

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

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REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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Prepared By: Sunstate Association Management Group, Inc.

11/07/22

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

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	30,179.93
Total 1010.00 · Operating Account(s)	30,179.93
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	40,828.86
Total 1020.00 · Reserve Account(s)	40,828.86
Total Checking/Savings	71,008.79
Accounts Receivable	
1040.00 · Assessment Receivable	1,894.15
Total Accounts Receivable	1,894.15
Other Current Assets	
1210.00 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	73,591.81
TOTAL ASSETS	73,591.81
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	195.00
Total Accounts Payable	195.00
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	87.00
3031.00 · Deferred Revenue	20,089.34
Total Other Current Liabilities	20,176.34
Total Current Liabilities	20,371.34
Long Term Liabilities	
3500.00 · Reserve Fund	40,828.86
Total Long Term Liabilities	40,828.86
Total Liabilities	61,200.20
Equity	
3900.00 · Retained Earnings	6,675.18
3910.04 · Prev Yr Adj	4,295.96
Net Income	1,420.47
Total Equity	12,391.61
TOTAL LIABILITIES & EQUITY	73,591.81

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

October 2022

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,044.66	10,044.67	(0.01)	100,446.66	100,446.66	0.00	120,536.00
5010.02 · Reserve Assessments	1,480.00	1,480.00	0.00	5,920.00	5,920.00	0.00	5,920.00
5040.00 · Other Income	7.19	0.00	7.19	16.15	0.00	16.15	0.00
5040.01 · Late Fees/Penalty	0.00	0.00	0.00	25.00	0.00	25.00	0.00
5050.00 · Operating Interest	3.00	0.00	3.00	19.24	0.00	19.24	0.00
5050.05 · Reserve Interest	0.00	0.00	0.00	2.86	0.00	2.86	0.00
Total Income	11,534.85	11,524.67	10.18	106,429.91	106,366.66	63.25	126,456.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,386.58	5,386.58	0.00	53,865.77	53,865.84	(0.07)	64,639.00
7110.01 · Grounds Maint/Supplies	0.00	100.00	(100.00)	539.00	1,000.00	(461.00)	1,200.00
7110.02 · Landscape Replacement	0.00	141.67	(141.67)	201.00	1,416.66	(1,215.66)	1,700.00
7130.00 · Mulch	0.00	615.00	(615.00)	7,381.50	6,150.00	1,231.50	7,380.00
7140.00 · Tree Trimming/Removal	2,190.00	125.00	2,065.00	2,190.00	1,250.00	940.00	1,500.00
7140.01 · Palm Tree Trimming	0.00	201.83	(201.83)	0.00	2,018.34	(2,018.34)	2,422.00
7140.02 · Perimeter Trimming	0.00	125.00	(125.00)	1,558.50	1,250.00	308.50	1,500.00
7150.00 · Irrigation Maint.& Repairs	0.00	208.33	(208.33)	4,702.75	2,083.34	2,619.41	2,500.00
Total 7100.00 · Grounds	7,576.58	6,903.41	673.17	70,438.52	69,034.18	1,404.34	82,841.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	365.00	340.00	25.00	3,500.00	3,400.00	100.00	4,080.00
7310.01 · Pool Supplies & Repairs	275.00	115.83	159.17	2,491.17	1,158.34	1,332.83	1,390.00
7350.00 · Clubhouse Cleaning Contract	195.00	208.67	(13.67)	1,901.25	2,086.66	(185.41)	2,504.00
7350.01 · Clubhse Maint/Rpr/Sups	0.00	41.67	(41.67)	656.45	416.66	239.79	500.00
Total 7300.00 · Pool & Recreation	835.00	706.17	128.83	8,548.87	7,061.66	1,487.21	8,474.00
7500.00 · Utilities							
7510.00 · Water/Sewer	53.24	166.67	(113.43)	612.48	1,666.66	(1,054.18)	2,000.00
7520.00 · Electric	406.75	500.00	(93.25)	5,863.57	5,000.00	863.57	6,000.00
Total 7500.00 · Utilities	459.99	666.67	(206.68)	6,476.05	6,666.66	(190.61)	8,000.00
7800.00 · Administration							
7810.00 · Insurance	1,624.95	636.92	988.03	2,223.95	6,369.16	(4,145.21)	7,643.00
7820.00 · Professional Fees; Legal	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
7820.01 · Professional Fees; Tax Prep	0.00	29.17	(29.17)	250.00	291.66	(41.66)	350.00
7830.00 · Division Fees	0.00	5.08	(5.08)	86.25	50.84	35.41	61.00
7835.00 · Fees, Dues, License	0.00	33.33	(33.33)	400.35	333.34	67.01	400.00
7870.00 · Management Contract	900.00	683.75	216.25	9,000.00	6,837.50	2,162.50	8,205.00
7880.01 · Postage/Printing/Misc	221.88	128.08	93.80	1,662.59	1,280.84	381.75	1,537.00
Total 7800.00 · Administration	2,746.83	1,599.66	1,147.17	13,623.14	15,996.68	(2,373.54)	19,196.00
7900.00 · Reserve / Other							
7998.10 · Contingency	0.00	166.67	(166.67)	0.00	1,666.66	(1,666.66)	2,000.00
7999.95 · Reserve Alloc Trans	1,480.00	1,480.00	0.00	5,920.00	5,920.00	0.00	5,920.00
7999.96 · Reserve Int Trans	0.00	2.08	(2.08)	2.86	20.84	(17.98)	25.00
Total 7900.00 · Reserve / Other	1,480.00	1,648.75	(168.75)	5,922.86	7,607.50	(1,684.64)	7,945.00
Total 7000.00 · Disbursements	13,098.40	11,524.66	1,573.74	105,009.44	106,366.68	(1,357.24)	126,456.00
Total Expense	13,098.40	11,524.66	1,573.74	105,009.44	106,366.68	(1,357.24)	126,456.00
Net Income	(1,563.55)	0.01	(1,563.56)	1,420.47	(0.02)	1,420.49	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
October 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	5,920.00		-		8,261.25
3598 Deferred Maintenance	6,292.85	-		-		6,292.85
3599 Interest	25.28			-	65.84	91.12
Total Reserves	\$ 34,843.02	5,920.00	-	-	65.84	40,828.86

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