

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 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 June 30, 2022

	Jun 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	22,111.01
Total 1010.00 · Operating Account(s)	22,111.01
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	34,598.41
Total 1020.00 · Reserve Account(s)	34,598.41
Total Checking/Savings	56,709.42
Accounts Receivable	
1040.00 · Assessment Receivable	59.00
Total Accounts Receivable	59.00
Other Current Assets	
1210.00 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	57,457.29
TOTAL ASSETS	57,457.29
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	325.00
Total Accounts Payable	325.00
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	9,734.00
Total Other Current Liabilities	9,734.00
Total Current Liabilities	10,059.00
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	34,598.41
Total Long Term Liabilities	37,381.41
Total Liabilities	47,440.41
Equity	
3900.00 · Retained Earnings	6,675.18
3910.04 · Prev Yr Adj	1,512.96
Net Income	1,828.74
Total Equity	10,016.88
TOTAL LIABILITIES & EQUITY	57,457.29

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

June 2022

	Jun 22	Budget	\$ Over Budget	Jan - Jun 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,044.67	10,044.67	0.00	60,268.00	60,267.98	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	1.92	0.00	1.92	8.76	0.00	8.76	0.00
5050.05 · Reserve Interest	0.00	0.00	0.00	2.86	0.00	2.86	0.00
Total Income	10,046.59	10,044.67	1.92	63,239.62	63,227.98	11.64	126,456.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,386.58	5,386.58	0.00	32,319.47	32,319.52	(0.05)	64,639.00
7110.01 · Grounds Maint/Supplies	0.00	100.00	(100.00)	0.00	600.00	(600.00)	1,200.00
7110.02 · Landscape Replacement	0.00	141.67	(141.67)	201.00	849.98	(648.98)	1,700.00
7130.00 · Mulch	0.00	615.00	(615.00)	7,381.50	3,690.00	3,691.50	7,380.00
7140.00 · Tree Trimming/Removal	(1,094.54)	125.00	(1,219.54)	0.00	750.00	(750.00)	1,500.00
7140.01 · Palm Tree Trimming	0.00	201.83	(201.83)	0.00	1,211.02	(1,211.02)	2,422.00
7140.02 · Perimeter Trimming	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00
7150.00 · Irrigation Maint.& Repairs	0.00	208.33	(208.33)	1,505.76	1,250.02	255.74	2,500.00
Total 7100.00 · Grounds	4,292.04	6,903.41	(2,611.37)	41,407.73	41,420.54	(12.81)	82,841.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	340.00	340.00	0.00	2,040.00	2,040.00	0.00	4,080.00
7310.01 · Pool Supplies & Repairs	130.00	115.83	14.17	1,500.43	695.02	805.41	1,390.00
7350.00 · Clubhouse Cleaning Contract	195.00	208.67	(13.67)	1,170.00	1,251.98	(81.98)	2,504.00
7350.01 · Clubhse Maint/Rpr/Sups	340.00	41.67	298.33	656.45	249.98	406.47	500.00
Total 7300.00 · Pool & Recreation	1,005.00	706.17	298.83	5,366.88	4,236.98	1,129.90	8,474.00
7500.00 · Utilities							
7510.00 · Water/Sewer	92.24	166.67	(74.43)	397.57	999.98	(602.41)	2,000.00
7520.00 · Electric	457.20	500.00	(42.80)	4,095.31	3,000.00	1,095.31	6,000.00
Total 7500.00 · Utilities	549.44	666.67	(117.23)	4,492.88	3,999.98	492.90	8,000.00
7800.00 · Administration							
7810.00 · Insurance	631.00	636.92	(5.92)	0.00	3,821.48	(3,821.48)	7,643.00
7820.00 · Professional Fees; Legal	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
7820.01 · Professional Fees; Tax Prep	0.00	29.17	(29.17)	250.00	174.98	75.02	350.00
7830.00 · Division Fees	86.25	5.08	81.17	86.25	30.52	55.73	61.00
7835.00 · Fees, Dues, License	400.35	33.33	367.02	400.35	200.02	200.33	400.00
7870.00 · Management Contract	900.00	683.75	216.25	5,400.00	4,102.50	1,297.50	8,205.00
7880.01 · Postage/Printing/Misc	153.46	128.08	25.38	1,043.93	768.52	275.41	1,537.00
Total 7800.00 · Administration	2,171.06	1,599.66	571.40	7,180.53	9,598.04	(2,417.51)	19,196.00
7900.00 · Reserve / Other							
7998.10 · Contingency	0.00	166.67	(166.67)	0.00	999.98	(999.98)	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	12.52	(9.66)	25.00
Total 7900.00 · Reserve / Other	0.00	168.75	(168.75)	2,962.86	3,972.50	(1,009.64)	7,945.00
Total 7000.00 · Disbursements	8,017.54	10,044.66	(2,027.12)	61,410.88	63,228.04	(1,817.16)	126,456.00
Total Expense	8,017.54	10,044.66	(2,027.12)	61,410.88	63,228.04	(1,817.16)	126,456.00
Net Income	2,029.05	0.01	2,029.04	1,828.74	(0.06)	1,828.80	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
June 30, 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				16.08	41.36
Total Reserves	\$ 34,843.02	2,960.00	-	(3,220.69)	16.08	34,598.41

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