

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**June 30, 2023**

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**Prepared By: Sunstate Association Management Group, Inc.**

07/10/23

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

|                                         | Jun 30, 23       |
|-----------------------------------------|------------------|
| <b>ASSETS</b>                           |                  |
| Current Assets                          |                  |
| Checking/Savings                        |                  |
| 1010.00 · Operating Account(s)          |                  |
| 1011.00 · Centennial OP8122             | 23,114.80        |
| Total 1010.00 · Operating Account(s)    | 23,114.80        |
| 1020.00 · Reserve Account(s)            |                  |
| 1021.00 · Centennial MM8148             | 43,371.45        |
| Total 1020.00 · Reserve Account(s)      | 43,371.45        |
| Total Checking/Savings                  | 66,486.25        |
| Accounts Receivable                     |                  |
| 1040 · Accounts Receivable              |                  |
| 1040.02 · Special Assessment Receivable | 900.00           |
| Total 1040 · Accounts Receivable        | 900.00           |
| Total Accounts Receivable               | 900.00           |
| Other Current Assets                    |                  |
| 1210.00 · Utility Deposits              | 688.87           |
| Total Other Current Assets              | 688.87           |
| Total Current Assets                    | 68,075.12        |
| <b>TOTAL ASSETS</b>                     | <b>68,075.12</b> |
| <b>LIABILITIES &amp; EQUITY</b>         |                  |
| Liabilities                             |                  |
| Current Liabilities                     |                  |
| Accounts Payable                        |                  |
| 2000.00 · Accounts Payable              | 1,725.16         |
| Total Accounts Payable                  | 1,725.16         |
| Other Current Liabilities               |                  |
| 3020.00 · Prepaid Owner Assessments     | 9,357.00         |
| 3110 · 2023 S/A Irrigation Mapping      | 2,970.00         |
| Total Other Current Liabilities         | 12,327.00        |
| Total Current Liabilities               | 14,052.16        |
| Long Term Liabilities                   |                  |
| 3500.00 · Reserve Fund                  | 43,371.45        |
| Total Long Term Liabilities             | 43,371.45        |
| Total Liabilities                       | 57,423.61        |
| Equity                                  |                  |
| 3990.00 · Operating Fund Balance        | 4,495.34         |
| Net Income                              | 6,156.17         |
| Total Equity                            | 10,651.51        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>   | <b>68,075.12</b> |

