Adj                 | 1,976.50         |
| Net Income                            | (1,140.32)       |
| Total Equity                          | 7,511.36         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>65,335.83</b> |

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

April 2022

|                                              | Apr 22           | Budget           | \$ Over Budget    | Jan - Apr 22      | YTD Budget       | \$ Over Budget    | Annual Budget     |
|----------------------------------------------|------------------|------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| <b>Income</b>                                |                  |                  |                   |                   |                  |                   |                   |
| 5010.00 · Operating Assessments              | 10,044.66        | 10,044.67        | (0.01)            | 40,178.66         | 40,178.64        | 0.02              | 120,536.00        |
| 5010.02 · Reserve Assessments                | 1,480.00         | 1,480.00         | 0.00              | 2,960.00          | 2,960.00         | 0.00              | 5,920.00          |
| 5050.00 · Operating Interest                 | 1.36             | 0.00             | 1.36              | 5.39              | 0.00             | 5.39              | 0.00              |
| 5050.05 · Reserve Interest                   | 0.00             | 0.00             | 0.00              | 2.86              | 0.00             | 2.86              | 0.00              |
| <b>Total Income</b>                          | <b>11,526.02</b> | <b>11,524.67</b> | <b>1.35</b>       | <b>43,146.91</b>  | <b>43,138.64</b> | <b>8.27</b>       | <b>126,456.00</b> |
| <b>Expense</b>                               |                  |                  |                   |                   |                  |                   |                   |
| 7000.00 · Disbursements                      |                  |                  |                   |                   |                  |                   |                   |
| 7100.00 · Grounds                            |                  |                  |                   |                   |                  |                   |                   |
| 7110.00 · Grounds Contract                   | 5,386.58         | 5,386.58         | 0.00              | 21,546.32         | 21,546.36        | (0.04)            | 64,639.00         |
| 7110.01 · Grounds Maint/Supplies             | 0.00             | 100.00           | (100.00)          | 0.00              | 400.00           | (400.00)          | 1,200.00          |
| 7110.02 · Landscape Replacement              | 201.00           | 141.67           | 59.33             | 201.00            | 566.64           | (365.64)          | 1,700.00          |
| 7130.00 · Mulch                              | 0.00             | 615.00           | (615.00)          | 7,381.50          | 2,460.00         | 4,921.50          | 7,380.00          |
| 7140.00 · Tree Trimming/Removal              | 0.00             | 125.00           | (125.00)          | 1,094.54          | 500.00           | 594.54            | 1,500.00          |
| 7140.01 · Palm Tree Trimming                 | 0.00             | 201.83           | (201.83)          | 0.00              | 807.36           | (807.36)          | 2,422.00          |
| 7140.02 · Perimeter Trimming                 | 0.00             | 125.00           | (125.00)          | 0.00              | 500.00           | (500.00)          | 1,500.00          |
| 7150.00 · Irrigation Maint.& Repairs         | 401.85           | 208.33           | 193.52            | 674.45            | 833.36           | (158.91)          | 2,500.00          |
| <b>Total 7100.00 · Grounds</b>               | <b>5,989.43</b>  | <b>6,903.41</b>  | <b>(913.98)</b>   | <b>30,897.81</b>  | <b>27,613.72</b> | <b>3,284.09</b>   | <b>82,841.00</b>  |
| 7300.00 · Pool & Recreation                  |                  |                  |                   |                   |                  |                   |                   |
| 7310.00 · Pool Contract                      | 340.00           | 340.00           | 0.00              | 1,360.00          | 1,360.00         | 0.00              | 4,080.00          |
| 7310.01 · Pool Supplies & Repairs            | 0.00             | 115.83           | (115.83)          | 641.04            | 463.36           | 177.68            | 1,390.00          |
| 7350.00 · Clubhouse Cleaning Contract        | 195.00           | 208.67           | (13.67)           | 780.00            | 834.64           | (54.64)           | 2,504.00          |
| 7350.01 · Clubhse Maint/Rpr/Sups             | 0.00             | 41.67            | (41.67)           | 316.45            | 166.64           | 149.81            | 500.00            |
| <b>Total 7300.00 · Pool &amp; Recreation</b> | <b>535.00</b>    | <b>706.17</b>    | <b>(171.17)</b>   | <b>3,097.49</b>   | <b>2,824.64</b>  | <b>272.85</b>     | <b>8,474.00</b>   |
| 7500.00 · Utilities                          |                  |                  |                   |                   |                  |                   |                   |
| 7510.00 · Water/Sewer                        | 89.77            | 166.67           | (76.90)           | 260.10            | 666.64           | (406.54)          | 2,000.00          |
| 7520.00 · Electric                           | 567.94           | 500.00           | 67.94             | 3,095.44          | 2,000.00         | 1,095.44          | 6,000.00          |
| <b>Total 7500.00 · Utilities</b>             | <b>657.71</b>    | <b>666.67</b>    | <b>(8.96)</b>     | <b>3,355.54</b>   | <b>2,666.64</b>  | <b>688.90</b>     | <b>8,000.00</b>   |
| 7800.00 · Administration                     |                  |                  |                   |                   |                  |                   |                   |
| 7810.00 · Insurance                          | 0.00             | 636.92           | (636.92)          | (631.00)          | 2,547.64         | (3,178.64)        | 7,643.00          |
| 7820.00 · Professional Fees; Legal           | 0.00             | 83.33            | (83.33)           | 0.00              | 333.36           | (333.36)          | 1,000.00          |
| 7820.01 · Professional Fees; Tax Prep        | 250.00           | 29.17            | 220.83            | 250.00            | 116.64           | 133.36            | 350.00            |
| 7830.00 · Division Fees                      | 0.00             | 5.08             | (5.08)            | 0.00              | 20.36            | (20.36)           | 61.00             |
| 7835.00 · Fees, Dues, License                | 0.00             | 33.33            | (33.33)           | 0.00              | 133.36           | (133.36)          | 400.00            |
| 7870.00 · Management Contract                | 900.00           | 683.75           | 216.25            | 3,600.00          | 2,735.00         | 865.00            | 8,205.00          |
| 7880.01 · Postage/Printing/Misc              | 136.83           | 128.08           | 8.75              | 754.53            | 512.36           | 242.17            | 1,537.00          |
| <b>Total 7800.00 · Administration</b>        | <b>1,286.83</b>  | <b>1,599.66</b>  | <b>(312.83)</b>   | <b>3,973.53</b>   | <b>6,398.72</b>  | <b>(2,425.19)</b> | <b>19,196.00</b>  |
| 7900.00 · Reserve / Other                    |                  |                  |                   |                   |                  |                   |                   |
| 7998.10 · Contingency                        | 0.00             | 166.67           | (166.67)          | 0.00              | 666.64           | (666.64)          | 2,000.00          |
| 7999.95 · Reserve Alloc Trans                | 1,480.00         | 1,480.00         | 0.00              | 2,960.00          | 2,960.00         | 0.00              | 5,920.00          |
| 7999.96 · Reserve Int Trans                  | 0.00             | 2.08             | (2.08)            | 2.86              | 8.36             | (5.50)            | 25.00             |
| <b>Total 7900.00 · Reserve / Other</b>       | <b>1,480.00</b>  | <b>1,648.75</b>  | <b>(168.75)</b>   | <b>2,962.86</b>   | <b>3,635.00</b>  | <b>(672.14)</b>   | <b>7,945.00</b>   |
| <b>Total 7000.00 · Disbursements</b>         | <b>9,948.97</b>  | <b>11,524.66</b> | <b>(1,575.69)</b> | <b>44,287.23</b>  | <b>43,138.72</b> | <b>1,148.51</b>   | <b>126,456.00</b> |
| <b>Total Expense</b>                         | <b>9,948.97</b>  | <b>11,524.66</b> | <b>(1,575.69)</b> | <b>44,287.23</b>  | <b>43,138.72</b> | <b>1,148.51</b>   | <b>126,456.00</b> |
| <b>Net Income</b>                            | <b>1,577.05</b>  | <b>0.01</b>      | <b>1,577.04</b>   | <b>(1,140.32)</b> | <b>(0.08)</b>    | <b>(1,140.24)</b> | <b>0.00</b>       |

