

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**January 31, 2026**

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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 1/31/2026

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Asset</b>			
1012 - Truist OP 7983	\$44,946.49		\$44,946.49
1022 - Truist RES 7991		\$61,702.98	\$61,702.98
1040 - Accounts Receivable	\$23.00		\$23.00
1050 - Prepaid Insurance	\$5,676.17		\$5,676.17
1210 - Utility Deposits	\$688.87		\$688.87
<b>Total Asset</b>	<b>\$51,334.53</b>	<b>\$61,702.98</b>	<b>\$113,037.51</b>
<b>Total Assets</b>	<b>\$51,334.53</b>	<b>\$61,702.98</b>	<b>\$113,037.51</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
3015 - Accrued Expense	\$376.67		\$376.67
3020 - Prepaid Owner Assessments	\$4,564.52		\$4,564.52
3031 - Deferred Revenue	\$21,928.84		\$21,928.84
<b>Total Liabilities</b>	<b>\$26,870.03</b>		<b>\$26,870.03</b>
<b>Reserve Fund</b>			
3501 - Clubhouse Interior / Exterior		\$7,571.54	\$7,571.54
3502 - Pool		\$32,061.85	\$32,061.85
3503 - Pumps & Motors / Irrigation		\$10,004.75	\$10,004.75
3598 - Deferred Maintenance		\$11,929.69	\$11,929.69
3599 - Reserve Interest		\$135.15	\$135.15
<b>Total Reserve Fund</b>		<b>\$61,702.98</b>	<b>\$61,702.98</b>
<b>Equity</b>			
3990 - Operating Fund Balance	\$24,453.07		\$24,453.07
3999 - Net Income	\$11.43		\$11.43
<b>Total Equity</b>	<b>\$24,464.50</b>		<b>\$24,464.50</b>
<b>Total Liabilities / Equity</b>	<b>\$51,334.53</b>	<b>\$61,702.98</b>	<b>\$113,037.51</b>

# Villa Vivaci Neighborhood Association, Inc.

## Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Operating Assessments	10,964.42	10,964.38	.04	10,964.42	10,964.38	.04	131,573.00
5011 - Reserve Assessments	4,396.75	4,396.75	-	4,396.75	4,396.75	-	17,587.00
5050 - Operating Interest	.40	-	.40	.40	-	.40	-
<b>Total Income</b>	<b>15,361.57</b>	<b>15,361.13</b>	<b>.44</b>	<b>15,361.57</b>	<b>15,361.13</b>	<b>.44</b>	<b>149,160.00</b>
<b>Total Income</b>	<b>15,361.57</b>	<b>15,361.13</b>	<b>.44</b>	<b>15,361.57</b>	<b>15,361.13</b>	<b>.44</b>	<b>149,160.00</b>
<b>Operating Expense</b>							
<b>Grounds</b>							
7110 - Grounds Contract	4,696.75	4,696.83	.08	4,696.75	4,696.83	.08	56,362.00
7112 - Grounds Maint/Supplies	-	25.00	25.00	-	25.00	25.00	300.00
7113 - Landscape Replacement	-	166.67	166.67	-	166.67	166.67	2,000.00
7130 - Mulch	-	750.00	750.00	-	750.00	750.00	9,000.00
7140 - Tree Trimming/Removal	1,125.00	116.67	(1,008.33)	1,125.00	116.67	(1,008.33)	1,400.00
7141 - Palm Tree Trimming	-	191.67	191.67	-	191.67	191.67	2,300.00
7150 - Irrigation Maint.& Repairs	17.24	536.67	519.43	17.24	536.67	519.43	6,440.00
<b>Total Grounds</b>	<b>5,838.99</b>	<b>6,483.51</b>	<b>644.52</b>	<b>5,838.99</b>	<b>6,483.51</b>	<b>644.52</b>	<b>77,802.00</b>
<b>Pool &amp; Recreation</b>							
7310 - Pool Contract	475.00	482.17	7.17	475.00	482.17	7.17	5,786.00
7311 - Pool Supplies & Repairs	310.00	250.00	(60.00)	310.00	250.00	(60.00)	3,000.00
7350 - Clubhouse Cleaning Contract	210.00	225.00	15.00	210.00	225.00	15.00	2,700.00
7351 - Clbhsse Maint/Rpr/Supplies	-	79.17	79.17	-	79.17	79.17	950.00
<b>Total Pool &amp; Recreation</b>	<b>995.00</b>	<b>1,036.34</b>	<b>41.34</b>	<b>995.00</b>	<b>1,036.34</b>	<b>41.34</b>	<b>12,436.00</b>
<b>Utilities</b>							
7510 - Water/Sewer	166.67	166.67	-	166.67	166.67	-	2,000.00
7520 - Electric	951.10	791.67	(159.43)	951.10	791.67	(159.43)	9,500.00
<b>Total Utilities</b>	<b>1,117.77</b>	<b>958.34</b>	<b>(159.43)</b>	<b>1,117.77</b>	<b>958.34</b>	<b>(159.43)</b>	<b>11,500.00</b>
<b>Administrative</b>							
7810 - Insurance	839.38	908.33	68.95	839.38	908.33	68.95	10,900.00
7820 - Professional Fees; Legal	906.81	166.63	(740.18)	906.81	166.63	(740.18)	2,000.00
7821 - Professional Fees; Tax Prep	-	29.13	29.13	-	29.13	29.13	350.00
7830 - Division Fees	61.25	16.67	(44.58)	61.25	16.67	(44.58)	200.00
7835 - Fees, Dues, License	-	41.67	41.67	-	41.67	41.67	500.00
7870 - Management Contract	1,032.00	1,032.08	.08	1,032.00	1,032.08	.08	12,385.00
7880 - Postage/Printing/Misc	162.19	291.63	129.44	162.19	291.63	129.44	3,500.00
<b>Total Administrative</b>	<b>3,001.63</b>	<b>2,486.14</b>	<b>(515.49)</b>	<b>3,001.63</b>	<b>2,486.14</b>	<b>(515.49)</b>	<b>29,835.00</b>
<b>Other</b>							
7999 - Reserve Alloc Trans	4,396.75	4,396.75	-	4,396.75	4,396.75	-	17,587.00
<b>Total Other</b>	<b>4,396.75</b>	<b>4,396.75</b>	<b>-</b>	<b>4,396.75</b>	<b>4,396.75</b>	<b>-</b>	<b>17,587.00</b>

