

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**August 31, 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 8/31/2025

| Assets                               | Operating          | Reserve            | Total              |
|--------------------------------------|--------------------|--------------------|--------------------|
| <b>Asset</b>                         |                    |                    |                    |
| 1012 - Truist OP 7983                | \$35,167.80        |                    | \$35,167.80        |
| 1022 - Truist RES 7991               |                    | \$60,292.64        | \$60,292.64        |
| 1040 - Accounts Receivable           | \$1,094.51         |                    | \$1,094.51         |
| 1210 - Utility Deposits              | \$688.87           |                    | \$688.87           |
| <b>Total Asset</b>                   | <b>\$36,951.18</b> | <b>\$60,292.64</b> | <b>\$97,243.82</b> |
| <b>Total Assets</b>                  | <b>\$36,951.18</b> | <b>\$60,292.64</b> | <b>\$97,243.82</b> |
| <b>Liabilities / Equity</b>          |                    |                    |                    |
| <b>Liabilities</b>                   |                    |                    |                    |
| 2000 - Accounts Payable              | \$624.17           |                    | \$624.17           |
| 3015 - Accrued Expense               | \$210.00           |                    | \$210.00           |
| 3020 - Prepaid Owner Assessments     | \$3,375.52         |                    | \$3,375.52         |
| 3031 - Deferred Revenue              | \$11,098.08        |                    | \$11,098.08        |
| <b>Total Liabilities</b>             | <b>\$15,307.77</b> |                    | <b>\$15,307.77</b> |
| <b>Reserve Fund</b>                  |                    |                    |                    |
| 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              |                    | \$1,008.28         | \$1,008.28         |
| <b>Total Reserve Fund</b>            |                    | <b>\$60,292.64</b> | <b>\$60,292.64</b> |
| <b>Equity</b>                        |                    |                    |                    |
| 3990 - Operating Fund Balance        | \$15,391.43        |                    | \$15,391.43        |
| 3999 - Net Income                    | \$6,251.98         |                    | \$6,251.98         |
| <b>Total Equity</b>                  | <b>\$21,643.41</b> |                    | <b>\$21,643.41</b> |
| <b>Total Liabilities / Equity</b>    | <b>\$36,951.18</b> | <b>\$60,292.64</b> | <b>\$97,243.82</b> |

# Villa Vivaci Neighborhood Association, Inc.

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

|                              | 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      | 88,784.67    | 88,784.00  | .67      | 133,176.00    |
| 5011 - Reserve Assessments   | -              | -         | -        | 11,987.25    | 11,987.25  | -        | 15,983.00     |
| 5041 - Late Fees/Penalty     | 65.44          | -         | 65.44    | 352.33       | -          | 352.33   | -             |
| 5050 - Operating Interest    | .35            | -         | .35      | 3.99         | -          | 3.99     | -             |
| Total Income                 | 11,163.87      | 11,098.00 | 65.87    | 101,128.24   | 100,771.25 | 356.99   | 149,159.00    |
| Total Income                 | 11,163.87      | 11,098.00 | 65.87    | 101,128.24   | 100,771.25 | 356.99   | 149,159.00    |

