

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**October 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 10/31/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Asset</b>			
1012 - Truist OP 7983	\$44,587.35		\$44,587.35
1022 - Truist RES 7991		\$63,681.45	\$63,681.45
1040 - Accounts Receivable	\$1,701.96		\$1,701.96
1050 - Prepaid Insurance	\$8,194.27		\$8,194.27
1210 - Utility Deposits	\$688.87		\$688.87
<b>Total Asset</b>	<b>\$55,172.45</b>	<b>\$63,681.45</b>	<b>\$118,853.90</b>
<b>Total Assets</b>	<b>\$55,172.45</b>	<b>\$63,681.45</b>	<b>\$118,853.90</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
2000 - Accounts Payable	\$9,452.32		\$9,452.32
3020 - Prepaid Owner Assessments	\$3,387.52		\$3,387.52
3031 - Deferred Revenue	\$22,196.16		\$22,196.16
<b>Total Liabilities</b>	<b>\$35,036.00</b>		<b>\$35,036.00</b>
<b>Reserve Fund</b>			
3501 - Clubhouse Interior / Exterior		\$6,943.04	\$6,943.04
3502 - Pool		\$35,270.60	\$35,270.60
3503 - Pumps & Motors / Irrigation		\$9,291.25	\$9,291.25
3598 - Deferred Maintenance		\$10,837.23	\$10,837.23
3599 - Reserve Interest		\$1,339.33	\$1,339.33
<b>Total Reserve Fund</b>		<b>\$63,681.45</b>	<b>\$63,681.45</b>
<b>Equity</b>			
3990 - Operating Fund Balance	\$15,391.43		\$15,391.43
3999 - Net Income	\$4,745.02		\$4,745.02
<b>Total Equity</b>	<b>\$20,136.45</b>		<b>\$20,136.45</b>
<b>Total Liabilities / Equity</b>	<b>\$55,172.45</b>	<b>\$63,681.45</b>	<b>\$118,853.90</b>

# Villa Vivaci Neighborhood Association, Inc.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Operating Assessments	11,098.09	11,098.00	.09	110,980.84	110,980.00	.84	133,176.00
5011 - Reserve Assessments	3,995.75	3,995.75	-	15,983.00	15,983.00	-	15,983.00
5041 - Late Fees/Penalty	6.96	-	6.96	374.73	-	374.73	-
5050 - Operating Interest	.42	-	.42	4.71	-	4.71	-
<b>Total Income</b>	<b>15,101.22</b>	<b>15,093.75</b>	<b>7.47</b>	<b>127,343.28</b>	<b>126,963.00</b>	<b>380.28</b>	<b>149,159.00</b>
<b>Total Income</b>	<b>15,101.22</b>	<b>15,093.75</b>	<b>7.47</b>	<b>127,343.28</b>	<b>126,963.00</b>	<b>380.28</b>	<b>149,159.00</b>

## Operating Expense

<b>Grounds</b>							
7110 - Grounds Contract	4,559.95	4,560.00	.05	45,599.50	45,600.00	.50	54,720.00
7112 - Grounds Maint/Supplies	-	50.00	50.00	85.29	500.00	414.71	600.00
7113 - Landscape Replacement	-	995.58	995.58	6,528.60	9,955.84	3,427.24	11,947.00
7130 - Mulch	8,961.62	450.00	(8,511.62)	9,961.62	4,500.00	(5,461.62)	5,400.00
7140 - Tree Trimming/Removal	-	83.33	83.33	200.00	833.34	633.34	1,000.00
7141 - Palm Tree Trimming	235.00	150.00	(85.00)	2,165.00	1,500.00	(665.00)	1,800.00
7150 - Irrigation Maint.& Repairs	-	541.67	541.67	4,083.74	5,416.66	1,332.92	6,500.00
<b>Total Grounds</b>	<b>13,756.57</b>	<b>6,830.58</b>	<b>(6,925.99)</b>	<b>68,623.75</b>	<b>68,305.84</b>	<b>(317.91)</b>	<b>81,967.00</b>

