VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
September 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 9/30/2025

Assets	Operating	Reserve	Total
Asset			
1012 - Truist OP 7983	$37,524.00		$37,524.00
1022 - Truist RES 7991		$60,458.46	$60,458.46
1040 - Accounts Receivable	$1,109.95		$1,109.95
1050 - Prepaid Insurance	$9,033.63		$9,033.63
1210 - Utility Deposits	$688.87		$688.87
Total Asset	**$48,356.45**	**$60,458.46**	**$108,814.91**
Total Assets	**$48,356.45**	**$60,458.46**	**$108,814.91**

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2000 - Accounts Payable	$7,348.20		$7,348.20
3020 - Prepaid Owner Assessments	$13,545.52		$13,545.52
Total Liabilities	**$20,893.72**		**$20,893.72**
Reserve Fund			
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		$1,174.10	$1,174.10
Total Reserve Fund		**$60,458.46**	**$60,458.46**
Equity			
3990 - Operating Fund Balance	$15,391.43		$15,391.43
3999 - Net Income	$12,071.30		$12,071.30
Total Equity	**$27,462.73**		**$27,462.73**
Total Liabilities / Equity	**$48,356.45**	**$60,458.46**	**$108,814.91**

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
5010 - Operating Assessments	11,098.08	11,098.00	.08	99,882.75	99,882.00	.75	133,176.00
5011 - Reserve Assessments	-	-	-	11,987.25	11,987.25	-	15,983.00
5041 - Late Fees/Penalty	15.44	-	15.44	367.77	-	367.77	-
5050 - Operating Interest	.30	-	.30	4.29	-	4.29	-
Total Income	**11,113.82**	**11,098.00**	**15.82**	**112,242.06**	**111,869.25**	**372.81**	**149,159.00**
Total Income	**11,113.82**	**11,098.00**	**15.82**	**112,242.06**	**111,869.25**	**372.81**	**149,159.00**
Operating Expense							
Grounds							
7110 - Grounds Contract	4,559.95	4,560.00	.05	41,039.55	41,040.00	.45	54,720.00
7112 - Grounds Maint/Supplies	-	50.00	50.00	85.29	450.00	364.71	600.00
7113 - Landscape Replacement	-	995.58	995.58	6,528.60	8,960.26	2,431.66	11,947.00
7130 - Mulch	-	450.00	450.00	1,000.00	4,050.00	3,050.00	5,400.00
7140 - Tree Trimming/Removal	-	83.33	83.33	200.00	750.01	550.01	1,000.00
7141 - Palm Tree Trimming	-	150.00	150.00	1,930.00	1,350.00	(580.00)	1,800.00
7150 - Irrigation Maint.& Repairs	-	541.67	541.67	4,083.74	4,874.99	791.25	6,500.00
Total Grounds	**4,559.95**	**6,830.58**	**2,270.63**	**54,867.18**	**61,475.26**	**6,608.08**	**81,967.00**
Pool & Recreation							
7310 - Pool Contract	475.00	395.00	(80.00)	3,722.00	3,555.00	(167.00)	4,740.00
7311 - Pool Supplies & Repairs	40.00	250.00	210.00	1,213.30	2,250.00	1,036.70	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	230.00	20.00	1,890.00	2,070.00	180.00	2,760.00
7351 - Clbhse Maint/Rpr/Suppplies	-	90.42	90.42	354.48	813.74	459.26	1,085.00
Total Pool & Recreation	**725.00**	**965.42**	**240.42**	**7,179.78**	**8,688.74**	**1,508.96**	**11,585.00**
Utilities							
7510 - Water/Sewer	110.64	150.00	39.36	1,347.14	1,350.00	2.86	1,800.00
7520 - Electric	534.27	758.33	224.06	6,211.16	6,825.01	613.85	9,100.00
Total Utilities	**644.91**	**908.33**	**263.42**	**7,558.30**	**8,175.01**	**616.71**	**10,900.00**
Administrative							
7810 - Insurance	(2,077.47)	833.33	2,910.80	1,043.73	7,500.01	6,456.28	10,000.00
7820 - Professional Fees; Legal	195.00	166.67	(28.33)	5,193.14	1,499.99	(3,693.15)	2,000.00
7821 - Professional Fees; Tax Prep	-	29.17	29.17	300.00	262.49	(37.51)	350.00
7830 - Division Fees	-	20.83	20.83	161.25	187.51	26.26	250.00
7835 - Fees, Dues, License	-	50.00	50.00	400.35	450.00	49.65	600.00
7870 - Management Contract	1,002.00	1,002.00	-	9,018.00	9,018.00	-	12,024.00
7880 - Postage/Printing/Misc	245.11	291.67	46.56	2,461.78	2,624.99	163.21	3,500.00
Total Administrative	**(635.36)**	**2,393.67**	**3,029.03**	**18,578.25**	**21,542.99**	**2,964.74**	**28,724.00**
Other							
7999 - Reserve Alloc Trans	-	-	-	11,987.25	11,987.25	-	15,983.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Other	-	-	-	11,987.25	11,987.25	-	15,983.00
Total Expense	5,294.50	11,098.00	5,803.50	100,170.76	111,869.25	11,698.49	149,159.00
Operating Net Total	5,819.32	-	5,819.32	12,071.30	-	12,071.30	-
Net Total	5,819.32	-	5,819.32	12,071.30	-	12,071.30	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
September 30, 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)	-	1,174.10	1,174.10
Total Reserves	**$ 56,497.11**	**11,987.25**	**-**	**(9,200.00)**	**1,174.10**	**60,458.46**

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