

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
March 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 3/31/2026

Assets	Operating	Reserve	Total
Asset			
1012 - Truist OP 7983	\$37,231.91		\$37,231.91
1022 - Truist RES 7991		\$61,972.85	\$61,972.85
1040 - Accounts Receivable	\$0.35		\$0.35
1050 - Prepaid Insurance	\$3,997.45		\$3,997.45
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$41,918.58	\$61,972.85	\$103,891.43
Total Assets	\$41,918.58	\$61,972.85	\$103,891.43
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$350.00		\$350.00
3015 - Accrued Expense	\$5,249.75		\$5,249.75
3016 - Suspense	(\$745.00)		(\$745.00)
3020 - Prepaid Owner Assessments	\$14,134.52		\$14,134.52
Total Liabilities	\$18,989.27		\$18,989.27
Reserve Fund			
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		\$405.02	\$405.02
Total Reserve Fund		\$61,972.85	\$61,972.85
Equity			
3990 - Operating Fund Balance	\$24,453.07		\$24,453.07
3999 - Net Income	(\$1,523.76)		(\$1,523.76)
Total Equity	\$22,929.31		\$22,929.31
Total Liabilities / Equity	\$41,918.58	\$61,972.85	\$103,891.43

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Operating Assessments	10,964.41	10,964.42	(.01)	32,893.26	32,893.22	.04	131,573.00
5011 - Reserve Assessments	-	-	-	4,396.75	4,396.75	-	17,587.00
5041 - Late Fees/Penalty	.35	-	.35	25.70	-	25.70	-
5050 - Operating Interest	.34	-	.34	1.08	-	1.08	-
Total Income	10,965.10	10,964.42	.68	37,316.79	37,289.97	26.82	149,160.00
Total Income	10,965.10	10,964.42	.68	37,316.79	37,289.97	26.82	149,160.00
Operating Expense							
Grounds							
7110 - Grounds Contract	4,696.75	4,696.83	.08	14,090.25	14,090.49	.24	56,362.00
7112 - Grounds Maint/Supplies	-	25.00	25.00	28.43	75.00	46.57	300.00
7113 - Landscape Replacement	-	166.67	166.67	-	500.01	500.01	2,000.00
7130 - Mulch	-	750.00	750.00	-	2,250.00	2,250.00	9,000.00
7140 - Tree Trimming/Removal	-	116.67	116.67	1,125.00	350.01	(774.99)	1,400.00
7141 - Palm Tree Trimming	-	191.67	191.67	-	575.01	575.01	2,300.00
7150 - Irrigation Maint.& Repairs	4,830.00	536.67	(4,293.33)	4,942.92	1,610.01	(3,332.91)	6,440.00
Total Grounds	9,526.75	6,483.51	(3,043.24)	20,186.60	19,450.53	(736.07)	77,802.00
Pool & Recreation							
7310 - Pool Contract	475.00	482.17	7.17	1,425.00	1,446.51	21.51	5,786.00
7311 - Pool Supplies & Repairs	255.00	250.00	(5.00)	875.00	750.00	(125.00)	3,000.00
7350 - Clubhouse Cleaning Contract	230.00	225.00	(5.00)	690.00	675.00	(15.00)	2,700.00
7351 - Clbhse Maint/Rpr/Supplies	-	79.17	79.17	-	237.51	237.51	950.00
Total Pool & Recreation	960.00	1,036.34	76.34	2,990.00	3,109.02	119.02	12,436.00
Utilities							
7510 - Water/Sewer	380.95	166.67	(214.28)	911.74	500.01	(411.73)	2,000.00
7520 - Electric	727.78	791.67	63.89	2,514.67	2,375.01	(139.66)	9,500.00
Total Utilities	1,108.73	958.34	(150.39)	3,426.41	2,875.02	(551.39)	11,500.00
Administrative							
7810 - Insurance	839.36	908.33	68.97	2,518.10	2,724.99	206.89	10,900.00
7820 - Professional Fees; Legal	265.50	166.67	(98.83)	1,172.31	499.97	(672.34)	2,000.00
7821 - Professional Fees; Tax Prep	350.00	29.17	(320.83)	350.00	87.47	(262.53)	350.00
7830 - Division Fees	-	16.67	16.67	61.25	50.01	(11.24)	200.00
7835 - Fees, Dues, License	-	41.67	41.67	-	125.01	125.01	500.00
7870 - Management Contract	1,032.00	1,032.08	.08	3,096.00	3,096.24	.24	12,385.00
7880 - Postage/Printing/Misc	152.21	291.67	139.46	643.13	874.97	231.84	3,500.00
Total Administrative	2,639.07	2,486.26	(152.81)	7,840.79	7,458.66	(382.13)	29,835.00
Other							
7999 - Reserve Alloc Trans	-	-	-	4,396.75	4,396.75	-	17,587.00
Total Other	-	-	-	4,396.75	4,396.75	-	17,587.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	14,234.55	10,964.45	(3,270.10)	38,840.55	37,289.98	(1,550.57)	149,160.00
Operating Net Total	(3,269.45)	(.03)	(3,269.42)	(1,523.76)	(.01)	(1,523.75)	-
Net Total	(3,269.45)	(.03)	(3,269.42)	(1,523.76)	(.01)	(1,523.75)	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
March 31, 2026

	Balance 1/1/26	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 6,943.04	628.50	-	-	-	7,571.54
3502 Pool	29,320.60	2,741.25	-	-	-	32,061.85
3503 Pumps & Motors / Irrigation	9,291.25	713.50	-	-	-	10,004.75
3598 Deferred Maintenance	9,984.24	313.50	1,631.95	-	-	11,929.69
3599 Interest	1,631.95	-	(1,631.95)	-	405.02	405.02
Total Reserves	\$ 57,171.08	4,396.75	-	-	405.02	61,972.85

Expense Details

3501 Clubhouse Int/Ext

Total \$	-
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3502 Pool

Total \$	-
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3503 Pumps & Motors / Irrigation

Total \$	-
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3598 Deferred Maintenance

Total \$	-
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Allocation Details

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