

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**December 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 12/31/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Asset</b>			
1012 - Truist OP 7983	\$29,894.20		\$29,894.20
1022 - Truist RES 7991		\$57,171.08	\$57,171.08
1050 - Prepaid Insurance	\$6,515.55		\$6,515.55
1210 - Utility Deposits	\$688.87		\$688.87
<b>Total Asset</b>	<b>\$37,098.62</b>	<b>\$57,171.08</b>	<b>\$94,269.70</b>
<b>Total Assets</b>	<b>\$37,098.62</b>	<b>\$57,171.08</b>	<b>\$94,269.70</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
2000 - Accounts Payable	\$783.02		\$783.02
3020 - Prepaid Owner Assessments	\$11,862.52		\$11,862.52
<b>Total Liabilities</b>	<b>\$12,645.54</b>		<b>\$12,645.54</b>
<b>Reserve Fund</b>			
3501 - Clubhouse Interior / Exterior		\$6,943.04	\$6,943.04
3502 - Pool		\$29,320.60	\$29,320.60
3503 - Pumps & Motors / Irrigation		\$9,291.25	\$9,291.25
3598 - Deferred Maintenance		\$9,984.24	\$9,984.24
3599 - Reserve Interest		\$1,631.95	\$1,631.95
<b>Total Reserve Fund</b>		<b>\$57,171.08</b>	<b>\$57,171.08</b>
<b>Equity</b>			
3990 - Operating Fund Balance	\$15,391.43		\$15,391.43
3999 - Net Income	\$9,061.65		\$9,061.65
<b>Total Equity</b>	<b>\$24,453.08</b>		<b>\$24,453.08</b>
<b>Total Liabilities / Equity</b>	<b>\$37,098.62</b>	<b>\$57,171.08</b>	<b>\$94,269.70</b>

# Villa Vivaci Neighborhood Association, Inc.

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Operating Assessments	11,098.07	11,098.00	.07	133,177.00	133,176.00	1.00	133,176.00
5011 - Reserve Assessments	-	-	-	15,983.00	15,983.00	-	15,983.00
5040 - Other Income	150.00	-	150.00	150.00	-	150.00	-
5041 - Late Fees/Penalty	-	-	-	441.69	-	441.69	-
5050 - Operating Interest	.26	-	.26	5.27	-	5.27	-
<b>Total Income</b>	<b>11,248.33</b>	<b>11,098.00</b>	<b>150.33</b>	<b>149,756.96</b>	<b>149,159.00</b>	<b>597.96</b>	<b>149,159.00</b>
<b>Total Income</b>	<b>11,248.33</b>	<b>11,098.00</b>	<b>150.33</b>	<b>149,756.96</b>	<b>149,159.00</b>	<b>597.96</b>	<b>149,159.00</b>

## Operating Expense

<b>Grounds</b>							
7110 - Grounds Contract	4,559.95	4,560.00	.05	54,719.40	54,720.00	.60	54,720.00
7112 - Grounds Maint/Supplies	-	50.00	50.00	113.72	600.00	486.28	600.00
7113 - Landscape Replacement	-	995.58	995.58	6,528.60	11,947.00	5,418.40	11,947.00
7130 - Mulch	-	450.00	450.00	9,961.62	5,400.00	(4,561.62)	5,400.00
7140 - Tree Trimming/Removal	-	83.33	83.33	200.00	1,000.00	800.00	1,000.00
7141 - Palm Tree Trimming	-	150.00	150.00	2,165.00	1,800.00	(365.00)	1,800.00
7150 - Irrigation Maint.& Repairs	-	541.67	541.67	4,328.72	6,500.00	2,171.28	6,500.00
<b>Total Grounds</b>	<b>4,559.95</b>	<b>6,830.58</b>	<b>2,270.63</b>	<b>78,017.06</b>	<b>81,967.00</b>	<b>3,949.94</b>	<b>81,967.00</b>

