

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 2026

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BALANCE SHEET

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Villa Vivaci Neighborhood Association, Inc.

Balance Sheet as of 6/30/2026

Assets	Operating	Reserve	Total
Asset			
1012 - Truist OP 7983	\$42,603.19		\$42,603.19
1022 - Truist RES 7991		\$66,811.65	\$66,811.65
1040 - Accounts Receivable	\$744.48		\$744.48
1050 - Prepaid Insurance	\$4,564.77		\$4,564.77
1210 - Utility Deposits	\$688.87		\$688.87
Total Asset	\$48,601.31	\$66,811.65	\$115,412.96
Total Assets	\$48,601.31	\$66,811.65	\$115,412.96
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$352.34		\$352.34
3015 - Accrued Expense	\$230.00		\$230.00
3016 - Suspense	(\$745.00)		(\$745.00)
3020 - Prepaid Owner Assessments	\$12,886.47		\$12,886.47
3120 - 2026 S/A Roof Pressure Washing	\$3,036.00		\$3,036.00
Total Liabilities	\$15,759.81		\$15,759.81
Reserve Fund			
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		\$847.07	\$847.07
Total Reserve Fund		\$66,811.65	\$66,811.65
Equity			
3990 - Operating Fund Balance	\$24,453.07		\$24,453.07
3999 - Net Income	\$8,388.43		\$8,388.43
Total Equity	\$32,841.50		\$32,841.50
Total Liabilities / Equity	\$48,601.31	\$66,811.65	\$115,412.96

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Operating Assessments	10,964.43	10,964.42	.01	65,786.51	65,786.48	.03	131,573.00
5011 - Reserve Assessments	-	-	-	8,793.50	8,793.50	-	17,587.00
5041 - Late Fees/Penalty	8.83	-	8.83	126.84	-	126.84	-
5050 - Operating Interest	.36	-	.36	2.29	-	2.29	-
Total Income	10,973.62	10,964.42	9.20	74,709.14	74,579.98	129.16	149,160.00
Total Income	10,973.62	10,964.42	9.20	74,709.14	74,579.98	129.16	149,160.00

Operating Expense

Grounds							
7110 - Grounds Contract	4,075.00	4,696.83	621.83	21,618.50	28,180.98	6,562.48	56,362.00
7112 - Grounds Maint/Supplies	-	25.00	25.00	57.72	150.00	92.28	300.00
7113 - Landscape Replacement	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
7130 - Mulch	-	750.00	750.00	-	4,500.00	4,500.00	9,000.00
7140 - Tree Trimming/Removal	-	116.67	116.67	1,125.00	700.02	(424.98)	1,400.00
7141 - Palm Tree Trimming	-	191.67	191.67	-	1,150.02	1,150.02	2,300.00
7150 - Irrigation Maint.& Repairs	2,091.78	536.67	(1,555.11)	7,574.70	3,220.02	(4,354.68)	6,440.00
Total Grounds	6,166.78	6,483.51	316.73	30,375.92	38,901.06	8,525.14	77,802.00
Pool & Recreation							
7310 - Pool Contract	475.00	482.17	7.17	2,690.00	2,893.02	203.02	5,786.00
7311 - Pool Supplies & Repairs	-	250.00	250.00	955.00	1,500.00	545.00	3,000.00
7350 - Clubhouse Cleaning Contract	230.00	225.00	(5.00)	1,380.00	1,350.00	(30.00)	2,700.00
7351 - Clbhse Maint/Rpr/Supplies	-	79.17	79.17	101.65	475.02	373.37	950.00
Total Pool & Recreation	705.00	1,036.34	331.34	5,126.65	6,218.04	1,091.39	12,436.00
Utilities							
7510 - Water/Sewer	352.34	166.67	(185.67)	1,971.98	1,000.02	(971.96)	2,000.00
7520 - Electric	442.41	791.67	349.26	4,219.23	4,750.02	530.79	9,500.00
Total Utilities	794.75	958.34	163.59	6,191.21	5,750.04	(441.17)	11,500.00
Administrative							
7810 - Insurance	836.56	908.33	71.77	5,040.38	5,449.98	409.60	10,900.00
7820 - Professional Fees; Legal	-	166.67	166.67	1,555.81	999.98	(555.83)	2,000.00
7821 - Professional Fees; Tax Prep	-	29.17	29.17	350.00	174.98	(175.02)	350.00
7830 - Division Fees	-	16.67	16.67	122.50	100.02	(22.48)	200.00
7835 - Fees, Dues, License	-	41.67	41.67	400.35	250.02	(150.33)	500.00
7870 - Management Contract	1,032.00	1,032.08	.08	6,192.00	6,192.48	.48	12,385.00
7880 - Postage/Printing/Misc	667.07	291.67	(375.40)	2,172.39	1,749.98	(422.41)	3,500.00
Total Administrative	2,535.63	2,486.26	(49.37)	15,833.43	14,917.44	(915.99)	29,835.00
Other							
7999 - Reserve Alloc Trans	-	-	-	8,793.50	8,793.50	-	17,587.00

Villa Vivaci Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Other	-	-	-	8,793.50	8,793.50	-	17,587.00
Total Expense	10,202.16	10,964.45	762.29	66,320.71	74,580.08	8,259.37	149,160.00
Operating Net Total	771.46	(.03)	771.49	8,388.43	(.10)	8,388.53	-
Net Total	771.46	(.03)	771.49	8,388.43	(.10)	8,388.53	-

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC.
Reserve Balances
June 30, 2026

	Balance 1/1/26	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3501 Clubhouse Int / Ext	\$ 6,943.04	1,257.00	-	-	-	8,200.04
3502 Pool	29,320.60	5,482.50	-	-	-	34,803.10
3503 Pumps & Motors / Irrigation	9,291.25	1,427.00	-	-	-	10,718.25
3598 Deferred Maintenance	9,984.24	627.00	1,631.95	-	-	12,243.19
3599 Interest	1,631.95	-	(1,631.95)	-	847.07	847.07
Total Reserves	\$ 57,171.08	8,793.50	-	-	847.07	66,811.65

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