

Viera East Villages District Association, Inc.

Financial Statements

For the Period Ending January 31, 2010

Viera East Villages District Assoc Inc.
Statement of Financial Position
January 31, 2010

ASSETS

Cash		
SunTrust Checking Account	\$ 22,373.14	
SunTrust Money Market Acct	<u>6,217.43</u>	
Total Cash		28,590.57
Accounts Receivable		
Accts. Rec. - Assessments	<u>9,007.42</u>	
Total Accounts Receivable		9,007.42
Other Current Assets		
Prepaid G/L Insur. 12/19/09-10	1,034.29	
Prepaid D&O Insur. 12/19/09-10	1,470.37	
Prepaid Umbrella 12/19/09-10	<u>1,352.81</u>	
Total Other Current Assets		3,857.47
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Wingate Room Deposit	<u>500.00</u>	
Total Other Assets		<u>500.00</u>
Total Assets	\$	<u><u>41,955.46</u></u>

Viera East Villages District Assoc Inc.
Statement of Financial Position
January 31, 2010

LIABILITIES AND NET ASSETS

Current Liabilities

Accounts Payable	\$	24.45
Deferred Assessment		18,480.00
Income Taxes Payable		63.00
		<hr/>

Total Current Liabilities 18,567.45

Reserves

Reserves - Landscape/Irrig.	1,560.26
Reserves - Entry Features	2,076.62
Reserves - Legal Service	1,560.23
	<hr/>

Total Reserves

5,197.11

Total Liabilities & Reserves 23,764.56

Net Assets

Net Assets at Beg. of Year	17,933.19
Change in Net Assets	257.71
	<hr/>

Net Assets at End of Period

18,190.90

Total Liabilities & Net Assets \$

41,955.46

Viera East Villages District Assoc Inc.
Statement of Activities: Budget Variance
For the One Month Ending January 31, 2010

	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	5.00	5.00	0.00	5.00	5.00	0.00
Other Misc. Income	0.00	0.83	(0.83)	0.00	0.83	(0.83)
Interest Income - Operating	25.99	15.87	10.12	25.99	15.87	10.12
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	1,710.99	1,701.70	9.29	1,710.99	1,701.70	9.29
Grounds Maintenance Expenses						
Contracted Grounds Maint.	(129.00)	(175.00)	46.00	(129.00)	(175.00)	46.00
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	0.00	(33.37)	33.37	0.00	(33.37)	33.37
Electric- Irrigation Systems	(15.51)	(16.63)	1.12	(15.51)	(16.63)	1.12
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	(12.50)	12.50	0.00	(12.50)	12.50
Total Grounds Maint. Expenses	(144.51)	(310.42)	165.91	(144.51)	(310.42)	165.91
Management & Administrative Exp.						
Management/Accounting Services	(840.00)	(840.00)	0.00	(840.00)	(840.00)	0.00
Postage Expense	(104.28)	(100.00)	(4.28)	(104.28)	(100.00)	(4.28)
Copies, Printing & Supplies	(3.22)	(12.50)	9.28	(3.22)	(12.50)	9.28
Legal Services	0.00	(16.63)	16.63	0.00	(16.63)	16.63
Gen. Liab./Property Insurance	(227.99)	(316.63)	88.64	(227.99)	(316.63)	88.64
Social Committee Expenses	0.00	(83.33)	83.33	0.00	(83.33)	83.33
Bank Charges	5.10	(10.00)	15.10	5.10	(10.00)	15.10
Bad Debt Expense	0.00	(29.17)	29.17	0.00	(29.17)	29.17
D&O Insurance	(138.38)	(141.67)	3.29	(138.38)	(141.67)	3.29
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	(1,308.77)	(1,574.97)	266.20	(1,308.77)	(1,574.97)	266.20

Viera East Villages District Assoc Inc.
Statement of Activities: Budget Variance
For the One Month Ending January 31, 2010

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Reserve Funding						
Total Reserve Funding	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenses	(1,453.28)	(1,885.39)	432.11	(1,453.28)	(1,885.39)	432.11
Increase/<Decrease> in Net Assets	\$ 257.71	\$ (183.69)	441.40	\$ 257.71	(183.69)	441.40