

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

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1010.00 · Operating Account(s)	
1011.00 · Centennial OP8122	37,576.68
Total 1010.00 · Operating Account(s)	37,576.68
1020.00 · Reserve Account(s)	
1021.00 · Centennial MM8148	44,515.54
Total 1020.00 · Reserve Account(s)	44,515.54
Total Checking/Savings	82,092.22
Accounts Receivable	
1040 · Accounts Receivable	
1040.01 · Assessment Receivable	1,020.00
1040.02 · Special Assessment Receivable	315.00
Total 1040 · Accounts Receivable	1,335.00
Total Accounts Receivable	1,335.00
Other Current Assets	
1210.00 · Utility Deposits	688.87
Total Other Current Assets	688.87
Total Current Assets	84,116.09
TOTAL ASSETS	84,116.09
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 · Accounts Payable	1,586.90
Total Accounts Payable	1,586.90
Other Current Liabilities	
3020.00 · Prepaid Owner Assessments	1,107.00
3031.00 · Deferred Revenue	21,718.84
3110 · 2023 S/A Irrigation Mapping	2,970.00
Total Other Current Liabilities	25,795.84
Total Current Liabilities	27,382.74
Long Term Liabilities	
3500.00 · Reserve Fund	44,515.54
Total Long Term Liabilities	44,515.54
Total Liabilities	71,898.28
Equity	
3990.00 · Operating Fund Balance	4,495.34
Net Income	7,722.47
Total Equity	12,217.81
TOTAL LIABILITIES & EQUITY	84,116.09

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

July 2023

	Jul 23	Budget	\$ Over Budget	Jan - Jul 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
5010.00 · Operating Assessments	10,859.41	10,859.42	(0.01)	76,015.91	76,015.90	0.01	130,313.00
5010.02 · Reserve Assessments	1,081.75	1,081.75	0.00	3,245.25	3,245.25	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	4.82	0.00	4.82	22.31	0.00	22.31	0.00
Total Income	11,945.98	11,941.17	4.81	79,315.18	79,261.15	54.03	134,640.00
Gross Profit	11,945.98	11,941.17	4.81	79,315.18	79,261.15	54.03	134,640.00
Expense							
7000.00 · Disbursements							
7100.00 · Grounds							
7110.00 · Grounds Contract	5,614.00	5,548.25	65.75	39,232.17	38,837.75	394.42	66,579.00
7110.01 · Grounds Maint/Supplies	0.00	100.00	(100.00)	47.30	700.00	(652.70)	1,200.00
7110.02 · Landscape Replacement	0.00	246.67	(246.67)	0.00	1,726.65	(1,726.65)	2,960.00
7130.00 · Mulch	0.00	400.00	(400.00)	0.00	2,800.00	(2,800.00)	4,800.00
7140.00 · Tree Trimming/Removal	0.00	166.67	(166.67)	0.00	1,166.65	(1,166.65)	2,000.00
7140.01 · Palm Tree Trimming	0.00	108.33	(108.33)	1,095.00	758.35	336.65	1,300.00
7140.02 · Perimeter Trimming	0.00	166.67	(166.67)	0.00	1,166.65	(1,166.65)	2,000.00
7150.00 · Irrigation Maint.& Repairs	781.90	458.33	323.57	3,490.61	3,208.35	282.26	5,500.00
Total 7100.00 · Grounds	6,395.90	7,194.92	(799.02)	43,865.08	50,364.40	(6,499.32)	86,339.00
7300.00 · Pool & Recreation							
7310.00 · Pool Contract	340.00	340.00	0.00	2,405.00	2,380.00	25.00	4,080.00
7310.01 · Pool Supplies & Repairs	622.09	250.00	372.09	1,046.19	1,750.00	(703.81)	3,000.00
7350.00 · Clubhouse Cleaning Contract	210.00	195.00	15.00	1,440.00	1,365.00	75.00	2,340.00
7350.01 · Clubhse Maint/Rpr/Sups	0.00	83.33	(83.33)	1,735.00	583.35	1,151.65	1,000.00
Total 7300.00 · Pool & Recreation	1,172.09	868.33	303.76	6,626.19	6,078.35	547.84	10,420.00
7500.00 · Utilities							
7510.00 · Water/Sewer	103.20	66.67	36.53	699.63	466.65	232.98	800.00
7520.00 · Electric	459.64	666.67	(207.03)	4,913.91	4,666.65	247.26	8,000.00
Total 7500.00 · Utilities	562.84	733.34	(170.50)	5,613.54	5,133.30	480.24	8,800.00
7800.00 · Administration							
7810.00 · Insurance	0.00	683.33	(683.33)	0.00	4,783.35	(4,783.35)	8,200.00
7820.00 · Professional Fees; Legal	0.00	182.08	(182.08)	0.00	1,274.60	(1,274.60)	2,185.00
7820.01 · Professional Fees; Tax Prep	0.00	25.00	(25.00)	275.00	175.00	100.00	300.00
7830.00 · Division Fees	0.00	10.75	(10.75)	61.25	75.25	(14.00)	129.00
7835.00 · Fees, Dues, License	0.00	50.00	(50.00)	3,400.35	350.00	3,050.35	600.00
7870.00 · Management Contract	945.00	945.00	0.00	6,615.00	6,615.00	0.00	11,340.00
7880.01 · Postage/Printing/Misc	222.10	166.67	55.43	1,891.05	1,166.65	724.40	2,000.00
Total 7800.00 · Administration	1,167.10	2,062.83	(895.73)	12,242.65	14,439.85	(2,197.20)	24,754.00
7900.00 · Reserve / Other							
7999.95 · Reserve Alloc Trans	1,081.75	1,081.75	0.00	3,245.25	3,245.25	0.00	4,327.00
Total 7900.00 · Reserve / Other	1,081.75	1,081.75	0.00	3,245.25	3,245.25	0.00	4,327.00
Total 7000.00 · Disbursements	10,379.68	11,941.17	(1,561.49)	71,592.71	79,261.15	(7,668.44)	134,640.00
Total Expense	10,379.68	11,941.17	(1,561.49)	71,592.71	79,261.15	(7,668.44)	134,640.00
Net Income	1,566.30	0.00	1,566.30	7,722.47	0.00	7,722.47	0.00

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

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 11,256.04	486.00	-	-	-	11,742.04
3502 Pool	14,927.60	1,061.25	-	-	-	15,988.85
3503 Pumps & Motors / Irrigation	8,261.25	990.00	-	-	-	9,251.25
3598 Deferred Maintenance	6,292.85	708.00	-	-	-	7,000.85
3599 Interest	162.23	-	-	-	370.32	532.55
Total Reserves	<u>\$ 40,899.97</u>	<u>3,245.25</u>	<u>-</u>	<u>-</u>	<u>370.32</u>	<u>44,515.54</u>

Expense Details

Allocation Details

Total \$ -