

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**April 30, 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 4/30/2026

| Assets                               | Operating          | Reserve            | Total               |
|--------------------------------------|--------------------|--------------------|---------------------|
| <b>Asset</b>                         |                    |                    |                     |
| 1012 - Truist OP 7983                | \$50,560.89        |                    | \$50,560.89         |
| 1022 - Truist RES 7991               |                    | \$66,510.86        | \$66,510.86         |
| 1040 - Accounts Receivable           | \$1,718.35         |                    | \$1,718.35          |
| 1050 - Prepaid Insurance             | \$3,158.09         |                    | \$3,158.09          |
| 1210 - Utility Deposits              | \$688.87           |                    | \$688.87            |
| <b>Total Asset</b>                   | <b>\$56,126.20</b> | <b>\$66,510.86</b> | <b>\$122,637.06</b> |
| <b>Total Assets</b>                  | <b>\$56,126.20</b> | <b>\$66,510.86</b> | <b>\$122,637.06</b> |
| <b>Liabilities / Equity</b>          |                    |                    |                     |
| <b>Liabilities</b>                   |                    |                    |                     |
| 2000 - Accounts Payable              | \$623.17           |                    | \$623.17            |
| 3016 - Suspense                      | (\$745.00)         |                    | (\$745.00)          |
| 3020 - Prepaid Owner Assessments     | \$4,506.52         |                    | \$4,506.52          |
| 3031 - Deferred Revenue              | \$21,928.84        |                    | \$21,928.84         |
| <b>Total Liabilities</b>             | <b>\$26,313.53</b> |                    | <b>\$26,313.53</b>  |
| <b>Reserve Fund</b>                  |                    |                    |                     |
| 3501 - Clubhouse Interior / Exterior |                    | \$8,200.04         | \$8,200.04          |
| 3502 - Pool                          |                    | \$34,803.10        | \$34,803.10         |
| 3503 - Pumps & Motors / Irrigation   |                    | \$10,718.25        | \$10,718.25         |
| 3598 - Deferred Maintenance          |                    | \$12,243.19        | \$12,243.19         |
| 3599 - Reserve Interest              |                    | \$546.28           | \$546.28            |
| <b>Total Reserve Fund</b>            |                    | <b>\$66,510.86</b> | <b>\$66,510.86</b>  |
| <b>Equity</b>                        |                    |                    |                     |
| 3990 - Operating Fund Balance        | \$24,453.07        |                    | \$24,453.07         |
| 3999 - Net Income                    | \$5,359.60         |                    | \$5,359.60          |
| <b>Total Equity</b>                  | <b>\$29,812.67</b> |                    | <b>\$29,812.67</b>  |
| <b>Total Liabilities / Equity</b>    | <b>\$56,126.20</b> | <b>\$66,510.86</b> | <b>\$122,637.06</b> |

# Villa Vivaci Neighborhood Association, Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

|                              | 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)    | 43,857.67    | 43,857.64 | .03      | 131,573.00    |
| 5011 - Reserve Assessments   | 4,396.75       | 4,396.75  | -        | 8,793.50     | 8,793.50  | -        | 17,587.00     |
| 5041 - Late Fees/Penalty     | -              | -         | -        | 25.70        | -         | 25.70    | -             |
| 5050 - Operating Interest    | .45            | -         | .45      | 1.53         | -         | 1.53     | -             |
| Total Income                 | 15,361.61      | 15,361.17 | .44      | 52,678.40    | 52,651.14 | 27.26    | 149,160.00    |
| Total Income                 | 15,361.61      | 15,361.17 | .44      | 52,678.40    | 52,651.14 | 27.26    | 149,160.00    |

