

Viera East Villages District Association, Inc.

Financial Statements

For the Period Ending January 31, 2011

Viera East Villages District Assoc Inc.
Statement of Financial Position
January 31, 2011

ASSETS

Cash

SunTrust Checking Account	\$ 21,466.94	
SunTrust Money Market Acct	6,223.66	
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Total Cash		27,690.60

Accounts Receivable

Accts. Rec. - Assessments	11,214.15	
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Total Accounts Receivable		11,214.15

Other Current Assets

Prepaid Gen Liab 12/19/10-11	1,067.60	
Prepaid D&O Insur. 12/19/10-11	1,589.30	
Prepaid Umbrella 12/19/10-11	1,237.30	
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Total Other Current Assets		3,894.20

Property and Equipment

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Total Property and Equipment		0.00

Other Assets

Wingate Room Deposit	500.00	
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Total Other Assets		500.00

Total Assets	\$	<hr/> <hr/> 43,298.95
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Viera East Villages District Assoc Inc.
Statement of Financial Position
January 31, 2011

LIABILITIES AND NET ASSETS

Current Liabilities

Accounts Payable	\$	176.16
Deferred Assessment		18,480.00
Income Taxes Payable		92.00

Total Current Liabilities 18,748.16

Reserves

Reserves - Landscape/Irrig.	1,568.30
Reserves - Entry Features	2,086.58
Reserves - Legal Service	1,568.27

Total Reserves 5,223.15

Total Liabilities & Reserves 23,971.31

Net Assets

Net Assets at Beg. of Year	19,272.50
Change in Net Assets	55.14

Net Assets at End of Period 19,327.64

Total Liabilities & Net Assets \$ 43,298.95

Viera East Villages District Assoc Inc.
Statement of Activities: Budget Variance
For the One Month Ending January 31, 2011

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
Regular Assessments	\$ 1,680.00	\$ 1,680.00	0.00	\$ 1,680.00	1,680.00	0.00
Estoppel/Transfer Fee Income	0.00	5.00	(5.00)	0.00	5.00	(5.00)
Other Misc. Income	0.00	0.83	(0.83)	0.00	0.83	(0.83)
Interest Income - Operating	24.50	15.87	8.63	24.50	15.87	8.63
Interest Income - Reserves	2.17	2.17	0.00	2.17	2.17	0.00
Interest Allocate - Reserves	(2.17)	(2.17)	0.00	(2.17)	(2.17)	0.00
Total Revenues	1,704.50	1,701.70	2.80	1,704.50	1,701.70	2.80
Grounds Maintenance Expenses						
Contracted Grounds Maint.	(129.00)	(150.00)	21.00	(129.00)	(150.00)	21.00
Additional Mulching Grounds	0.00	(8.37)	8.37	0.00	(8.37)	8.37
Sod & Grass Seeding	0.00	(4.17)	4.17	0.00	(4.17)	4.17
Irrigation Repair	0.00	(2.12)	2.12	0.00	(2.12)	2.12
Lighting/Electrical Repairs	(170.52)	(35.00)	(135.52)	(170.52)	(35.00)	(135.52)
Electric- Irrigation Systems	(21.61)	(16.63)	(4.98)	(21.61)	(16.63)	(4.98)
Shrubbery/Additional Flowers	0.00	(4.13)	4.13	0.00	(4.13)	4.13
Tree Replace/New	0.00	(4.13)	4.13	0.00	(4.13)	4.13
Sign Maintenance	0.00	(8.37)	8.37	0.00	(8.37)	8.37
Entry/Wall Cleaning & Repair	0.00	(41.63)	41.63	0.00	(41.63)	41.63
Other Misc. Grounds Maint.	0.00	(4.13)	4.13	0.00	(4.13)	4.13
Total Grounds Maint. Expenses	(321.13)	(278.68)	(42.45)	(321.13)	(278.68)	(42.45)
Management & Administrative Exp.						
Management/Accounting Services	(840.00)	(840.00)	0.00	(840.00)	(840.00)	0.00
Postage Expense	(102.52)	(100.00)	(2.52)	(102.52)	(100.00)	(2.52)
Copies, Printing & Supplies	(1.68)	(12.50)	10.82	(1.68)	(12.50)	10.82
Legal Services	0.00	(16.63)	16.63	0.00	(16.63)	16.63
Gen. Liab./Property Insurance	(217.02)	(225.00)	7.98	(217.02)	(225.00)	7.98
Social Committee Expenses	0.00	(83.33)	83.33	0.00	(83.33)	83.33
Bank Charges	(17.15)	(10.00)	(7.15)	(17.15)	(10.00)	(7.15)
Bad Debt Expense	0.00	(29.17)	29.17	0.00	(29.17)	29.17
D&O Insurance	(149.86)	(150.00)	0.14	(149.86)	(150.00)	0.14
Meeting Expenses	0.00	(16.67)	16.67	0.00	(16.67)	16.67
Other Misc. G&A Expenses	0.00	(8.37)	8.37	0.00	(8.37)	8.37
Total Mgmt & Admin. Expenses	(1,328.23)	(1,491.67)	163.44	(1,328.23)	(1,491.67)	163.44
Reserve Funding						

Viera East Villages District Assoc Inc.
Statement of Activities: Budget Variance
For the One Month Ending January 31, 2011

	<u>Current Month Actual</u>	<u>Current Month Budget</u>	<u>Current Month Variance</u>	<u>Year to Date Actual</u>	<u>Year to Date Budget</u>	<u>Year to Date Variance</u>
Total Reserve Funding	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenses	(1,649.36)	(1,770.35)	120.99	(1,649.36)	(1,770.35)	120.99
Increase/<Decrease> in Net Assets	\$ 55.14	\$ (68.65)	123.79	\$ 55.14	(68.65)	123.79