

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2023

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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 January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	26,737.60
Total 1010.00 · Operating Account(s)	26,737.60
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	42,025.40
Total 1020.00 · Reserve Account(s)	42,025.40
Total Checking/Savings	68,763.00
Accounts Receivable	
1040.00 · Assessment Receivable	1,977.24
Total Accounts Receivable	1,977.24
Other Current Assets	
1210.00 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	71,429.11
TOTAL ASSETS	71,429.11
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	3,195.00
Total Accounts Payable	3,195.00
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	597.00
3031.00 · Deferred Revenue	21,718.84
Total Other Current Liabilities	22,315.84
Total Current Liabilities	25,510.84
Long Term Liabilities	
3500.00 · Reserve Fund	42,025.40
Total Long Term Liabilities	42,025.40
Total Liabilities	67,536.24
Equity	
3900.00 · Retained Earnings	199.38
3990.00 · Operating Fund Balance	4,295.96
Net Income	(602.47)
Total Equity	3,892.87
TOTAL LIABILITIES & EQUITY	71,429.11

Villa Vivaci Neighborhood Association, Inc.
Revenue & Expense Budget Performance
January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,859.41	10,859.38	0.03	10,859.41	10,859.38	0.03	130,313.00
5010.02 · Reserve Assessments	1,081.75	1,081.75	0.00	1,081.75	1,081.75	0.00	4,327.00
5050.00 · Operating Interest	3.46	0.00	3.46	3.46	0.00	3.46	0.00
Total Income	11,944.62	11,941.13	3.49	11,944.62	11,941.13	3.49	134,640.00
Gross Profit	11,944.62	11,941.13	3.49	11,944.62	11,941.13	3.49	134,640.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,548.17	5,548.25	(0.08)	5,548.17	5,548.25	(0.08)	66,579.00
7110.01 · Grounds Maint/Supplies	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
7110.02 · Landscape Replacement	0.00	246.63	(246.63)	0.00	246.63	(246.63)	2,960.00
7130.00 · Mulch	0.00	400.00	(400.00)	0.00	400.00	(400.00)	4,800.00
7140.00 · Tree Trimming/Removal	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7140.01 · Palm Tree Trimming	0.00	108.37	(108.37)	0.00	108.37	(108.37)	1,300.00
7140.02 · Perimeter Trimming	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7150.00 · Irrigation Maint.& Repairs	0.00	458.37	(458.37)	0.00	458.37	(458.37)	5,500.00
Total 7100.00 · Grounds	5,548.17	7,194.88	(1,646.71)	5,548.17	7,194.88	(1,646.71)	86,339.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	340.00	340.00	0.00	340.00	340.00	0.00	4,080.00
7310.01 · Pool Supplies & Repairs	381.30	250.00	131.30	381.30	250.00	131.30	3,000.00
7350.00 · Clubhouse Cleaning Contract	195.00	195.00	0.00	195.00	195.00	0.00	2,340.00
7350.01 · Clubhse Maint/Rpr/Sups	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
Total 7300.00 · Pool & Recreation	916.30	868.37	47.93	916.30	868.37	47.93	10,420.00
7500.00 · Utilities							
7510.00 · Water/Sewer	57.70	66.63	(8.93)	57.70	66.63	(8.93)	800.00
7520.00 · Electric	770.62	666.63	103.99	770.62	666.63	103.99	8,000.00
Total 7500.00 · Utilities	828.32	733.26	95.06	828.32	733.26	95.06	8,800.00
7800.00 · Administration							
7810.00 · Insurance	3,000.00	683.37	2,316.63	3,000.00	683.37	2,316.63	8,200.00
7820.00 · Professional Fees; Legal	0.00	182.12	(182.12)	0.00	182.12	(182.12)	2,185.00
7820.01 · Professional Fees; Tax Prep	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
7830.00 · Division Fees	61.25	10.75	50.50	61.25	10.75	50.50	129.00
7835.00 · Fees, Dues, License	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
7870.00 · Management Contract	945.00	945.00	0.00	945.00	945.00	0.00	11,340.00
7880.01 · Postage/Printing/Misc	166.30	166.63	(0.33)	166.30	166.63	(0.33)	2,000.00
Total 7800.00 · Administration	4,172.55	2,062.87	2,109.68	4,172.55	2,062.87	2,109.68	24,754.00
7900.00 · Reserve / Other							
7999.95 · Reserve Alloc Trans	1,081.75	1,081.75	0.00	1,081.75	1,081.75	0.00	4,327.00
Total 7900.00 · Reserve / Other	1,081.75	1,081.75	0.00	1,081.75	1,081.75	0.00	4,327.00
Total 7000.00 · Disbursements	12,547.09	11,941.13	605.96	12,547.09	11,941.13	605.96	134,640.00
Total Expense	12,547.09	11,941.13	605.96	12,547.09	11,941.13	605.96	134,640.00
Net Income	(602.47)	0.00	(602.47)	(602.47)	0.00	(602.47)	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
January 31, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 11,256.04	162.00				11,418.04
3502 Pool	14,927.60	353.75				15,281.35
3503 Pumps & Motors / Irrigation	8,261.25	330.00		-		8,591.25
3598 Deferred Maintenance	6,292.85	236.00		-		6,528.85
3599 Interest	162.23			-	43.68	205.91
Total Reserves	<u>\$ 40,899.97</u>	<u>1,081.75</u>	<u>-</u>	<u>-</u>	<u>43.68</u>	<u>42,025.40</u>

Expense Details

\$	-
\$	-
\$	-
\$	-
Total \$	-

Allocation Details
