

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**October 31, 2023**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

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

**Villa Vivaci Neighborhood Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of October 31, 2023

|                                         | Oct 31, 23       |
|-----------------------------------------|------------------|
| <b>ASSETS</b>                           |                  |
| Current Assets                          |                  |
| Checking/Savings                        |                  |
| 1010.00 · Operating Account(s)          |                  |
| 1011.00 · Centennial OP8122             | 37,002.59        |
| Total 1010.00 · Operating Account(s)    | 37,002.59        |
| 1020.00 · Reserve Account(s)            |                  |
| 1021.00 · Centennial MM8148             | 41,275.30        |
| Total 1020.00 · Reserve Account(s)      | 41,275.30        |
| Total Checking/Savings                  | 78,277.89        |
| Accounts Receivable                     |                  |
| 1040 · Accounts Receivable              |                  |
| 1040.02 · Special Assessment Receivable | 282.72           |
| Total 1040 · Accounts Receivable        | 282.72           |
| Total Accounts Receivable               | 282.72           |
| Other Current Assets                    |                  |
| 1210.00 · Utility Deposits              | 688.87           |
| Total Other Current Assets              | 688.87           |
| Total Current Assets                    | 79,249.48        |
| <b>TOTAL ASSETS</b>                     | <b>79,249.48</b> |
| <b>LIABILITIES &amp; EQUITY</b>         |                  |
| Liabilities                             |                  |
| Current Liabilities                     |                  |
| Accounts Payable                        |                  |
| 2000.00 · Accounts Payable              | 8,657.14         |
| Total Accounts Payable                  | 8,657.14         |
| Other Current Liabilities               |                  |
| 3020.00 · Prepaid Owner Assessments     | 627.00           |
| 3031.00 · Deferred Revenue              | 21,718.84        |
| 3110 · 2023 S/A Irrigation Mapping      | 2,970.00         |
| Total Other Current Liabilities         | 25,315.84        |
| Total Current Liabilities               | 33,972.98        |
| Long Term Liabilities                   |                  |
| 3500.00 · Reserve Fund                  | 41,275.30        |
| Total Long Term Liabilities             | 41,275.30        |
| Total Liabilities                       | 75,248.28        |
| Equity                                  |                  |
| 3990.00 · Operating Fund Balance        | 4,495.34         |
| Net Income                              | (494.14)         |
| Total Equity                            | 4,001.20         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>   | <b>79,249.48</b> |