## Operating Expense

|                                    |                 |                 |                 |                  |                  |                 |                  |
|------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-----------------|------------------|
| <b>Grounds</b>                     |                 |                 |                 |                  |                  |                 |                  |
| 7110 - Grounds Contract            | (621.75)        | 4,696.83        | 5,318.58        | 13,468.50        | 18,787.32        | 5,318.82        | 56,362.00        |
| 7112 - Grounds Maint/Supplies      | -               | 25.00           | 25.00           | 28.43            | 100.00           | 71.57           | 300.00           |
| 7113 - Landscape Replacement       | -               | 166.67          | 166.67          | -                | 666.68           | 666.68          | 2,000.00         |
| 7130 - Mulch                       | -               | 750.00          | 750.00          | -                | 3,000.00         | 3,000.00        | 9,000.00         |
| 7140 - Tree Trimming/Removal       | -               | 116.67          | 116.67          | 1,125.00         | 466.68           | (658.32)        | 1,400.00         |
| 7141 - Palm Tree Trimming          | -               | 191.67          | 191.67          | -                | 766.68           | 766.68          | 2,300.00         |
| 7150 - Irrigation Maint.& Repairs  | -               | 536.67          | 536.67          | 4,942.92         | 2,146.68         | (2,796.24)      | 6,440.00         |
| <b>Total Grounds</b>               | <b>(621.75)</b> | <b>6,483.51</b> | <b>7,105.26</b> | <b>19,564.85</b> | <b>25,934.04</b> | <b>6,369.19</b> | <b>77,802.00</b> |
| <b>Pool &amp; Recreation</b>       |                 |                 |                 |                  |                  |                 |                  |
| 7310 - Pool Contract               | 475.00          | 482.17          | 7.17            | 1,900.00         | 1,928.68         | 28.68           | 5,786.00         |
| 7311 - Pool Supplies & Repairs     | 80.00           | 250.00          | 170.00          | 955.00           | 1,000.00         | 45.00           | 3,000.00         |
| 7350 - Clubhouse Cleaning Contract | 230.00          | 225.00          | (5.00)          | 920.00           | 900.00           | (20.00)         | 2,700.00         |
| 7351 - Clbhse Maint/Rpr/Supplies   | -               | 79.17           | 79.17           | -                | 316.68           | 316.68          | 950.00           |
| <b>Total Pool &amp; Recreation</b> | <b>785.00</b>   | <b>1,036.34</b> | <b>251.34</b>   | <b>3,775.00</b>  | <b>4,145.36</b>  | <b>370.36</b>   | <b>12,436.00</b> |
| <b>Utilities</b>                   |                 |                 |                 |                  |                  |                 |                  |
| 7510 - Water/Sewer                 | 282.07          | 166.67          | (115.40)        | 1,193.81         | 666.68           | (527.13)        | 2,000.00         |
| 7520 - Electric                    | 664.81          | 791.67          | 126.86          | 3,179.48         | 3,166.68         | (12.80)         | 9,500.00         |
| <b>Total Utilities</b>             | <b>946.88</b>   | <b>958.34</b>   | <b>11.46</b>    | <b>4,373.29</b>  | <b>3,833.36</b>  | <b>(539.93)</b> | <b>11,500.00</b> |
| <b>Administrative</b>              |                 |                 |                 |                  |                  |                 |                  |
| 7810 - Insurance                   | 839.36          | 908.33          | 68.97           | 3,357.46         | 3,633.32         | 275.86          | 10,900.00        |
| 7820 - Professional Fees; Legal    | 383.50          | 166.67          | (216.83)        | 1,555.81         | 666.64           | (889.17)        | 2,000.00         |
| 7821 - Professional Fees; Tax Prep | -               | 29.17           | 29.17           | 350.00           | 116.64           | (233.36)        | 350.00           |
| 7830 - Division Fees               | 61.25           | 16.67           | (44.58)         | 122.50           | 66.68            | (55.82)         | 200.00           |
| 7835 - Fees, Dues, License         | -               | 41.67           | 41.67           | -                | 166.68           | 166.68          | 500.00           |
| 7870 - Management Contract         | 1,032.00        | 1,032.08        | .08             | 4,128.00         | 4,128.32         | .32             | 12,385.00        |
| 7880 - Postage/Printing/Misc       | 655.26          | 291.67          | (363.59)        | 1,298.39         | 1,166.64         | (131.75)        | 3,500.00         |
| <b>Total Administrative</b>        | <b>2,971.37</b> | <b>2,486.26</b> | <b>(485.11)</b> | <b>10,812.16</b> | <b>9,944.92</b>  | <b>(867.24)</b> | <b>29,835.00</b> |
| <b>Other</b>                       |                 |                 |                 |                  |                  |                 |                  |
| 7999 - Reserve Alloc Trans         | 4,396.75        | 4,396.75        | -               | 8,793.50         | 8,793.50         | -               | 17,587.00        |