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**Reserve Balances**  
**April 30, 2022**

|                                             | <b>Balance<br/>1/1/22</b> | <b>YTD<br/>Contribution</b> | <b>YTD<br/>Allocation</b> | <b>YTD<br/>Expense</b> | <b>YTD<br/>Interest</b> | <b>Current<br/>Balance</b> |
|---------------------------------------------|---------------------------|-----------------------------|---------------------------|------------------------|-------------------------|----------------------------|
| <b>3501 Clubhouse Int / Ext</b>             | \$ 11,256.04              | -                           |                           |                        |                         | 11,256.04                  |
| <b>3502 Pool</b>                            | 14,927.60                 | -                           |                           |                        |                         | 14,927.60                  |
| <b>3503 Pumps &amp; Motors / Irrigation</b> | 2,341.25                  | 2,960.00                    |                           | (3,220.69)             |                         | 2,080.56                   |
| <b>3598 Deferred Maintenance</b>            | 6,292.85                  | -                           |                           | -                      |                         | 6,292.85                   |
| <b>3599 Interest</b>                        | 25.28                     |                             |                           |                        | 5.80                    | 31.08                      |
| <b>Total Reserves</b>                       | <b>\$ 34,843.02</b>       | <b>2,960.00</b>             | <b>-</b>                  | <b>(3,220.69)</b>      | <b>5.80</b>             | <b>34,588.13</b>           |

**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        |
| <b>Total</b>                                    | <b>\$ 3,220.69</b> |

**Allocation Details**