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

October 2023

|                                              | Oct 23            | Budget           | \$ Over Budget    | Jan - Oct 23      | YTD Budget        | \$ Over Budget    | Annual Budget     |
|----------------------------------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Income</b>                                |                   |                  |                   |                   |                   |                   |                   |
| 5010.00 · Operating Assessments              | 10,859.41         | 10,859.42        | (0.01)            | 108,594.16        | 108,594.16        | 0.00              | 130,313.00        |
| 5010.02 · Reserve Assessments                | 1,081.75          | 1,081.75         | 0.00              | 4,327.00          | 4,327.00          | 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                  | 102.72            | 0.00             | 102.72            | 160.37            | 0.00              | 160.37            | 0.00              |
| 5050.00 · Operating Interest                 | 5.34              | 0.00             | 5.34              | 36.78             | 0.00              | 36.78             | 0.00              |
| <b>Total Income</b>                          | <b>12,049.22</b>  | <b>11,941.17</b> | <b>108.05</b>     | <b>113,125.02</b> | <b>112,921.16</b> | <b>203.86</b>     | <b>134,640.00</b> |
| <b>Gross Profit</b>                          | <b>12,049.22</b>  | <b>11,941.17</b> | <b>108.05</b>     | <b>113,125.02</b> | <b>112,921.16</b> | <b>203.86</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             | 56,074.17         | 55,482.50         | 591.67            | 66,579.00         |
| 7110.01 · Grounds Maint/Supplies             | 0.00              | 100.00           | (100.00)          | 72.60             | 1,000.00          | (927.40)          | 1,200.00          |
| 7110.02 · Landscape Replacement              | 0.00              | 246.67           | (246.67)          | 847.47            | 2,466.66          | (1,619.19)        | 2,960.00          |
| 7130.00 · Mulch                              | 4,566.80          | 400.00           | 4,166.80          | 4,566.80          | 4,000.00          | 566.80            | 4,800.00          |
| 7140.00 · Tree Trimming/Removal              | 0.00              | 166.67           | (166.67)          | 0.00              | 1,666.66          | (1,666.66)        | 2,000.00          |
| 7140.01 · Palm Tree Trimming                 | 0.00              | 108.33           | (108.33)          | 1,095.00          | 1,083.34          | 11.66             | 1,300.00          |
| 7140.02 · Perimeter Trimming                 | 0.00              | 166.67           | (166.67)          | 0.00              | 1,666.66          | (1,666.66)        | 2,000.00          |
| 7150.00 · Irrigation Maint.& Repairs         | 1,802.58          | 458.33           | 1,344.25          | 6,207.89          | 4,583.34          | 1,624.55          | 5,500.00          |
| <b>Total 7100.00 · Grounds</b>               | <b>11,983.38</b>  | <b>7,194.92</b>  | <b>4,788.46</b>   | <b>68,863.93</b>  | <b>71,949.16</b>  | <b>(3,085.23)</b> | <b>86,339.00</b>  |
| <b>7300.00 · Pool &amp; Recreation</b>       |                   |                  |                   |                   |                   |                   |                   |
| 7310.00 · Pool Contract                      | 340.00            | 340.00           | 0.00              | 3,425.00          | 3,400.00          | 25.00             | 4,080.00          |
| 7310.01 · Pool Supplies & Repairs            | 0.00              | 250.00           | (250.00)          | 1,046.19          | 2,500.00          | (1,453.81)        | 3,000.00          |
| 7350.00 · Clubhouse Cleaning Contract        | 210.00            | 195.00           | 15.00             | 2,070.00          | 1,950.00          | 120.00            | 2,340.00          |
| 7350.01 · Clubhse Maint/Rpr/Sups             | 0.00              | 83.33            | (83.33)           | 1,798.98          | 833.34            | 965.64            | 1,000.00          |
| <b>Total 7300.00 · Pool &amp; Recreation</b> | <b>550.00</b>     | <b>868.33</b>    | <b>(318.33)</b>   | <b>8,340.17</b>   | <b>8,683.34</b>   | <b>(343.17)</b>   | <b>10,420.00</b>  |
| <b>7500.00 · Utilities</b>                   |                   |                  |                   |                   |                   |                   |                   |
| 7510.00 · Water/Sewer                        | 106.79            | 66.67            | 40.12             | 927.18            | 666.66            | 260.52            | 800.00            |
| 7520.00 · Electric                           | 636.41            | 666.67           | (30.26)           | 6,442.22          | 6,666.66          | (224.44)          | 8,000.00          |
| <b>Total 7500.00 · Utilities</b>             | <b>743.20</b>     | <b>733.34</b>    | <b>9.86</b>       | <b>7,369.40</b>   | <b>7,333.32</b>   | <b>36.08</b>      | <b>8,800.00</b>   |
| <b>7800.00 · Administration</b>              |                   |                  |                   |                   |                   |                   |                   |
| 7810.00 · Insurance                          | 4,993.73          | 683.33           | 4,310.40          | 8,859.91          | 6,833.34          | 2,026.57          | 8,200.00          |
| 7820.00 · Professional Fees; Legal           | 0.00              | 182.08           | (182.08)          | 0.00              | 1,820.84          | (1,820.84)        | 2,185.00          |
| 7820.01 · Professional Fees; Tax Prep        | 0.00              | 25.00            | (25.00)           | 275.00            | 250.00            | 25.00             | 300.00            |
| 7830.00 · Division Fees                      | 0.00              | 10.75            | (10.75)           | 86.25             | 107.50            | (21.25)           | 129.00            |
| 7835.00 · Fees, Dues, License                | 0.00              | 50.00            | (50.00)           | 3,400.35          | 500.00            | 2,900.35          | 600.00            |
| 7870.00 · Management Contract                | 945.00            | 945.00           | 0.00              | 9,450.00          | 9,450.00          | 0.00              | 11,340.00         |
| 7880.01 · Postage/Printing/Misc              | 445.55            | 166.67           | 278.88            | 2,647.15          | 1,666.66          | 980.49            | 2,000.00          |
| <b>Total 7800.00 · Administration</b>        | <b>6,384.28</b>   | <b>2,062.83</b>  | <b>4,321.45</b>   | <b>24,718.66</b>  | <b>20,628.34</b>  | <b>4,090.32</b>   | <b>24,754.00</b>  |
| <b>7900.00 · Reserve / Other</b>             |                   |                  |                   |                   |                   |                   |                   |
| 7999.95 · Reserve Alloc Trans                | 1,081.75          | 1,081.75         | 0.00              | 4,327.00          | 4,327.00          | 0.00              | 4,327.00          |
| <b>Total 7900.00 · Reserve / Other</b>       | <b>1,081.75</b>   | <b>1,081.75</b>  | <b>0.00</b>       | <b>4,327.00</b>   | <b>4,327.00</b>   | <b>0.00</b>       | <b>4,327.00</b>   |
| <b>Total 7000.00 · Disbursements</b>         | <b>20,742.61</b>  | <b>11,941.17</b> | <b>8,801.44</b>   | <b>113,619.16</b> | <b>112,921.16</b> | <b>698.00</b>     | <b>134,640.00</b> |
| <b>Total Expense</b>                         | <b>20,742.61</b>  | <b>11,941.17</b> | <b>8,801.44</b>   | <b>113,619.16</b> | <b>112,921.16</b> | <b>698.00</b>     | <b>134,640.00</b> |
| <b>Net Income</b>                            | <b>(8,693.39)</b> | <b>0.00</b>      | <b>(8,693.39)</b> | <b>(494.14)</b>   | <b>0.00</b>       | <b>(494.14)</b>   | <b>0.00</b>       |

