

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 2025

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BALANCE SHEET

REVENUES AND EXPENSES - ACTUAL TO BUDGET COMPARISON

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Villa Vivaci Neighborhood Association, Inc.

Balance Sheet as of 6/30/2025

Assets	Operating	Reserve	Total
Asset			
1012 - Truist OP 7983	\$28,743.07		\$28,743.07
1022 - Truist RES 7991		\$58,837.12	\$58,837.12
1040 - Accounts Receivable	\$620.30		\$620.30
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$30,052.24	\$58,837.12	\$88,889.36
Total Assets	\$30,052.24	\$58,837.12	\$88,889.36
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$4,223.57		\$4,223.57
3020 - Prepaid Owner Assessments	\$9,679.45		\$9,679.45
3501 - Clubhouse Interior / Exterior		\$6,433.04	\$6,433.04
3502 - Pool		\$32,713.60	\$32,713.60
3503 - Pumps & Motors / Irrigation		\$7,863.75	\$7,863.75
3598 - Deferred Maintenance		\$11,178.22	\$11,178.22
3599 - Reserve Interest		\$648.51	\$648.51
Total Liabilities	\$13,903.02	\$58,837.12	\$72,740.14
Equity			
3990 - Operating Fund Balance	\$15,391.43		\$15,391.43
3999 - Net Income	\$757.79		\$757.79
Total Equity	\$16,149.22		\$16,149.22
Total Liabilities / Equity	\$30,052.24	\$58,837.12	\$88,889.36

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Operating Assessments	11,098.08	11,098.00	.08	66,588.50	66,588.00	.50	133,176.00
5011 - Reserve Assessments	-	-	-	7,991.50	7,991.50	-	15,983.00
5041 - Late Fees/Penalty	17.37	-	17.37	278.22	-	278.22	-
5050 - Operating Interest	.24	-	.24	3.26	-	3.26	-
Total Income	11,115.69	11,098.00	17.69	74,861.48	74,579.50	281.98	149,159.00
Total Income	11,115.69	11,098.00	17.69	74,861.48	74,579.50	281.98	149,159.00
Operating Expense							
Grounds							
7110 - Grounds Contract	4,559.95	4,560.00	.05	27,359.70	27,360.00	.30	54,720.00
7112 - Grounds Maint/Supplies	-	50.00	50.00	56.86	300.00	243.14	600.00
7113 - Landscape Replacement	-	995.58	995.58	6,528.60	5,973.52	(555.08)	11,947.00
7130 - Mulch	-	450.00	450.00	1,000.00	2,700.00	1,700.00	5,400.00
7140 - Tree Trimming/Removal	-	83.33	83.33	-	500.02	500.02	1,000.00
7141 - Palm Tree Trimming	1,930.00	150.00	(1,780.00)	1,930.00	900.00	(1,030.00)	1,800.00
7150 - Irrigation Maint.& Repairs	1,339.83	541.67	(798.16)	3,803.25	3,249.98	(553.27)	6,500.00
Total Grounds	7,829.78	6,830.58	(999.20)	40,678.41	40,983.52	305.11	81,967.00
Pool & Recreation							
7310 - Pool Contract	395.00	395.00	-	2,370.00	2,370.00	-	4,740.00
7311 - Pool Supplies & Repairs	-	250.00	250.00	738.30	1,500.00	761.70	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	230.00	20.00	1,260.00	1,380.00	120.00	2,760.00
7351 - Clbhsse Maint/Rpr/Sups	95.00	90.42	(4.58)	188.63	542.48	353.85	1,085.00
Total Pool & Recreation	700.00	965.42	265.42	4,556.93	5,792.48	1,235.55	11,585.00
Utilities							
7510 - Water/Sewer	95.23	150.00	54.77	1,016.75	900.00	(116.75)	1,800.00
7520 - Electric	564.83	758.33	193.50	4,865.63	4,550.02	(315.61)	9,100.00
Total Utilities	660.06	908.33	248.27	5,882.38	5,450.02	(432.36)	10,900.00
Administrative							
7810 - Insurance	-	833.33	833.33	3,121.20	5,000.02	1,878.82	10,000.00
7820 - Professional Fees; Legal	1,541.36	166.67	(1,374.69)	3,618.14	999.98	(2,618.16)	2,000.00
7821 - Professional Fees; Tax Prep	-	29.17	29.17	300.00	174.98	(125.02)	350.00
7830 - Division Fees	-	20.83	20.83	161.25	125.02	(36.23)	250.00
7835 - Fees, Dues, License	.35	50.00	49.65	400.35	300.00	(100.35)	600.00
7870 - Management Contract	1,002.00	1,002.00	-	6,012.00	6,012.00	-	12,024.00
7880 - Postage/Printing/Misc	245.92	291.67	45.75	1,381.53	1,749.98	368.45	3,500.00
Total Administrative	2,789.63	2,393.67	(395.96)	14,994.47	14,361.98	(632.49)	28,724.00
Other							
7999 - Reserve Alloc Trans	-	-	-	7,991.50	7,991.50	-	15,983.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	-	-	-	7,991.50	7,991.50	-	15,983.00
Total Expense	11,979.47	11,098.00	(881.47)	74,103.69	74,579.50	475.81	149,159.00
Operating Net Total	(863.78)	-	(863.78)	757.79	-	757.79	-
Net Total	(863.78)	-	(863.78)	757.79	-	757.79	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
June 30, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 12,223.04	510.00	-	(6,300.00)	-	6,433.04
3502 Pool	27,256.60	5,457.00	-	-	-	32,713.60
3503 Pumps & Motors / Irrigation	6,436.25	1,427.50	-	-	-	7,863.75
3598 Deferred Maintenance	8,789.85	597.00	1,791.37	-	-	11,178.22
3599 Interest	1,791.37	-	(1,791.37)	-	648.51	648.51
Total Reserves	\$ 56,497.11	7,991.50	-	(6,300.00)	648.51	58,837.12

Expense Details

3501 Clubhouse Int/Ext	
1/6/25 Mark Kaufman Inv 10831.2	\$ 2,800.00
1/30/25 Mark Kaufman Inv 10831-3	\$ 3,500.00
Total	\$ 6,300.00

Allocation Details

1/1/25 Moved interest into 3598 Deferred Maint. Per budge