VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
July 31, 2025

TABLE OF CONTENTS:

Prepared By: Sunstate Association Management Group, Inc.

Villa Vivaci Neighborhood Association, Inc.

Balance Sheet as of 7/31/2025

Assets	Operating	Reserve	Total
Asset			
1012 - Truist OP 7983	$43,567.42		$43,567.42
1019 - Due (to) / Due from Reserves	$2,900.00		$2,900.00
1022 - Truist RES 7991		$63,013.25	$63,013.25
1029 - Due (to) / Due from Operating		($2,900.00)	($2,900.00)
1040 - Accounts Receivable	$1,029.07		$1,029.07
1210 - Utility Deposits	$688.87		$688.87
Total Asset	**$48,185.36**	**$60,113.25**	**$108,298.61**
Total Assets	**$48,185.36**	**$60,113.25**	**$108,298.61**

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2000 - Accounts Payable	$5,558.81		$5,558.81
3020 - Prepaid Owner Assessments	$2,245.52		$2,245.52
3031 - Deferred Revenue	$22,196.16		$22,196.16
3501 - Clubhouse Interior / Exterior		$6,688.04	$6,688.04
3502 - Pool		$32,542.10	$32,542.10
3503 - Pumps & Motors / Irrigation		$8,577.50	$8,577.50
3598 - Deferred Maintenance		$11,476.72	$11,476.72
3599 - Reserve Interest		$828.89	$828.89
Total Liabilities	**$30,000.49**	**$60,113.25**	**$90,113.74**
Equity			
3990 - Operating Fund Balance	$15,391.43		$15,391.43
3999 - Net Income	$2,793.44		$2,793.44
Total Equity	**$18,184.87**		**$18,184.87**
Total Liabilities / Equity	**$48,185.36**	**$60,113.25**	**$108,298.61**

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
Operating Income							
Income							
5010 - Operating Assessments	11,098.09	11,098.00	.09	77,686.59	77,686.00	.59	133,176.00
5011 - Reserve Assessments	3,995.75	3,995.75	-	11,987.25	11,987.25	-	15,983.00
5041 - Late Fees/Penalty	8.67	-	8.67	286.89	-	286.89	-
5050 - Operating Interest	.38	-	.38	3.64	-	3.64	-
Total Income	**15,102.89**	**15,093.75**	**9.14**	**89,964.37**	**89,673.25**	**291.12**	**149,159.00**
Total Income	**15,102.89**	**15,093.75**	**9.14**	**89,964.37**	**89,673.25**	**291.12**	**149,159.00**
Operating Expense							
Grounds							
7110 - Grounds Contract	4,559.95	4,560.00	.05	31,919.65	31,920.00	.35	54,720.00
7112 - Grounds Maint/Supplies	-	50.00	50.00	56.86	350.00	293.14	600.00
7113 - Landscape Replacement	-	995.58	995.58	6,528.60	6,969.10	440.50	11,947.00
7130 - Mulch	-	450.00	450.00	1,000.00	3,150.00	2,150.00	5,400.00
7140 - Tree Trimming/Removal	-	83.33	83.33	-	583.35	583.35	1,000.00
7141 - Palm Tree Trimming	-	150.00	150.00	1,930.00	1,050.00	(880.00)	1,800.00
7150 - Irrigation Maint.& Repairs	280.49	541.67	261.18	4,083.74	3,791.65	(292.09)	6,500.00
Total Grounds	**4,840.44**	**6,830.58**	**1,990.14**	**45,518.85**	**47,814.10**	**2,295.25**	**81,967.00**
Pool & Recreation							
7310 - Pool Contract	402.00	395.00	(7.00)	2,772.00	2,765.00	(7.00)	4,740.00
7311 - Pool Supplies & Repairs	435.00	250.00	(185.00)	1,173.30	1,750.00	576.70	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	230.00	20.00	1,470.00	1,610.00	140.00	2,760.00
7351 - Clbhse Maint/Rpr/Sups	165.85	90.42	(75.43)	354.48	632.90	278.42	1,085.00
Total Pool & Recreation	**1,212.85**	**965.42**	**(247.43)**	**5,769.78**	**6,757.90**	**988.12**	**11,585.00**
Utilities							
7510 - Water/Sewer	98.32	150.00	51.68	1,115.07	1,050.00	(65.07)	1,800.00
7520 - Electric	380.86	758.33	377.47	5,246.49	5,308.35	61.86	9,100.00
Total Utilities	**479.18**	**908.33**	**429.15**	**6,361.56**	**6,358.35**	**(3.21)**	**10,900.00**
Administrative							
7810 - Insurance	-	833.33	833.33	3,121.20	5,833.35	2,712.15	10,000.00
7820 - Professional Fees; Legal	1,380.00	166.67	(1,213.33)	4,998.14	1,166.65	(3,831.49)	2,000.00
7821 - Professional Fees; Tax Prep	-	29.17	29.17	300.00	204.15	(95.85)	350.00
7830 - Division Fees	-	20.83	20.83	161.25	145.85	(15.40)	250.00
7835 - Fees, Dues, License	-	50.00	50.00	400.35	350.00	(50.35)	600.00
7870 - Management Contract	1,002.00	1,002.00	-	7,014.00	7,014.00	-	12,024.00
7880 - Postage/Printing/Misc	157.02	291.67	134.65	1,538.55	2,041.65	503.10	3,500.00
Total Administrative	**2,539.02**	**2,393.67**	**(145.35)**	**17,533.49**	**16,755.65**	**(777.84)**	**28,724.00**
Other							
7999 - Reserve Alloc Trans	3,995.75	3,995.75	-	11,987.25	11,987.25	-	15,983.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	**3,995.75**	**3,995.75**	**-**	**11,987.25**	**11,987.25**	**-**	**15,983.00**
Total Expense	**13,067.24**	**15,093.75**	**2,026.51**	**87,170.93**	**89,673.25**	**2,502.32**	**149,159.00**
Operating Net Total	**2,035.65**	**-**	**2,035.65**	**2,793.44**	**-**	**2,793.44**	**-**
Net Total	**2,035.65**	**-**	**2,035.65**	**2,793.44**	**-**	**2,793.44**	**-**

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
July 31, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	$ 12,223.04	765.00	-	(6,300.00)	-	6,688.04
3502 Pool	27,256.60	8,185.50	-	(2,900.00)	-	32,542.10
3503 Pumps & Motors / Irrigation	6,436.25	2,141.25	-		-	8,577.50
3598 Deferred Maintenance	8,789.85	895.50	1,791.37	-	-	11,476.72
3599 Interest	1,791.37	-	(1,791.37)	-	828.89	828.89
Total Reserves	**$ 56,497.11**	**11,987.25**	**-**	**(9,200.00)**	**828.89**	**60,113.25**

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**

3502 Pool

7/1/25 Royal Pool Mgmt Inv 61544	$	2,900.00
Total	**$**	**2,900.00**

Allocation Details

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