<b>Pool &amp; Recreation</b>							
7310 - Pool Contract	475.00	395.00	(80.00)	4,197.00	3,950.00	(247.00)	4,740.00
7311 - Pool Supplies & Repairs	665.00	250.00	(415.00)	1,878.30	2,500.00	621.70	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	230.00	20.00	2,100.00	2,300.00	200.00	2,760.00
7351 - Clbhse Maint/Rpr/Supplies	-	90.42	90.42	354.48	904.16	549.68	1,085.00
<b>Total Pool &amp; Recreation</b>	<b>1,350.00</b>	<b>965.42</b>	<b>(384.58)</b>	<b>8,529.78</b>	<b>9,654.16</b>	<b>1,124.38</b>	<b>11,585.00</b>

<b>Utilities</b>							
7510 - Water/Sewer	127.81	150.00	22.19	1,474.95	1,500.00	25.05	1,800.00
7520 - Electric	544.43	758.33	213.90	6,755.59	7,583.34	827.75	9,100.00
<b>Total Utilities</b>	<b>672.24</b>	<b>908.33</b>	<b>236.09</b>	<b>8,230.54</b>	<b>9,083.34</b>	<b>852.80</b>	<b>10,900.00</b>

<b>Administrative</b>							
7810 - Insurance	839.36	833.33	(6.03)	1,883.09	8,333.34	6,450.25	10,000.00
7820 - Professional Fees; Legal	460.30	166.67	(293.63)	5,653.44	1,666.66	(3,986.78)	2,000.00
7821 - Professional Fees; Tax Prep	-	29.17	29.17	300.00	291.66	(8.34)	350.00
7830 - Division Fees	-	20.83	20.83	161.25	208.34	47.09	250.00
7835 - Fees, Dues, License	-	50.00	50.00	400.35	500.00	99.65	600.00
7870 - Management Contract	1,002.00	1,002.00	-	10,020.00	10,020.00	-	12,024.00
7880 - Postage/Printing/Misc	351.28	291.67	(59.61)	2,813.06	2,916.66	103.60	3,500.00
<b>Total Administrative</b>	<b>2,652.94</b>	<b>2,393.67</b>	<b>(259.27)</b>	<b>21,231.19</b>	<b>23,936.66</b>	<b>2,705.47</b>	<b>28,724.00</b>

<b>Other</b>							
7999 - Reserve Alloc Trans	3,995.75	3,995.75	-	15,983.00	15,983.00	-	15,983.00

# Villa Vivaci Neighborhood Association, Inc.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Other</b>	3,995.75	3,995.75	-	15,983.00	15,983.00	-	15,983.00
<b>Total Expense</b>	22,427.50	15,093.75	(7,333.75)	122,598.26	126,963.00	4,364.74	149,159.00
<b>Operating Net Total</b>	(7,326.28)	-	(7,326.28)	4,745.02	-	4,745.02	-
<b>Net Total</b>	(7,326.28)	-	(7,326.28)	4,745.02	-	4,745.02	-

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

	<b>Balance 1/1/25</b>	<b>YTD Contribution</b>	<b>YTD Allocation</b>	<b>YTD Expense</b>	<b>YTD Interest</b>	<b>Current Balance</b>
<b>3501 Clubhouse Int / Ext</b>	\$ 12,223.04	1,020.00	-	(6,300.00)	-	6,943.04
<b>3502 Pool</b>	27,256.60	10,914.00	-	(2,900.00)	-	35,270.60
<b>3503 Pumps &amp; Motors / Irrigation</b>	6,436.25	2,855.00	-	-	-	9,291.25
<b>3598 Deferred Maintenance</b>	8,789.85	1,194.00	1,791.37	(937.99)	-	10,837.23
<b>3599 Interest</b>	1,791.37	-	(1,791.37)	-	1,339.33	1,339.33
<b>Total Reserves</b>	<b>\$ 56,497.11</b>	<b>15,983.00</b>	<b>-</b>	<b>(10,137.99)</b>	<b>1,339.33</b>	<b>63,681.45</b>

**Expense Details**

<b>3501 Clubhouse Int/Ext</b>	
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