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**

**Reserve Balances**

**October 31, 2023**

|                                             | <b>Balance<br/>1/1/23</b> | <b>YTD<br/>Contribution</b> | <b>YTD<br/>Allocation</b> | <b>YTD<br/>Expense</b> | <b>YTD<br/>Interest</b> | <b>Current<br/>Balance</b> |
|---------------------------------------------|---------------------------|-----------------------------|---------------------------|------------------------|-------------------------|----------------------------|
| <b>3501 Clubhouse Int / Ext</b>             | \$ 11,256.04              | 648.00                      | -                         | -                      | -                       | 11,904.04                  |
| <b>3502 Pool</b>                            | 14,927.60                 | 1,415.00                    | -                         | -                      | -                       | 16,342.60                  |
| <b>3503 Pumps &amp; Motors / Irrigation</b> | 8,261.25                  | 1,320.00                    | -                         | (4,500.00)             | -                       | 5,081.25                   |
| <b>3598 Deferred Maintenance</b>            | 6,292.85                  | 944.00                      | -                         | -                      | -                       | 7,236.85                   |
| <b>3599 Interest</b>                        | 162.23                    | -                           | -                         | -                      | 548.33                  | 710.56                     |
| <b>Total Reserves</b>                       | <b>\$ 40,899.97</b>       | <b>4,327.00</b>             | <b>-</b>                  | <b>(4,500.00)</b>      | <b>548.33</b>           | <b>41,275.30</b>           |

**Expense Details**

**3503 Pumps & Motors / Irrigation**

|                                              |           |                 |
|----------------------------------------------|-----------|-----------------|
| 8/4/23 New Life Well and Pump Inv 9415993740 | \$        | 4,500.00        |
| <b>Total</b>                                 | <b>\$</b> | <b>4,500.00</b> |

**Allocation Details**