

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

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	23,665.16
Total 1010.00 · Operating Account(s)	23,665.16
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	43,312.71
Total 1020.00 · Reserve Account(s)	43,312.71
Total Checking/Savings	66,977.87
Accounts Receivable	
1040 · Accounts Receivable	
1040.01 · Assessment Receivable	10.00
1040.02 · Special Assessment Receivable	2,970.00
Total 1040 · Accounts Receivable	2,980.00
Total Accounts Receivable	2,980.00
Other Current Assets	
1210.00 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	70,646.74
TOTAL ASSETS	70,646.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	1,285.03
Total Accounts Payable	1,285.03
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	1,617.00
3031.00 · Deferred Revenue	10,859.42
3110 · 2023 S/A Irrigation Mapping	2,970.00
Total Other Current Liabilities	15,446.42
Total Current Liabilities	16,731.45
Long Term Liabilities	
3500.00 · Reserve Fund	43,312.71
Total Long Term Liabilities	43,312.71
Total Liabilities	60,044.16
Equity	
3990.00 · Operating Fund Balance	4,495.34
Net Income	6,107.24
Total Equity	10,602.58
TOTAL LIABILITIES & EQUITY	70,646.74

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

May 2023

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,859.42	10,859.42	0.00	54,297.08	54,297.06	0.02	130,313.00
5010.02 · Reserve Assessments	0.00	0.00	0.00	2,163.50	2,163.50	0.00	4,327.00
5040.00 · Other Income	(15.30)	0.00	(15.30)	6.71	0.00	6.71	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	3.58	0.00	3.58	14.21	0.00	14.21	0.00
Total Income	10,822.70	10,859.42	(36.72)	56,506.50	56,460.56	45.94	134,640.00
Gross Profit	10,822.70	10,859.42	(36.72)	56,506.50	56,460.56	45.94	134,640.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,614.00	5,548.25	65.75	28,004.17	27,741.25	262.92	66,579.00
7110.01 · Grounds Maint/Supplies	25.30	100.00	(74.70)	47.30	500.00	(452.70)	1,200.00
7110.02 · Landscape Replacement	0.00	246.67	(246.67)	0.00	1,233.31	(1,233.31)	2,960.00
7130.00 · Mulch	0.00	400.00	(400.00)	0.00	2,000.00	(2,000.00)	4,800.00
7140.00 · Tree Trimming/Removal	0.00	166.67	(166.67)	0.00	833.31	(833.31)	2,000.00
7140.01 · Palm Tree Trimming	1,095.00	108.33	986.67	1,095.00	541.69	553.31	1,300.00
7140.02 · Perimeter Trimming	0.00	166.67	(166.67)	0.00	833.31	(833.31)	2,000.00
7150.00 · Irrigation Maint.& Repairs	1,075.03	458.33	616.70	2,361.55	2,291.69	69.86	5,500.00
Total 7100.00 · Grounds	7,809.33	7,194.92	614.41	31,508.02	35,974.56	(4,466.54)	86,339.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	340.00	340.00	0.00	1,725.00	1,700.00	25.00	4,080.00
7310.01 · Pool Supplies & Repairs	0.00	250.00	(250.00)	424.10	1,250.00	(825.90)	3,000.00
7350.00 · Clubhouse Cleaning Contract	210.00	195.00	15.00	1,020.00	975.00	45.00	2,340.00
7350.01 · Clbhse Maint/Rpr/Sups	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
Total 7300.00 · Pool & Recreation	550.00	868.33	(318.33)	3,169.10	4,341.69	(1,172.59)	10,420.00
7500.00 · Utilities							
7510.00 · Water/Sewer	117.91	66.67	51.24	490.55	333.31	157.24	800.00
7520.00 · Electric	606.50	666.67	(60.17)	3,957.03	3,333.31	623.72	8,000.00
Total 7500.00 · Utilities	724.41	733.34	(8.93)	4,447.58	3,666.62	780.96	8,800.00
7800.00 · Administration							
7810.00 · Insurance	0.00	683.33	(683.33)	0.00	3,416.69	(3,416.69)	8,200.00
7820.00 · Professional Fees; Legal	0.00	182.08	(182.08)	0.00	910.44	(910.44)	2,185.00
7820.01 · Professional Fees; Tax Prep	0.00	25.00	(25.00)	275.00	125.00	150.00	300.00
7830.00 · Division Fees	0.00	10.75	(10.75)	61.25	53.75	7.50	129.00
7835.00 · Fees, Dues, License	(35.00)	50.00	(85.00)	3,000.00	250.00	2,750.00	600.00
7870.00 · Management Contract	945.00	945.00	0.00	4,725.00	4,725.00	0.00	11,340.00
7880.01 · Postage/Printing/Misc	223.90	166.67	57.23	1,049.81	833.31	216.50	2,000.00
Total 7800.00 · Administration	1,133.90	2,062.83	(928.93)	9,111.06	10,314.19	(1,203.13)	24,754.00
7900.00 · Reserve / Other							
7999.95 · Reserve Alloc Trans	0.00	0.00	0.00	2,163.50	2,163.50	0.00	4,327.00
Total 7900.00 · Reserve / Other	0.00	0.00	0.00	2,163.50	2,163.50	0.00	4,327.00
Total 7000.00 · Disbursements	10,217.64	10,859.42	(641.78)	50,399.26	56,460.56	(6,061.30)	134,640.00
Total Expense	10,217.64	10,859.42	(641.78)	50,399.26	56,460.56	(6,061.30)	134,640.00
Net Income	605.06	0.00	605.06	6,107.24	0.00	6,107.24	0.00

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
May 31, 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			-	249.24	411.47
Total Reserves	<u>\$ 40,899.97</u>	<u>2,163.50</u>	<u>-</u>	<u>-</u>	<u>249.24</u>	<u>43,312.71</u>

Expense Details

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

Allocation Details