# Villa Vivaci Neighborhood Association, Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

|                     | Current Period |           |          | Year To Date |           |          | Annual Budget |
|---------------------|----------------|-----------|----------|--------------|-----------|----------|---------------|
|                     | Actual         | Budget    | Variance | Actual       | Budget    | Variance |               |
| Operating Expense   |                |           |          |              |           |          |               |
| Total Other         | 4,396.75       | 4,396.75  | -        | 8,793.50     | 8,793.50  | -        | 17,587.00     |
| Total Expense       | 8,478.25       | 15,361.20 | 6,882.95 | 47,318.80    | 52,651.18 | 5,332.38 | 149,160.00    |
| Operating Net Total | 6,883.36       | (.03)     | 6,883.39 | 5,359.60     | (.04)     | 5,359.64 | -             |
| Net Total           | 6,883.36       | (.03)     | 6,883.39 | 5,359.60     | (.04)     | 5,359.64 | -             |

**VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.**  
**Reserve Balances**  
**April 30, 2026**

|                                             | <b>Balance<br/>1/1/26</b> | <b>YTD<br/>Contribution</b> | <b>YTD<br/>Allocation</b> | <b>YTD<br/>Expense</b> | <b>YTD<br/>Interest</b> | <b>Current<br/>Balance</b> |
|---------------------------------------------|---------------------------|-----------------------------|---------------------------|------------------------|-------------------------|----------------------------|
| <b>3501 Clubhouse Int / Ext</b>             | \$ 6,943.04               | 1,257.00                    | -                         | -                      | -                       | 8,200.04                   |
| <b>3502 Pool</b>                            | 29,320.60                 | 5,482.50                    | -                         | -                      | -                       | 34,803.10                  |
| <b>3503 Pumps &amp; Motors / Irrigation</b> | 9,291.25                  | 1,427.00                    | -                         | -                      | -                       | 10,718.25                  |
| <b>3598 Deferred Maintenance</b>            | 9,984.24                  | 627.00                      | 1,631.95                  | -                      | -                       | 12,243.19                  |
| <b>3599 Interest</b>                        | 1,631.95                  | -                           | (1,631.95)                | -                      | 546.28                  | 546.28                     |
| <b>Total Reserves</b>                       | <b>\$ 57,171.08</b>       | <b>8,793.50</b>             | <b>-</b>                  | <b>-</b>               | <b>546.28</b>           | <b>66,510.86</b>           |

**Expense Details**

**3501 Clubhouse Int/Ext**

|                 |          |
|-----------------|----------|
| <b>Total \$</b> | <b>-</b> |
|-----------------|----------|

**3502 Pool**

|                 |          |
|-----------------|----------|
| <b>Total \$</b> | <b>-</b> |
|-----------------|----------|

**3503 Pumps & Motors / Irrigation**

|                 |          |
|-----------------|----------|
| <b>Total \$</b> | <b>-</b> |
|-----------------|----------|

**3598 Deferred Maintenance**

|                 |          |
|-----------------|----------|
| <b>Total \$</b> | <b>-</b> |
|-----------------|----------|

**Allocation Details**

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