

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**February 28, 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 2/28/2026

| <b>Assets</b>                        | <b>Operating</b>   | <b>Reserve</b>     | <b>Total</b>        |
|--------------------------------------|--------------------|--------------------|---------------------|
| <b>Asset</b>                         |                    |                    |                     |
| 1012 - Truist OP 7983                | \$42,915.20        |                    | \$42,915.20         |
| 1022 - Truist RES 7991               |                    | \$61,830.91        | \$61,830.91         |
| 1040 - Accounts Receivable           | \$48.35            |                    | \$48.35             |
| 1050 - Prepaid Insurance             | \$4,836.81         |                    | \$4,836.81          |
| 1210 - Utility Deposits              | \$688.87           |                    | \$688.87            |
| <b>Total Asset</b>                   | <b>\$48,489.23</b> | <b>\$61,830.91</b> | <b>\$110,320.14</b> |
| <b>Total Assets</b>                  | <b>\$48,489.23</b> | <b>\$61,830.91</b> | <b>\$110,320.14</b> |
| <b>Liabilities / Equity</b>          |                    |                    |                     |
| <b>Liabilities</b>                   |                    |                    |                     |
| 2000 - Accounts Payable              | \$5,701.54         |                    | \$5,701.54          |
| 3015 - Accrued Expense               | \$495.00           |                    | \$495.00            |
| 3020 - Prepaid Owner Assessments     | \$5,129.52         |                    | \$5,129.52          |
| 3031 - Deferred Revenue              | \$10,964.41        |                    | \$10,964.41         |
| <b>Total Liabilities</b>             | <b>\$22,290.47</b> |                    | <b>\$22,290.47</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              |                    | \$263.08           | \$263.08            |
| <b>Total Reserve Fund</b>            |                    | <b>\$61,830.91</b> | <b>\$61,830.91</b>  |
| <b>Equity</b>                        |                    |                    |                     |
| 3990 - Operating Fund Balance        | \$24,453.07        |                    | \$24,453.07         |
| 3999 - Net Income                    | \$1,745.69         |                    | \$1,745.69          |
| <b>Total Equity</b>                  | <b>\$26,198.76</b> |                    | <b>\$26,198.76</b>  |
| <b>Total Liabilities / Equity</b>    | <b>\$48,489.23</b> | <b>\$61,830.91</b> | <b>\$110,320.14</b> |