# Villa Vivaci Neighborhood Association, Inc.

## Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Expense</b>	15,350.14	15,361.08	10.94	15,350.14	15,361.08	10.94	149,160.00
<b>Operating Net Total</b>	11.43	.05	11.38	11.43	.05	11.38	-
<b>Net Total</b>	11.43	.05	11.38	11.43	.05	11.38	-

# Villa Vivaci Neighborhood Association, Inc.

## Summary Statement of Revenues and Expenses For 1/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
<b>Income</b>													
5010 - Operating Assessments	10,964	-	-	-	-	-	-	-	-	-	-	-	10,964
5011 - Reserve Assessments	4,397	-	-	-	-	-	-	-	-	-	-	-	4,397
5050 - Operating Interest		-	-	-	-	-	-	-	-	-	-	-	0
<b>Total Income</b>	<b>15,362</b>	-	-	-	-	-	-	-	-	-	-	-	<b>15,362</b>
<b>Total Income</b>	<b>15,362</b>	-	-	-	-	-	-	-	-	-	-	-	<b>15,362</b>
<b>Operating Expense</b>													
<b>Grounds</b>													
7110 - Grounds Contract	4,697	-	-	-	-	-	-	-	-	-	-	-	4,697
7140 - Tree Trimming/Removal	1,125	-	-	-	-	-	-	-	-	-	-	-	1,125
7150 - Irrigation Maint.& Repairs	17	-	-	-	-	-	-	-	-	-	-	-	17
<b>Total Grounds</b>	<b>5,839</b>	-	-	-	-	-	-	-	-	-	-	-	<b>5,839</b>
<b>Pool &amp; Recreation</b>													
7310 - Pool Contract	475	-	-	-	-	-	-	-	-	-	-	-	475
7311 - Pool Supplies & Repairs	310	-	-	-	-	-	-	-	-	-	-	-	310
7350 - Clubhouse Cleaning Contract	210	-	-	-	-	-	-	-	-	-	-	-	210
<b>Total Pool &amp; Recreation</b>	<b>995</b>	-	-	-	-	-	-	-	-	-	-	-	<b>995</b>
<b>Utilities</b>													
7510 - Water/Sewer	167	-	-	-	-	-	-	-	-	-	-	-	167
7520 - Electric	951	-	-	-	-	-	-	-	-	-	-	-	951
<b>Total Utilities</b>	<b>1,118</b>	-	-	-	-	-	-	-	-	-	-	-	<b>1,118</b>
<b>Administrative</b>													
7810 - Insurance	839	-	-	-	-	-	-	-	-	-	-	-	839
7820 - Professional Fees; Legal	907	-	-	-	-	-	-	-	-	-	-	-	907
7830 - Division Fees	61	-	-	-	-	-	-	-	-	-	-	-	61
7870 - Management Contract	1,032	-	-	-	-	-	-	-	-	-	-	-	1,032
7880 - Postage/Printing/Misc	162	-	-	-	-	-	-	-	-	-	-	-	162

# Villa Vivaci Neighborhood Association, Inc.

## Summary Statement of Revenues and Expenses For 1/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
<b>Total Administrative</b>	3,002	-	-	-	-	-	-	-	-	-	-	-	3,002
<b>Other</b>													
7999 - Reserve Alloc Trans	4,397	-	-	-	-	-	-	-	-	-	-	-	4,397
<b>Total Other</b>	4,397	-	-	-	-	-	-	-	-	-	-	-	4,397
<b>Total Expense</b>	15,350	-	-	-	-	-	-	-	-	-	-	-	15,350
<b>Operating Net Total</b>	\$11	-	-	-	-	-	-	-	-	-	-	-	\$11
<b>Net Total</b>	\$11	-	-	-	-	-	-	-	-	-	-	-	\$11

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**Reserve Balances**  
**January 31, 2026**

	<b>Balance 1/1/26</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>	\$ 6,943.04	628.50	-	-	-	7,571.54
<b>3502 Pool</b>	29,320.60	2,741.25	-	-	-	32,061.85
<b>3503 Pumps &amp; Motors / Irrigation</b>	9,291.25	713.50	-	-	-	10,004.75
<b>3598 Deferred Maintenance</b>	9,984.24	313.50	1,631.95	-	-	11,929.69
<b>3599 Interest</b>	1,631.95	-	(1,631.95)	-	135.15	135.15
<b>Total Reserves</b>	<b>\$ 57,171.08</b>	<b>4,396.75</b>	<b>-</b>	<b>-</b>	<b>135.15</b>	<b>61,702.98</b>

**Expense Details**

**3501 Clubhouse Int/Ext**

**Total \$ -**

**3502 Pool**

**Total \$ -**

**3598 Deferred Maintenance**

**Total \$ -**

**Allocation Details**

1/1/26 Moved interest into 3598 Deferred Maint. Per budget