

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 2025**

TABLE OF CONTENTS:

BALANCE SHEET

REVENUES AND EXPENSES - ACTUAL TO BUDGET COMPARISON

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Villa Paradiso Neighborhood Association, Inc.

Balance Sheet as of 6/30/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$45,629.04		\$45,629.04
1050 - Cadence CD 4967 111/26 1.39	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$23,011.36	\$23,011.36
1300 - Accounts Receivable	\$355.85		\$355.85
1610 - Prepaid Insurance	\$2,621.97		\$2,621.97
Total Asset	\$55,126.20	\$23,011.36	\$78,137.56
Total Assets	\$55,126.20	\$23,011.36	\$78,137.56
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$6,758.57		\$6,758.57
3035 - Prepaid Assessments	\$8,905.99		\$8,905.99
5100 - Clubhouse Bldg Restoration		\$4,609.28	\$4,609.28
5103 - Clubhouse Restoration		\$4,540.98	\$4,540.98
5340 - Pool		\$851.76	\$851.76
5400 - Irrigation Replacement		\$8,470.10	\$8,470.10
5420 - Zone 1 Drive Planting Replace		\$4,262.00	\$4,262.00
5490 - Reserves Interest - Current		\$277.24	\$277.24
Total Liabilities	\$15,664.56	\$23,011.36	\$38,675.92
Equity			
5510 - Prior Years Fund Balance	\$41,272.26		\$41,272.26
5999 - Net Income	(\$1,810.62)		(\$1,810.62)
Total Equity	\$39,461.64		\$39,461.64
Total Liabilities / Equity	\$55,126.20	\$23,011.36	\$78,137.56

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	7,597.42	7,597.42	-	45,584.50	45,584.50	-	91,169.00
6210 - Reserve Fees	-	-	-	1,455.50	1,455.50	-	2,911.00
6340 - Late Fee Income	(100.20)	-	(100.20)	175.70	-	175.70	-
6910 - Interest Income	32.19	-	32.19	49.96	-	49.96	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	600.00	600.00	1,200.00
Total Income	7,529.41	7,697.42	(168.01)	48,465.66	47,640.00	825.66	95,280.00
Total Income	7,529.41	7,697.42	(168.01)	48,465.66	47,640.00	825.66	95,280.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	147.50	75.00	(72.50)	150.00
7100 - Insurance	291.33	333.33	42.00	1,685.00	2,000.02	315.02	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	-	819.98	819.98	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	275.00	112.50	(162.50)	225.00
7200 - Management Fees	1,153.50	1,153.50	-	6,986.00	6,921.00	(65.00)	13,842.00
7250 - Office Svc/Supplies/Misc	114.00	116.67	2.67	1,025.29	699.98	(325.31)	1,400.00
7260 - Postage & Printing	7.43	39.50	32.07	318.01	237.00	(81.01)	474.00
Total Administrative	1,566.26	1,810.92	244.66	10,436.80	10,865.48	428.68	21,731.00
Grounds							
7520 - Irrigation Maint/Repairs	-	333.33	333.33	899.46	2,000.02	1,100.56	4,000.00
7600 - Landscape Contract	3,643.69	3,583.33	(60.36)	21,862.14	21,500.02	(362.12)	43,000.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	-	2,499.98	2,499.98	5,000.00
7650 - Landscape Svc/Replace/Other	2,330.25	528.17	(1,802.08)	8,287.75	3,168.98	(5,118.77)	6,338.00
7670 - Out of Contract Tree Trimming	1,825.00	375.00	(1,450.00)	1,825.00	2,250.00	425.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	249.98	249.98	500.00
Total Grounds	7,798.94	5,278.17	(2,520.77)	32,874.35	31,668.98	(1,205.37)	63,338.00
Utilities							
8620 - Electric	292.13	275.00	(17.13)	1,789.75	1,650.00	(139.75)	3,300.00
Total Utilities	292.13	275.00	(17.13)	1,789.75	1,650.00	(139.75)	3,300.00
Other							
9730 - Contribution to CDA/Pool	922.80	333.33	(589.47)	3,719.88	2,000.02	(1,719.86)	4,000.00
9970 - Transfer to Reserves	-	-	-	1,455.50	1,455.50	-	2,911.00
Total Other	922.80	333.33	(589.47)	5,175.38	3,455.52	(1,719.86)	6,911.00
Total Expense	10,580.13	7,697.42	(2,882.71)	50,276.28	47,639.98	(2,636.30)	95,280.00
Operating Net Total	(3,050.72)	-	(3,050.72)	(1,810.62)	.02	(1,810.64)	-
Net Total	(3,050.72)	-	(3,050.72)	(1,810.62)	.02	(1,810.64)	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

June 30, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clubhouse Bldg Restoration	\$ 4,446.28	163.00				4,609.28
5103 Clubhouse Restoration	4,358.48	182.50				4,540.98
5340 Pool	724.26	127.50				851.76
5400 Irrigation Replacement	7,998.60	471.50				8,470.10
5420 Zone 1 Drive Planting Replace	3,751.00	511.00				4,262.00
5490 Res Int-Current	42.11				235.13	277.24
Total Reserves	\$ 21,320.73	1,455.50	-	-	235.13	23,011.36

Expense Details

Total \$ -

Allocation Details

Total \$ -