

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
September 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.

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

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	21,690.58
Total 1010.00 · Operating Account(s)	21,690.58
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	39,326.96
Total 1020.00 · Reserve Account(s)	39,326.96
Total Checking/Savings	61,017.54
Accounts Receivable	
1040.00 · Assessment Receivable	512.96
Total Accounts Receivable	512.96
Other Current Assets	
1210.00 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	62,219.37
TOTAL ASSETS	62,219.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	146.25
Total Accounts Payable	146.25
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	8,791.00
Total Other Current Liabilities	8,791.00
Total Current Liabilities	8,937.25
Long Term Liabilities	
3500.00 · Reserve Fund	39,326.96
Total Long Term Liabilities	39,326.96
Total Liabilities	48,264.21
Equity	
3900.00 · Retained Earnings	6,675.18
3910.04 · Prev Yr Adj	4,295.96
Net Income	2,984.02
Total Equity	13,955.16
TOTAL LIABILITIES & EQUITY	62,219.37

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

	Sep 22	Budget	\$ Over Budget	Jan - Sep 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,044.67	10,044.67	0.00	90,402.00	90,401.99	0.01	120,536.00
5010.02 · Reserve Assessments	0.00	0.00	0.00	4,440.00	4,440.00	0.00	5,920.00
5040.00 · Other Income	8.96	0.00	8.96	8.96	0.00	8.96	0.00
5040.01 · Late Fees/Penalty	25.00	0.00	25.00	25.00	0.00	25.00	0.00
5050.00 · Operating Interest	1.99	0.00	1.99	16.24	0.00	16.24	0.00
5050.05 · Reserve Interest	0.00	0.00	0.00	2.86	0.00	2.86	0.00
Total Income	10,080.62	10,044.67	35.95	94,895.06	94,841.99	53.07	126,456.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,386.57	5,386.58	(0.01)	48,479.19	48,479.26	(0.07)	64,639.00
7110.01 · Grounds Maint/Supplies	0.00	100.00	(100.00)	539.00	900.00	(361.00)	1,200.00
7110.02 · Landscape Replacement	0.00	141.67	(141.67)	201.00	1,274.99	(1,073.99)	1,700.00
7130.00 · Mulch	0.00	615.00	(615.00)	7,381.50	5,535.00	1,846.50	7,380.00
7140.00 · Tree Trimming/Removal	0.00	125.00	(125.00)	0.00	1,125.00	(1,125.00)	1,500.00
7140.01 · Palm Tree Trimming	0.00	201.83	(201.83)	0.00	1,816.51	(1,816.51)	2,422.00
7140.02 · Perimeter Trimming	1,558.50	125.00	1,433.50	1,558.50	1,125.00	433.50	1,500.00
7150.00 · Irrigation Maint.& Repairs	0.00	208.33	(208.33)	4,702.75	1,875.01	2,827.74	2,500.00
Total 7100.00 · Grounds	6,945.07	6,903.41	41.66	62,861.94	62,130.77	731.17	82,841.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	365.00	340.00	25.00	3,135.00	3,060.00	75.00	4,080.00
7310.01 · Pool Supplies & Repairs	226.74	115.83	110.91	2,216.17	1,042.51	1,173.66	1,390.00
7350.00 · Clubhouse Cleaning Contract	146.25	208.67	(62.42)	1,706.25	1,877.99	(171.74)	2,504.00
7350.01 · Clubhse Maint/Rpr/Sups	0.00	41.67	(41.67)	656.45	374.99	281.46	500.00
Total 7300.00 · Pool & Recreation	737.99	706.17	31.82	7,713.87	6,355.49	1,358.38	8,474.00
7500.00 · Utilities							
7510.00 · Water/Sewer	41.52	166.67	(125.15)	559.24	1,499.99	(940.75)	2,000.00
7520.00 · Electric	453.97	500.00	(46.03)	5,456.82	4,500.00	956.82	6,000.00
Total 7500.00 · Utilities	495.49	666.67	(171.18)	6,016.06	5,999.99	16.07	8,000.00
7800.00 · Administration							
7810.00 · Insurance	599.00	636.92	(37.92)	599.00	5,732.24	(5,133.24)	7,643.00
7820.00 · Professional Fees; Legal	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
7820.01 · Professional Fees; Tax Prep	0.00	29.17	(29.17)	250.00	262.49	(12.49)	350.00
7830.00 · Division Fees	0.00	5.08	(5.08)	86.25	45.76	40.49	61.00
7835.00 · Fees, Dues, License	0.00	33.33	(33.33)	400.35	300.01	100.34	400.00
7870.00 · Management Contract	900.00	683.75	216.25	8,100.00	6,153.75	1,946.25	8,205.00
7880.01 · Postage/Printing/Misc	114.63	128.08	(13.45)	1,440.71	1,152.76	287.95	1,537.00
Total 7800.00 · Administration	1,613.63	1,599.66	13.97	10,876.31	14,397.02	(3,520.71)	19,196.00
7900.00 · Reserve / Other							
7998.10 · Contingency	0.00	166.67	(166.67)	0.00	1,499.99	(1,499.99)	2,000.00
7999.95 · Reserve Alloc Trans	0.00	0.00	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	18.76	(15.90)	25.00
Total 7900.00 · Reserve / Other	0.00	168.75	(168.75)	4,442.86	5,958.75	(1,515.89)	7,945.00
Total 7000.00 · Disbursements	9,792.18	10,044.66	(252.48)	91,911.04	94,842.02	(2,930.98)	126,456.00
Total Expense	9,792.18	10,044.66	(252.48)	91,911.04	94,842.02	(2,930.98)	126,456.00
Net Income	288.44	0.01	288.43	2,984.02	(0.03)	2,984.05	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
September 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	4,440.00		-		6,781.25
3598 Deferred Maintenance	6,292.85	-		-		6,292.85
3599 Interest	25.28			-	43.94	69.22
Total Reserves	\$ 34,843.02	4,440.00	-	-	43.94	39,326.96

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