## Operating Expense

|                                    |                 |                 |                 |                  |                  |                 |                  |
|------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-----------------|------------------|
| <b>Grounds</b>                     |                 |                 |                 |                  |                  |                 |                  |
| 7110 - Grounds Contract            | 4,559.95        | 4,560.00        | .05             | 36,479.60        | 36,480.00        | .40             | 54,720.00        |
| 7112 - Grounds Maint/Supplies      | 28.43           | 50.00           | 21.57           | 85.29            | 400.00           | 314.71          | 600.00           |
| 7113 - Landscape Replacement       | -               | 995.58          | 995.58          | 6,528.60         | 7,964.68         | 1,436.08        | 11,947.00        |
| 7130 - Mulch                       | -               | 450.00          | 450.00          | 1,000.00         | 3,600.00         | 2,600.00        | 5,400.00         |
| 7140 - Tree Trimming/Removal       | 200.00          | 83.33           | (116.67)        | 200.00           | 666.68           | 466.68          | 1,000.00         |
| 7141 - Palm Tree Trimming          | -               | 150.00          | 150.00          | 1,930.00         | 1,200.00         | (730.00)        | 1,800.00         |
| 7150 - Irrigation Maint.& Repairs  | -               | 541.67          | 541.67          | 4,083.74         | 4,333.32         | 249.58          | 6,500.00         |
| <b>Total Grounds</b>               | <b>4,788.38</b> | <b>6,830.58</b> | <b>2,042.20</b> | <b>50,307.23</b> | <b>54,644.68</b> | <b>4,337.45</b> | <b>81,967.00</b> |
| <b>Pool &amp; Recreation</b>       |                 |                 |                 |                  |                  |                 |                  |
| 7310 - Pool Contract               | 475.00          | 395.00          | (80.00)         | 3,247.00         | 3,160.00         | (87.00)         | 4,740.00         |
| 7311 - Pool Supplies & Repairs     | -               | 250.00          | 250.00          | 1,173.30         | 2,000.00         | 826.70          | 3,000.00         |
| 7350 - Clubhouse Cleaning Contract | 210.00          | 230.00          | 20.00           | 1,680.00         | 1,840.00         | 160.00          | 2,760.00         |
| 7351 - Clbhse Maint/Rpr/Sups       | -               | 90.42           | 90.42           | 354.48           | 723.32           | 368.84          | 1,085.00         |
| <b>Total Pool &amp; Recreation</b> | <b>685.00</b>   | <b>965.42</b>   | <b>280.42</b>   | <b>6,454.78</b>  | <b>7,723.32</b>  | <b>1,268.54</b> | <b>11,585.00</b> |
| <b>Utilities</b>                   |                 |                 |                 |                  |                  |                 |                  |
| 7510 - Water/Sewer                 | 121.43          | 150.00          | 28.57           | 1,236.50         | 1,200.00         | (36.50)         | 1,800.00         |
| 7520 - Electric                    | 430.40          | 758.33          | 327.93          | 5,676.89         | 6,066.68         | 389.79          | 9,100.00         |
| <b>Total Utilities</b>             | <b>551.83</b>   | <b>908.33</b>   | <b>356.50</b>   | <b>6,913.39</b>  | <b>7,266.68</b>  | <b>353.29</b>   | <b>10,900.00</b> |
| <b>Administrative</b>              |                 |                 |                 |                  |                  |                 |                  |
| 7810 - Insurance                   | -               | 833.33          | 833.33          | 3,121.20         | 6,666.68         | 3,545.48        | 10,000.00        |
| 7820 - Professional Fees; Legal    | -               | 166.67          | 166.67          | 4,998.14         | 1,333.32         | (3,664.82)      | 2,000.00         |
| 7821 - Professional Fees; Tax Prep | -               | 29.17           | 29.17           | 300.00           | 233.32           | (66.68)         | 350.00           |
| 7830 - Division Fees               | -               | 20.83           | 20.83           | 161.25           | 166.68           | 5.43            | 250.00           |
| 7835 - Fees, Dues, License         | -               | 50.00           | 50.00           | 400.35           | 400.00           | (.35)           | 600.00           |
| 7870 - Management Contract         | 1,002.00        | 1,002.00        | -               | 8,016.00         | 8,016.00         | -               | 12,024.00        |
| 7880 - Postage/Printing/Misc       | 678.12          | 291.67          | (386.45)        | 2,216.67         | 2,333.32         | 116.65          | 3,500.00         |
| <b>Total Administrative</b>        | <b>1,680.12</b> | <b>2,393.67</b> | <b>713.55</b>   | <b>19,213.61</b> | <b>19,149.32</b> | <b>(64.29)</b>  | <b>28,724.00</b> |
| <b>Other</b>                       |                 |                 |                 |                  |                  |                 |                  |
| 7999 - Reserve Alloc Trans         | -               | -               | -               | 11,987.25        | 11,987.25        | -               | 15,983.00        |

# Villa Vivaci Neighborhood Association, Inc.

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

|                     | Current Period |           |          | Year To Date |            |          | Annual Budget |
|---------------------|----------------|-----------|----------|--------------|------------|----------|---------------|
|                     | Actual         | Budget    | Variance | Actual       | Budget     | Variance |               |
| Operating Expense   |                |           |          |              |            |          |               |
| Total Other         | -              | -         | -        | 11,987.25    | 11,987.25  | -        | 15,983.00     |
| Total Expense       | 7,705.33       | 11,098.00 | 3,392.67 | 94,876.26    | 100,771.25 | 5,894.99 | 149,159.00    |
| Operating Net Total | 3,458.54       | -         | 3,458.54 | 6,251.98     | -          | 6,251.98 | -             |
| Net Total           | 3,458.54       | -         | 3,458.54 | 6,251.98     | -          | 6,251.98 | -             |

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**Reserve Balances**  
**August 31, 2025**

|                                             | <b>Balance<br/>1/1/25</b> | <b>YTD<br/>Contribution</b> | <b>YTD<br/>Allocation</b> | <b>YTD<br/>Expense</b> | <b>YTD<br/>Interest</b> | <b>Current<br/>Balance</b> |
|---------------------------------------------|---------------------------|-----------------------------|---------------------------|------------------------|-------------------------|----------------------------|
| <b>3501 Clubhouse Int / Ext</b>             | \$ 12,223.04              | 765.00                      | -                         | (6,300.00)             | -                       | 6,688.04                   |
| <b>3502 Pool</b>                            | 27,256.60                 | 8,185.50                    | -                         | (2,900.00)             | -                       | 32,542.10                  |
| <b>3503 Pumps &amp; Motors / Irrigation</b> | 6,436.25                  | 2,141.25                    | -                         |                        | -                       | 8,577.50                   |
| <b>3598 Deferred Maintenance</b>            | 8,789.85                  | 895.50                      | 1,791.37                  | -                      | -                       | 11,476.72                  |
| <b>3599 Interest</b>                        | 1,791.37                  | -                           | (1,791.37)                | -                      | 1,008.28                | 1,008.28                   |
| <b>Total Reserves</b>                       | <b>\$ 56,497.11</b>       | <b>11,987.25</b>            | <b>-</b>                  | <b>(9,200.00)</b>      | <b>1,008.28</b>         | <b>60,292.64</b>           |

**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        |
| <b>Total</b>                     | <b>\$ 6,300.00</b> |

**3502 Pool**

|                                  |                    |
|----------------------------------|--------------------|
| 7/1/25 Royal Pool Mgmt Inv 61544 | \$ 2,900.00        |
| <b>Total</b>                     | <b>\$ 2,900.00</b> |

**Allocation Details**

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