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

June 2023

|                                              | Jun 23           | Budget           | \$ Over Budget    | Jan - Jun 23     | YTD Budget       | \$ Over Budget    | Annual Budget     |
|----------------------------------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|
| <b>Income</b>                                |                  |                  |                   |                  |                  |                   |                   |
| 5010.00 · Operating Assessments              | 10,859.42        | 10,859.42        | 0.00              | 65,156.50        | 65,156.48        | 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                       | 0.00             | 0.00             | 0.00              | 6.71             | 0.00             | 6.71              | 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                 | 3.28             | 0.00             | 3.28              | 17.49            | 0.00             | 17.49             | 0.00              |
| <b>Total Income</b>                          | <b>10,862.70</b> | <b>10,859.42</b> | <b>3.28</b>       | <b>67,369.20</b> | <b>67,319.98</b> | <b>49.22</b>      | <b>134,640.00</b> |
| <b>Gross Profit</b>                          | <b>10,862.70</b> | <b>10,859.42</b> | <b>3.28</b>       | <b>67,369.20</b> | <b>67,319.98</b> | <b>49.22</b>      | <b>134,640.00</b> |
| <b>Expense</b>                               |                  |                  |                   |                  |                  |                   |                   |
| <b>7000.00 · Disbursements</b>               |                  |                  |                   |                  |                  |                   |                   |
| <b>7100.00 · Grounds</b>                     |                  |                  |                   |                  |                  |                   |                   |
| 7110.00 · Grounds Contract                   | 5,614.00         | 5,548.25         | 65.75             | 33,618.17        | 33,289.50        | 328.67            | 66,579.00         |
| 7110.01 · Grounds Maint/Supplies             | 0.00             | 100.00           | (100.00)          | 47.30            | 600.00           | (552.70)          | 1,200.00          |
| 7110.02 · Landscape Replacement              | 0.00             | 246.67           | (246.67)          | 0.00             | 1,479.98         | (1,479.98)        | 2,960.00          |
| 7130.00 · Mulch                              | 0.00             | 400.00           | (400.00)          | 0.00             | 2,400.00         | (2,400.00)        | 4,800.00          |
| 7140.00 · Tree Trimming/Removal              | 0.00             | 166.67           | (166.67)          | 0.00             | 999.98           | (999.98)          | 2,000.00          |
| 7140.01 · Palm Tree Trimming                 | 0.00             | 108.33           | (108.33)          | 1,095.00         | 650.02           | 444.98            | 1,300.00          |
| 7140.02 · Perimeter Trimming                 | 0.00             | 166.67           | (166.67)          | 0.00             | 999.98           | (999.98)          | 2,000.00          |
| 7150.00 · Irrigation Maint.& Repairs         | 347.16           | 458.33           | (111.17)          | 2,708.71         | 2,750.02         | (41.31)           | 5,500.00          |
| <b>Total 7100.00 · Grounds</b>               | <b>5,961.16</b>  | <b>7,194.92</b>  | <b>(1,233.76)</b> | <b>37,469.18</b> | <b>43,169.48</b> | <b>(5,700.30)</b> | <b>86,339.00</b>  |
| <b>7300.00 · Pool &amp; Recreation</b>       |                  |                  |                   |                  |                  |                   |                   |
| 7310.00 · Pool Contract                      | 340.00           | 340.00           | 0.00              | 2,065.00         | 2,040.00         | 25.00             | 4,080.00          |
| 7310.01 · Pool Supplies & Repairs            | 0.00             | 250.00           | (250.00)          | 424.10           | 1,500.00         | (1,075.90)        | 3,000.00          |
| 7350.00 · Clubhouse Cleaning Contract        | 210.00           | 195.00           | 15.00             | 1,230.00         | 1,170.00         | 60.00             | 2,340.00          |
| 7350.01 · Clbhse Maint/Rpr/Sups              | 1,735.00         | 83.33            | 1,651.67          | 1,735.00         | 500.02           | 1,234.98          | 1,000.00          |
| <b>Total 7300.00 · Pool &amp; Recreation</b> | <b>2,285.00</b>  | <b>868.33</b>    | <b>1,416.67</b>   | <b>5,454.10</b>  | <b>5,210.02</b>  | <b>244.08</b>     | <b>10,420.00</b>  |
| <b>7500.00 · Utilities</b>                   |                  |                  |                   |                  |                  |                   |                   |
| 7510.00 · Water/Sewer                        | 105.88           | 66.67            | 39.21             | 596.43           | 399.98           | 196.45            | 800.00            |
| 7520.00 · Electric                           | 497.24           | 666.67           | (169.43)          | 4,454.27         | 3,999.98         | 454.29            | 8,000.00          |
| <b>Total 7500.00 · Utilities</b>             | <b>603.12</b>    | <b>733.34</b>    | <b>(130.22)</b>   | <b>5,050.70</b>  | <b>4,399.96</b>  | <b>650.74</b>     | <b>8,800.00</b>   |
| <b>7800.00 · Administration</b>              |                  |                  |                   |                  |                  |                   |                   |
| 7810.00 · Insurance                          | 0.00             | 683.33           | (683.33)          | 0.00             | 4,100.02         | (4,100.02)        | 8,200.00          |
| 7820.00 · Professional Fees; Legal           | 0.00             | 182.08           | (182.08)          | 0.00             | 1,092.52         | (1,092.52)        | 2,185.00          |
| 7820.01 · Professional Fees; Tax Prep        | 0.00             | 25.00            | (25.00)           | 275.00           | 150.00           | 125.00            | 300.00            |
| 7830.00 · Division Fees                      | 0.00             | 10.75            | (10.75)           | 61.25            | 64.50            | (3.25)            | 129.00            |
| 7835.00 · Fees, Dues, License                | 400.35           | 50.00            | 350.35            | 3,400.35         | 300.00           | 3,100.35          | 600.00            |
| 7870.00 · Management Contract                | 945.00           | 945.00           | 0.00              | 5,670.00         | 5,670.00         | 0.00              | 11,340.00         |
| 7880.01 · Postage/Printing/Misc              | 619.14           | 166.67           | 452.47            | 1,668.95         | 999.98           | 668.97            | 2,000.00          |
| <b>Total 7800.00 · Administration</b>        | <b>1,964.49</b>  | <b>2,062.83</b>  | <b>(98.34)</b>    | <b>11,075.55</b> | <b>12,377.02</b> | <b>(1,301.47)</b> | <b>24,754.00</b>  |
| <b>7900.00 · Reserve / Other</b>             |                  |                  |                   |                  |                  |                   |                   |
| 7999.95 · Reserve Alloc Trans                | 0.00             | 0.00             | 0.00              | 2,163.50         | 2,163.50         | 0.00              | 4,327.00          |
| <b>Total 7900.00 · Reserve / Other</b>       | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>       | <b>2,163.50</b>  | <b>2,163.50</b>  | <b>0.00</b>       | <b>4,327.00</b>   |
| <b>Total 7000.00 · Disbursements</b>         | <b>10,813.77</b> | <b>10,859.42</b> | <b>(45.65)</b>    | <b>61,213.03</b> | <b>67,319.98</b> | <b>(6,106.95)</b> | <b>134,640.00</b> |
| <b>Total Expense</b>                         | <b>10,813.77</b> | <b>10,859.42</b> | <b>(45.65)</b>    | <b>61,213.03</b> | <b>67,319.98</b> | <b>(6,106.95)</b> | <b>134,640.00</b> |
| <b>Net Income</b>                            | <b>48.93</b>     | <b>0.00</b>      | <b>48.93</b>      | <b>6,156.17</b>  | <b>0.00</b>      | <b>6,156.17</b>   | <b>0.00</b>       |

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

|                                  | Balance<br>1/1/23   | YTD<br>Contribution | YTD<br>Allocation | YTD<br>Expense | YTD<br>Interest | Current<br>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              |                     |                   | -              | 307.98          | 470.21             |
| Total Reserves                   | <u>\$ 40,899.97</u> | <u>2,163.50</u>     | <u>-</u>          | <u>-</u>       | <u>307.98</u>   | <u>43,371.45</u>   |

Expense Details

Allocation Details

Total \$ -