

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

	Jul 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	30,780.97
Total 1010.00 · Operating Account(s)	30,780.97
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	39,306.65
Total 1020.00 · Reserve Account(s)	39,306.65
Total Checking/Savings	70,087.62
Accounts Receivable	
1040.00 · Assessment Receivable	612.00
Total Accounts Receivable	612.00
Other Current Assets	
1210.00 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	71,388.49
TOTAL ASSETS	71,388.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	353.16
Total Accounts Payable	353.16
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	20,611.50
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	39,306.65
Total Long Term Liabilities	42,089.65
Total Liabilities	62,701.15
Equity	
3900.00 · Retained Earnings	6,675.18
3910.04 · Prev Yr Adj	1,512.96
Net Income	499.20
Total Equity	8,687.34
TOTAL LIABILITIES & EQUITY	71,388.49

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

July 2022

	Jul 22	Budget	\$ Over Budget	Jan - Jul 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,044.66	10,044.67	(0.01)	70,312.66	70,312.65	0.01	120,536.00
5010.02 · Reserve Assessments	1,480.00	1,480.00	0.00	4,440.00	4,440.00	0.00	5,920.00
5050.00 · Operating Interest	3.05	0.00	3.05	11.81	0.00	11.81	0.00
5050.05 · Reserve Interest	0.00	0.00	0.00	2.86	0.00	2.86	0.00
Total Income	11,527.71	11,524.67	3.04	74,767.33	74,752.65	14.68	126,456.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,386.57	5,386.58	(0.01)	37,706.04	37,706.10	(0.06)	64,639.00
7110.01 · Grounds Maint/Supplies	475.00	100.00	375.00	475.00	700.00	(225.00)	1,200.00
7110.02 · Landscape Replacement	0.00	141.67	(141.67)	201.00	991.65	(790.65)	1,700.00
7130.00 · Mulch	0.00	615.00	(615.00)	7,381.50	4,305.00	3,076.50	7,380.00
7140.00 · Tree Trimming/Removal	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00
7140.01 · Palm Tree Trimming	0.00	201.83	(201.83)	0.00	1,412.85	(1,412.85)	2,422.00
7140.02 · Perimeter Trimming	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00
7150.00 · Irrigation Maint.& Repairs	3,378.85	208.33	3,170.52	4,884.61	1,458.35	3,426.26	2,500.00
Total 7100.00 · Grounds	9,240.42	6,903.41	2,337.01	50,648.15	48,323.95	2,324.20	82,841.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	365.00	340.00	25.00	2,405.00	2,380.00	25.00	4,080.00
7310.01 · Pool Supplies & Repairs	25.00	115.83	(90.83)	1,525.43	810.85	714.58	1,390.00
7350.00 · Clubhouse Cleaning Contract	195.00	208.67	(13.67)	1,365.00	1,460.65	(95.65)	2,504.00
7350.01 · Clubhse Maint/Rpr/Sups	0.00	41.67	(41.67)	656.45	291.65	364.80	500.00
Total 7300.00 · Pool & Recreation	585.00	706.17	(121.17)	5,951.88	4,943.15	1,008.73	8,474.00
7500.00 · Utilities							
7510.00 · Water/Sewer	58.84	166.67	(107.83)	456.41	1,166.65	(710.24)	2,000.00
7520.00 · Electric	450.97	500.00	(49.03)	4,546.28	3,500.00	1,046.28	6,000.00
Total 7500.00 · Utilities	509.81	666.67	(156.86)	5,002.69	4,666.65	336.04	8,000.00
7800.00 · Administration							
7810.00 · Insurance	0.00	636.92	(636.92)	0.00	4,458.40	(4,458.40)	7,643.00
7820.00 · Professional Fees; Legal	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
7820.01 · Professional Fees; Tax Prep	0.00	29.17	(29.17)	250.00	204.15	45.85	350.00
7830.00 · Division Fees	0.00	5.08	(5.08)	86.25	35.60	50.65	61.00
7835.00 · Fees, Dues, License	0.00	33.33	(33.33)	400.35	233.35	167.00	400.00
7870.00 · Management Contract	900.00	683.75	216.25	6,300.00	4,786.25	1,513.75	8,205.00
7880.01 · Postage/Printing/Misc	142.02	128.08	13.94	1,185.95	896.60	289.35	1,537.00
Total 7800.00 · Administration	1,042.02	1,599.66	(557.64)	8,222.55	11,197.70	(2,975.15)	19,196.00
7900.00 · Reserve / Other							
7998.10 · Contingency	0.00	166.67	(166.67)	0.00	1,166.65	(1,166.65)	2,000.00
7999.95 · Reserve Alloc Trans	1,480.00	1,480.00	0.00	4,440.00	4,440.00	0.00	5,920.00
7999.96 · Reserve Int Trans	0.00	2.08	(2.08)	2.86	14.60	(11.74)	25.00
Total 7900.00 · Reserve / Other	1,480.00	1,648.75	(168.75)	4,442.86	5,621.25	(1,178.39)	7,945.00
Total 7000.00 · Disbursements	12,857.25	11,524.66	1,332.59	74,268.13	74,752.70	(484.57)	126,456.00
Total Expense	12,857.25	11,524.66	1,332.59	74,268.13	74,752.70	(484.57)	126,456.00
Net Income	(1,329.54)	0.01	(1,329.55)	499.20	(0.05)	499.25	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
July 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	4,440.00		-		6,781.25
3598 Deferred Maintenance	6,292.85	-		-		6,292.85
3599 Interest	25.28			-	23.63	48.91
Total Reserves	\$ 34,843.02	4,440.00	-	-	23.63	39,306.65

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
7/26/22 Per Board, irrig exp reclassify to Operating	\$ (3,220.69)
Total	\$ -

Allocation Details