

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
November 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 11/30/2025

Assets	Operating	Reserve	Total
Asset			
1012 - Truist OP 7983	\$29,239.59		\$29,239.59
1022 - Truist RES 7991		\$62,981.80	\$62,981.80
1040 - Accounts Receivable	\$605.44		\$605.44
1050 - Prepaid Insurance	\$7,354.91		\$7,354.91
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$37,888.81	\$62,981.80	\$100,870.61
Total Assets	\$37,888.81	\$62,981.80	\$100,870.61
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$1,070.46	\$2,975.00	\$4,045.46
3015 - Accrued Expense	\$210.00		\$210.00
3020 - Prepaid Owner Assessments	\$3,387.52		\$3,387.52
3031 - Deferred Revenue	\$11,098.07		\$11,098.07
Total Liabilities	\$15,766.05	\$2,975.00	\$18,741.05
Reserve Fund			
3501 - Clubhouse Interior / Exterior		\$6,943.04	\$6,943.04
3502 - Pool		\$32,295.60	\$32,295.60
3503 - Pumps & Motors / Irrigation		\$9,291.25	\$9,291.25
3598 - Deferred Maintenance		\$9,984.24	\$9,984.24
3599 - Reserve Interest		\$1,492.67	\$1,492.67
Total Reserve Fund		\$60,006.80	\$60,006.80
Equity			
3990 - Operating Fund Balance	\$15,391.43		\$15,391.43
3999 - Net Income	\$6,731.33		\$6,731.33
Total Equity	\$22,122.76		\$22,122.76
Total Liabilities / Equity	\$37,888.81	\$62,981.80	\$100,870.61

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Operating Assessments	11,098.09	11,098.00	.09	122,078.93	122,078.00	.93	133,176.00
5011 - Reserve Assessments	-	-	-	15,983.00	15,983.00	-	15,983.00
5041 - Late Fees/Penalty	66.96	-	66.96	441.69	-	441.69	-
5050 - Operating Interest	.30	-	.30	5.01	-	5.01	-
Total Income	11,165.35	11,098.00	67.35	138,508.63	138,061.00	447.63	149,159.00
Total Income	11,165.35	11,098.00	67.35	138,508.63	138,061.00	447.63	149,159.00
Operating Expense							
Grounds							
7110 - Grounds Contract	4,559.95	4,560.00	.05	50,159.45	50,160.00	.55	54,720.00
7112 - Grounds Maint/Supplies	28.43	50.00	21.57	113.72	550.00	436.28	600.00
7113 - Landscape Replacement	-	995.58	995.58	6,528.60	10,951.42	4,422.82	11,947.00
7130 - Mulch	-	450.00	450.00	9,961.62	4,950.00	(5,011.62)	5,400.00
7140 - Tree Trimming/Removal	-	83.33	83.33	200.00	916.67	716.67	1,000.00
7141 - Palm Tree Trimming	-	150.00	150.00	2,165.00	1,650.00	(515.00)	1,800.00
7150 - Irrigation Maint.& Repairs	244.98	541.67	296.69	4,328.72	5,958.33	1,629.61	6,500.00
Total Grounds	4,833.36	6,830.58	1,997.22	73,457.11	75,136.42	1,679.31	81,967.00
Pool & Recreation							
7310 - Pool Contract	475.00	395.00	(80.00)	4,672.00	4,345.00	(327.00)	4,740.00
7311 - Pool Supplies & Repairs	65.00	250.00	185.00	1,943.30	2,750.00	806.70	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	230.00	20.00	2,310.00	2,530.00	220.00	2,760.00
7351 - Clbhse Maint/Rpr/Supplies	-	90.42	90.42	354.48	994.58	640.10	1,085.00
Total Pool & Recreation	750.00	965.42	215.42	9,279.78	10,619.58	1,339.80	11,585.00
Utilities							
7510 - Water/Sewer	491.15	150.00	(341.15)	1,966.10	1,650.00	(316.10)	1,800.00
7520 - Electric	577.19	758.33	181.14	7,332.78	8,341.67	1,008.89	9,100.00
Total Utilities	1,068.34	908.33	(160.01)	9,298.88	9,991.67	692.79	10,900.00
Administrative							
7810 - Insurance	839.36	833.33	(6.03)	2,722.45	9,166.67	6,444.22	10,000.00
7820 - Professional Fees; Legal	390.00	166.67	(223.33)	6,043.44	1,833.33	(4,210.11)	2,000.00
7821 - Professional Fees; Tax Prep	-	29.17	29.17	300.00	320.83	20.83	350.00
7830 - Division Fees	-	20.83	20.83	161.25	229.17	67.92	250.00
7835 - Fees, Dues, License	-	50.00	50.00	400.35	550.00	149.65	600.00
7870 - Management Contract	1,002.00	1,002.00	-	11,022.00	11,022.00	-	12,024.00
7880 - Postage/Printing/Misc	295.98	291.67	(4.31)	3,109.04	3,208.33	99.29	3,500.00
Total Administrative	2,527.34	2,393.67	(133.67)	23,758.53	26,330.33	2,571.80	28,724.00
Other							
7999 - Reserve Alloc Trans	-	-	-	15,983.00	15,983.00	-	15,983.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	-	-	-	15,983.00	15,983.00	-	15,983.00
Total Expense	9,179.04	11,098.00	1,918.96	131,777.30	138,061.00	6,283.70	149,159.00
Operating Net Total	1,986.31	-	1,986.31	6,731.33	-	6,731.33	-
Net Total	1,986.31	-	1,986.31	6,731.33	-	6,731.33	-

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

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 12,223.04	1,020.00	-	(6,300.00)	-	6,943.04
3502 Pool	27,256.60	10,914.00	-	(5,875.00)	-	32,295.60
3503 Pumps & Motors / Irrigation	6,436.25	2,855.00	-	-	-	9,291.25
3598 Deferred Maintenance	8,789.85	1,194.00	1,791.37	(1,790.98)	-	9,984.24
3599 Interest	1,791.37	-	(1,791.37)	-	1,492.67	1,492.67
Total Reserves	\$ 56,497.11	15,983.00	-	(13,965.98)	1,492.67	60,006.80

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 budget

3502 Pool

7/1/25 Royal Pool Mgmt Inv 61544	\$ 2,900.00
11/13/25 Royal Pool Mgmt Estimate 4290	\$ 2,975.00
Total	\$ 5,875.00

3598 Deferred Maintenance

10/6/25 A&K Enterprise of Manatee Inv 22398	\$ 937.99
11/13/25 A&K Enterprise of Manatee, Inv#22505	\$ 852.99
Total	\$ 1,790.98