

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 2023

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REVENUES AND EXPENSE

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Prepared By: Sunstate Association Management Group, Inc.

05/08/23

Villa Vivaci Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of April 30, 2023

	Apr 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	31,274.19
Total 1010.00 · Operating Account(s)	31,274.19
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	43,253.52
Total 1020.00 · Reserve Account(s)	43,253.52
Total Checking/Savings	74,527.71
Accounts Receivable	
1040.00 · Assessment Receivable	1,070.30
Total Accounts Receivable	1,070.30
Other Current Assets	
1210.00 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	76,286.88
TOTAL ASSETS	76,286.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	210.00
Total Accounts Payable	210.00
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	1,107.00
3031.00 · Deferred Revenue	21,718.84
Total Other Current Liabilities	22,825.84
Total Current Liabilities	23,035.84
Long Term Liabilities	
3500.00 · Reserve Fund	43,253.52
Total Long Term Liabilities	43,253.52
Total Liabilities	66,289.36
Equity	
3900.00 · Retained Earnings	199.38
3990.00 · Operating Fund Balance	4,295.96
Net Income	5,502.18
Total Equity	9,997.52
TOTAL LIABILITIES & EQUITY	76,286.88

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

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,859.41	10,859.42	(0.01)	43,437.66	43,437.64	0.02	130,313.00
5010.02 · Reserve Assessments	1,081.75	1,081.75	0.00	2,163.50	2,163.50	0.00	4,327.00
5040.00 · Other Income	0.00	0.00	0.00	22.01	0.00	22.01	0.00
5040.01 · Late Fees/Penalty	0.00	0.00	0.00	50.00	0.00	50.00	0.00
5050.00 · Operating Interest	3.00	0.00	3.00	10.63	0.00	10.63	0.00
Total Income	11,944.16	11,941.17	2.99	45,683.80	45,601.14	82.66	134,640.00
Gross Profit	11,944.16	11,941.17	2.99	45,683.80	45,601.14	82.66	134,640.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,614.00	5,548.25	65.75	22,390.17	22,193.00	197.17	66,579.00
7110.01 · Grounds Maint/Supplies	0.00	100.00	(100.00)	22.00	400.00	(378.00)	1,200.00
7110.02 · Landscape Replacement	0.00	246.67	(246.67)	0.00	986.64	(986.64)	2,960.00
7130.00 · Mulch	0.00	400.00	(400.00)	0.00	1,600.00	(1,600.00)	4,800.00
7140.00 · Tree Trimming/Removal	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
7140.01 · Palm Tree Trimming	0.00	108.33	(108.33)	0.00	433.36	(433.36)	1,300.00
7140.02 · Perimeter Trimming	0.00	166.67	(166.67)	0.00	666.64	(666.64)	2,000.00
7150.00 · Irrigation Maint.& Repairs	1,286.52	458.33	828.19	1,286.52	1,833.36	(546.84)	5,500.00
Total 7100.00 · Grounds	6,900.52	7,194.92	(294.40)	23,698.69	28,779.64	(5,080.95)	86,339.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	340.00	340.00	0.00	1,385.00	1,360.00	25.00	4,080.00
7310.01 · Pool Supplies & Repairs	42.80	250.00	(207.20)	424.10	1,000.00	(575.90)	3,000.00
7350.00 · Clubhouse Cleaning Contract	210.00	195.00	15.00	810.00	780.00	30.00	2,340.00
7350.01 · Clbhse Maint/Rpr/Sups	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
Total 7300.00 · Pool & Recreation	592.80	868.33	(275.53)	2,619.10	3,473.36	(854.26)	10,420.00
7500.00 · Utilities							
7510.00 · Water/Sewer	123.27	66.67	56.60	372.64	266.64	106.00	800.00
7520.00 · Electric	809.08	666.67	142.41	3,350.53	2,666.64	683.89	8,000.00
Total 7500.00 · Utilities	932.35	733.34	199.01	3,723.17	2,933.28	789.89	8,800.00
7800.00 · Administration							
7810.00 · Insurance	0.00	683.33	(683.33)	0.00	2,733.36	(2,733.36)	8,200.00
7820.00 · Professional Fees; Legal	0.00	182.08	(182.08)	0.00	728.36	(728.36)	2,185.00
7820.01 · Professional Fees; Tax Prep	0.00	25.00	(25.00)	275.00	100.00	175.00	300.00
7830.00 · Division Fees	0.00	10.75	(10.75)	61.25	43.00	18.25	129.00
7835.00 · Fees, Dues, License	0.00	50.00	(50.00)	3,035.00	200.00	2,835.00	600.00
7870.00 · Management Contract	945.00	945.00	0.00	3,780.00	3,780.00	0.00	11,340.00
7880.01 · Postage/Printing/Misc	200.25	166.67	33.58	825.91	666.64	159.27	2,000.00
Total 7800.00 · Administration	1,145.25	2,062.83	(917.58)	7,977.16	8,251.36	(274.20)	24,754.00
7900.00 · Reserve / Other							
7999.95 · Reserve Alloc Trans	1,081.75	1,081.75	0.00	2,163.50	2,163.50	0.00	4,327.00
Total 7900.00 · Reserve / Other	1,081.75	1,081.75	0.00	2,163.50	2,163.50	0.00	4,327.00
Total 7000.00 · Disbursements	10,652.67	11,941.17	(1,288.50)	40,181.62	45,601.14	(5,419.52)	134,640.00
Total Expense	10,652.67	11,941.17	(1,288.50)	40,181.62	45,601.14	(5,419.52)	134,640.00
Net Income	1,291.49	0.00	1,291.49	5,502.18	0.00	5,502.18	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
April 30, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 11,256.04	324.00				11,580.04
3502 Pool	14,927.60	707.50				15,635.10
3503 Pumps & Motors / Irrigation	8,261.25	660.00		-		8,921.25
3598 Deferred Maintenance	6,292.85	472.00		-		6,764.85
3599 Interest	162.23			-	190.05	352.28
Total Reserves	<u>\$ 40,899.97</u>	<u>2,163.50</u>	<u>-</u>	<u>-</u>	<u>190.05</u>	<u>43,253.52</u>

Expense Details

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

Allocation Details