# Villa Vivaci Neighborhood Association, Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

|                                    | Current Period   |                  |                 | Year To Date     |                  |                 | Annual Budget     |
|------------------------------------|------------------|------------------|-----------------|------------------|------------------|-----------------|-------------------|
|                                    | Actual           | Budget           | Variance        | Actual           | Budget           | Variance        |                   |
| <b>Operating Income</b>            |                  |                  |                 |                  |                  |                 |                   |
| <b>Income</b>                      |                  |                  |                 |                  |                  |                 |                   |
| 5010 - Operating Assessments       | 10,964.43        | 10,964.42        | .01             | 21,928.85        | 21,928.80        | .05             | 131,573.00        |
| 5011 - Reserve Assessments         | -                | -                | -               | 4,396.75         | 4,396.75         | -               | 17,587.00         |
| 5041 - Late Fees/Penalty           | 25.35            | -                | 25.35           | 25.35            | -                | 25.35           | -                 |
| 5050 - Operating Interest          | .34              | -                | .34             | .74              | -                | .74             | -                 |
| <b>Total Income</b>                | <b>10,990.12</b> | <b>10,964.42</b> | <b>25.70</b>    | <b>26,351.69</b> | <b>26,325.55</b> | <b>26.14</b>    | <b>149,160.00</b> |
| <b>Total Income</b>                | <b>10,990.12</b> | <b>10,964.42</b> | <b>25.70</b>    | <b>26,351.69</b> | <b>26,325.55</b> | <b>26.14</b>    | <b>149,160.00</b> |
| <b>Operating Expense</b>           |                  |                  |                 |                  |                  |                 |                   |
| <b>Grounds</b>                     |                  |                  |                 |                  |                  |                 |                   |
| 7110 - Grounds Contract            | 4,696.75         | 4,696.83         | .08             | 9,393.50         | 9,393.66         | .16             | 56,362.00         |
| 7112 - Grounds Maint/Supplies      | 28.43            | 25.00            | (3.43)          | 28.43            | 50.00            | 21.57           | 300.00            |
| 7113 - Landscape Replacement       | -                | 166.67           | 166.67          | -                | 333.34           | 333.34          | 2,000.00          |
| 7130 - Mulch                       | -                | 750.00           | 750.00          | -                | 1,500.00         | 1,500.00        | 9,000.00          |
| 7140 - Tree Trimming/Removal       | -                | 116.67           | 116.67          | 1,125.00         | 233.34           | (891.66)        | 1,400.00          |
| 7141 - Palm Tree Trimming          | -                | 191.67           | 191.67          | -                | 383.34           | 383.34          | 2,300.00          |
| 7150 - Irrigation Maint.& Repairs  | 95.68            | 536.67           | 440.99          | 112.92           | 1,073.34         | 960.42          | 6,440.00          |
| <b>Total Grounds</b>               | <b>4,820.86</b>  | <b>6,483.51</b>  | <b>1,662.65</b> | <b>10,659.85</b> | <b>12,967.02</b> | <b>2,307.17</b> | <b>77,802.00</b>  |
| <b>Pool &amp; Recreation</b>       |                  |                  |                 |                  |                  |                 |                   |
| 7310 - Pool Contract               | 475.00           | 482.17           | 7.17            | 950.00           | 964.34           | 14.34           | 5,786.00          |
| 7311 - Pool Supplies & Repairs     | 310.00           | 250.00           | (60.00)         | 620.00           | 500.00           | (120.00)        | 3,000.00          |
| 7350 - Clubhouse Cleaning Contract | 250.00           | 225.00           | (25.00)         | 460.00           | 450.00           | (10.00)         | 2,700.00          |
| 7351 - Clbhsse Maint/Rpr/Supplies  | -                | 79.17            | 79.17           | -                | 158.34           | 158.34          | 950.00            |
| <b>Total Pool &amp; Recreation</b> | <b>1,035.00</b>  | <b>1,036.34</b>  | <b>1.34</b>     | <b>2,030.00</b>  | <b>2,072.68</b>  | <b>42.68</b>    | <b>12,436.00</b>  |
| <b>Utilities</b>                   |                  |                  |                 |                  |                  |                 |                   |
| 7510 - Water/Sewer                 | 364.12           | 166.67           | (197.45)        | 530.79           | 333.34           | (197.45)        | 2,000.00          |
| 7520 - Electric                    | 835.79           | 791.67           | (44.12)         | 1,786.89         | 1,583.34         | (203.55)        | 9,500.00          |
| <b>Total Utilities</b>             | <b>1,199.91</b>  | <b>958.34</b>    | <b>(241.57)</b> | <b>2,317.68</b>  | <b>1,916.68</b>  | <b>(401.00)</b> | <b>11,500.00</b>  |
| <b>Administrative</b>              |                  |                  |                 |                  |                  |                 |                   |
| 7810 - Insurance                   | 839.36           | 908.33           | 68.97           | 1,678.74         | 1,816.66         | 137.92          | 10,900.00         |
| 7820 - Professional Fees; Legal    | -                | 166.67           | 166.67          | 906.81           | 333.30           | (573.51)        | 2,000.00          |
| 7821 - Professional Fees; Tax Prep | -                | 29.17            | 29.17           | -                | 58.30            | 58.30           | 350.00            |
| 7830 - Division Fees               | -                | 16.67            | 16.67           | 61.25            | 33.34            | (27.91)         | 200.00            |
| 7835 - Fees, Dues, License         | -                | 41.67            | 41.67           | -                | 83.34            | 83.34           | 500.00            |
| 7870 - Management Contract         | 1,032.00         | 1,032.08         | .08             | 2,064.00         | 2,064.16         | .16             | 12,385.00         |
| 7880 - Postage/Printing/Misc       | 328.73           | 291.67           | (37.06)         | 490.92           | 583.30           | 92.38           | 3,500.00          |
| <b>Total Administrative</b>        | <b>2,200.09</b>  | <b>2,486.26</b>  | <b>286.17</b>   | <b>5,201.72</b>  | <b>4,972.40</b>  | <b>(229.32)</b> | <b>29,835.00</b>  |
| <b>Other</b>                       |                  |                  |                 |                  |                  |                 |                   |
| 7999 - Reserve Alloc Trans         | -                | -                | -               | 4,396.75         | 4,396.75         | -               | 17,587.00         |

# Villa Vivaci Neighborhood Association, Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

|                          | Current Period |           |          | Year To Date |           |          | Annual Budget |
|--------------------------|----------------|-----------|----------|--------------|-----------|----------|---------------|
|                          | Actual         | Budget    | Variance | Actual       | Budget    | Variance |               |
| <b>Operating Expense</b> |                |           |          |              |           |          |               |
| Total Other              | -              | -         | -        | 4,396.75     | 4,396.75  | -        | 17,587.00     |
| Total Expense            | 9,255.86       | 10,964.45 | 1,708.59 | 24,606.00    | 26,325.53 | 1,719.53 | 149,160.00    |
| Operating Net Total      | 1,734.26       | (.03)     | 1,734.29 | 1,745.69     | .02       | 1,745.67 | -             |
| Net Total                | 1,734.26       | (.03)     | 1,734.29 | 1,745.69     | .02       | 1,745.67 | -             |

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**Reserve Balances**  
**February 28, 2026**

|   | Balance<br>1/1/26   | YTD<br>Contribution | YTD<br>Allocation | YTD<br>Expense | YTD<br>Interest | Current<br>Balance |
|---|---------------------|---------------------|-------------------|----------------|-----------------|--------------------|
| <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)        | -              | 263.08          | 263.08             |
| <b>Total Reserves</b>                       | <b>\$ 57,171.08</b> | <b>4,396.75</b>     | <b>-</b>          | <b>-</b>       | <b>263.08</b>   | <b>61,830.91</b>   |

**Expense Details**

**3501 Clubhouse Int/Ext**

**Total \$ -**

**3502 Pool**

**Total \$ -**

**3503 Pumps & Motors / Irrigation**

**Total \$ -**

**3598 Deferred Maintenance**

**Total \$ -**

**Allocation Details**

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