<b>Pool &amp; Recreation</b>							
7310 - Pool Contract	475.00	395.00	(80.00)	5,147.00	4,740.00	(407.00)	4,740.00
7311 - Pool Supplies & Repairs	460.00	250.00	(210.00)	2,403.30	3,000.00	596.70	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	230.00	20.00	2,520.00	2,760.00	240.00	2,760.00
7351 - Clbhsse Maint/Rpr/Supplies	-	90.42	90.42	354.48	1,085.00	730.52	1,085.00
<b>Total Pool &amp; Recreation</b>	<b>1,145.00</b>	<b>965.42</b>	<b>(179.58)</b>	<b>10,424.78</b>	<b>11,585.00</b>	<b>1,160.22</b>	<b>11,585.00</b>

<b>Utilities</b>							
7510 - Water/Sewer	327.85	150.00	(177.85)	2,293.95	1,800.00	(493.95)	1,800.00
7520 - Electric	418.19	758.33	340.14	7,750.97	9,100.00	1,349.03	9,100.00
<b>Total Utilities</b>	<b>746.04</b>	<b>908.33</b>	<b>162.29</b>	<b>10,044.92</b>	<b>10,900.00</b>	<b>855.08</b>	<b>10,900.00</b>

<b>Administrative</b>							
7810 - Insurance	839.36	833.33	(6.03)	3,561.81	10,000.00	6,438.19	10,000.00
7820 - Professional Fees; Legal	-	166.67	166.67	6,043.44	2,000.00	(4,043.44)	2,000.00
7821 - Professional Fees; Tax Prep	-	29.17	29.17	300.00	350.00	50.00	350.00
7830 - Division Fees	-	20.83	20.83	161.25	250.00	88.75	250.00
7835 - Fees, Dues, License	-	50.00	50.00	400.35	600.00	199.65	600.00
7870 - Management Contract	1,002.00	1,002.00	-	12,024.00	12,024.00	-	12,024.00
7880 - Postage/Printing/Misc	625.66	291.67	(333.99)	3,734.70	3,500.00	(234.70)	3,500.00
<b>Total Administrative</b>	<b>2,467.02</b>	<b>2,393.67</b>	<b>(73.35)</b>	<b>26,225.55</b>	<b>28,724.00</b>	<b>2,498.45</b>	<b>28,724.00</b>

<b>Other</b>							
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# Villa Vivaci Neighborhood Association, Inc.

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7999 - Reserve Alloc Trans	-	-	-	15,983.00	15,983.00	-	15,983.00
<b>Total Other</b>	-	-	-	<b>15,983.00</b>	<b>15,983.00</b>	-	<b>15,983.00</b>
<b>Total Expense</b>	<b>8,918.01</b>	<b>11,098.00</b>	<b>2,179.99</b>	<b>140,695.31</b>	<b>149,159.00</b>	<b>8,463.69</b>	<b>149,159.00</b>
<b>Operating Net Total</b>	<b>2,330.32</b>	-	<b>2,330.32</b>	<b>9,061.65</b>	-	<b>9,061.65</b>	-
<b>Net Total</b>	<b>2,330.32</b>	-	<b>2,330.32</b>	<b>9,061.65</b>	-	<b>9,061.65</b>	-

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**Reserve Balances**  
**December 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	-	(8,850.00)	-	29,320.60
<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	(1,790.98)	-	9,984.24
<b>3599 Interest</b>	1,791.37	-	(1,791.37)	-	1,631.95	1,631.95
<b>Total Reserves</b>	<b>\$ 56,497.11</b>	<b>15,983.00</b>	<b>-</b>	<b>(16,940.98)</b>	<b>1,631.95</b>	<b>57,171.08</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>

**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
12/8/2025 Royal Pool Mgmt Inv #64579	\$ 2,975.00
<b>Total</b>	<b>\$ 8,850.00</b>

**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
<b>Total</b>	<b>\$ 1,790.98</b>