

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**

<b>Cash</b>		
SunTrust Checking Account	\$ 22,373.14	
SunTrust Money Market Acct	<u>6,217.43</u>	
Total Cash		28,590.57
<b>Accounts Receivable</b>		
Accts. Rec. - Assessments	<u>9,007.42</u>	
Total Accounts Receivable		9,007.42
<b>Other Current Assets</b>		
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
<b>Property and Equipment</b>		
Total Property and Equipment		0.00
<b>Other Assets</b>		
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
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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
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Total Reserves 

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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
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Net Assets at End of Period 

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18,190.90

Total Liabilities & Net Assets \$ 

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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
<b>Revenues</b>						
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
<b>Total Revenues</b>	<b>1,710.99</b>	<b>1,701.70</b>	<b>9.29</b>	<b>1,710.99</b>	<b>1,701.70</b>	<b>9.29</b>
<b>Grounds Maintenance Expenses</b>						
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
<b>Total Grounds Maint. Expenses</b>	<b>(144.51)</b>	<b>(310.42)</b>	<b>165.91</b>	<b>(144.51)</b>	<b>(310.42)</b>	<b>165.91</b>
<b>Management &amp; Administrative Exp.</b>						
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
<b>Total Mgmt &amp; Admin. Expenses</b>	<b>(1,308.77)</b>	<b>(1,574.97)</b>	<b>266.20</b>	<b>(1,308.77)</b>	<b>(1,574.97)</b>	<b>266.20</b>

**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
<b>Reserve Funding</b>						
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