

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
May 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.

06/07/22

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

	May 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	21,373.73
Total 1010.00 · Operating Account(s)	21,373.73
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	34,591.30
Total 1020.00 · Reserve Account(s)	34,591.30
Total Checking/Savings	55,965.03
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	56,736.90
TOTAL ASSETS	56,736.90
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	697.56
Total Accounts Payable	697.56
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	169.00
3031.00 · Deferred Revenue	10,044.67
Total Other Current Liabilities	10,213.67
Total Current Liabilities	10,911.23
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	34,591.30
Total Long Term Liabilities	37,374.30
Total Liabilities	48,285.53
Equity	
3900.00 · Retained Earnings	6,675.18
3910.04 · Prev Yr Adj	1,976.50
Net Income	(200.31)
Total Equity	8,451.37
TOTAL LIABILITIES & EQUITY	56,736.90

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

May 2022

	May 22	Budget	\$ Over Budget	Jan - May 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,044.67	10,044.67	0.00	50,223.33	50,223.31	0.02	120,536.00
5010.02 · Reserve Assessments	0.00	0.00	0.00	2,960.00	2,960.00	0.00	5,920.00
5050.00 · Operating Interest	1.45	0.00	1.45	6.84	0.00	6.84	0.00
5050.05 · Reserve Interest	0.00	0.00	0.00	2.86	0.00	2.86	0.00
Total Income	10,046.12	10,044.67	1.45	53,193.03	53,183.31	9.72	126,456.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,386.57	5,386.58	(0.01)	26,932.89	26,932.94	(0.05)	64,639.00
7110.01 · Grounds Maint/Supplies	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00
7110.02 · Landscape Replacement	0.00	141.67	(141.67)	201.00	708.31	(507.31)	1,700.00
7130.00 · Mulch	0.00	615.00	(615.00)	7,381.50	3,075.00	4,306.50	7,380.00
7140.00 · Tree Trimming/Removal	0.00	125.00	(125.00)	1,094.54	625.00	469.54	1,500.00
7140.01 · Palm Tree Trimming	0.00	201.83	(201.83)	0.00	1,009.19	(1,009.19)	2,422.00
7140.02 · Perimeter Trimming	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00
7150.00 · Irrigation Maint.& Repairs	831.31	208.33	622.98	1,505.76	1,041.69	464.07	2,500.00
Total 7100.00 · Grounds	6,217.88	6,903.41	(685.53)	37,115.69	34,517.13	2,598.56	82,841.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	340.00	340.00	0.00	1,700.00	1,700.00	0.00	4,080.00
7310.01 · Pool Supplies & Repairs	729.39	115.83	613.56	1,370.43	579.19	791.24	1,390.00
7350.00 · Clubhouse Cleaning Contract	195.00	208.67	(13.67)	975.00	1,043.31	(68.31)	2,504.00
7350.01 · Clubhse Maint/Rpr/Sups	0.00	41.67	(41.67)	316.45	208.31	108.14	500.00
Total 7300.00 · Pool & Recreation	1,264.39	706.17	558.22	4,361.88	3,530.81	831.07	8,474.00
7500.00 · Utilities							
7510.00 · Water/Sewer	45.23	166.67	(121.44)	305.33	833.31	(527.98)	2,000.00
7520.00 · Electric	542.67	500.00	42.67	3,638.11	2,500.00	1,138.11	6,000.00
Total 7500.00 · Utilities	587.90	666.67	(78.77)	3,943.44	3,333.31	610.13	8,000.00
7800.00 · Administration							
7810.00 · Insurance	0.00	636.92	(636.92)	(631.00)	3,184.56	(3,815.56)	7,643.00
7820.00 · Professional Fees; Legal	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
7820.01 · Professional Fees; Tax Prep	0.00	29.17	(29.17)	250.00	145.81	104.19	350.00
7830.00 · Division Fees	0.00	5.08	(5.08)	0.00	25.44	(25.44)	61.00
7835.00 · Fees, Dues, License	0.00	33.33	(33.33)	0.00	166.69	(166.69)	400.00
7870.00 · Management Contract	900.00	683.75	216.25	4,500.00	3,418.75	1,081.25	8,205.00
7880.01 · Postage/Printing/Misc	135.94	128.08	7.86	890.47	640.44	250.03	1,537.00
Total 7800.00 · Administration	1,035.94	1,599.66	(563.72)	5,009.47	7,998.38	(2,988.91)	19,196.00
7900.00 · Reserve / Other							
7998.10 · Contingency	0.00	166.67	(166.67)	0.00	833.31	(833.31)	2,000.00
7999.95 · Reserve Alloc Trans	0.00	0.00	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	10.44	(7.58)	25.00
Total 7900.00 · Reserve / Other	0.00	168.75	(168.75)	2,962.86	3,803.75	(840.89)	7,945.00
Total 7000.00 · Disbursements	9,106.11	10,044.66	(938.55)	53,393.34	53,183.38	209.96	126,456.00
Total Expense	9,106.11	10,044.66	(938.55)	53,393.34	53,183.38	209.96	126,456.00
Net Income	940.01	0.01	940.00	(200.31)	(0.07)	(200.24)	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
May 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	2,960.00		(3,220.69)		2,080.56
3598 Deferred Maintenance	6,292.85	-		-		6,292.85
3599 Interest	25.28				8.97	34.25
Total Reserves	\$ 34,843.02	2,960.00	-	(3,220.69)	8.97	34,591.30

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