

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
July 31, 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 7/31/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$48,113.29		\$48,113.29
1050 - Cadence CD 4967 111/26 1.39	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$23,809.09	\$23,809.09
1300 - Accounts Receivable	\$2,035.85		\$2,035.85
1610 - Prepaid Insurance	\$2,330.64		\$2,330.64
Total Asset	\$58,999.12	\$23,809.09	\$82,808.21
Total Assets	\$58,999.12	\$23,809.09	\$82,808.21
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$38.50		\$38.50
3035 - Prepaid Assessments	\$2,215.99		\$2,215.99
3040 - Accrued Expenses	\$1,090.09		\$1,090.09
3050 - Deferred Revenue	\$15,194.84		\$15,194.84
5100 - Clubhouse Bldg Restoration		\$4,690.78	\$4,690.78
5103 - Clubhouse Restoration		\$4,632.23	\$4,632.23
5340 - Pool		\$915.51	\$915.51
5400 - Irrigation Replacement		\$8,705.85	\$8,705.85
5420 - Zone 1 Drive Planting Replace		\$4,517.50	\$4,517.50
5490 - Reserves Interest - Current		\$347.22	\$347.22
Total Liabilities	\$18,539.42	\$23,809.09	\$42,348.51
Equity			
5510 - Prior Years Fund Balance	\$41,272.26		\$41,272.26
5999 - Net Income	(\$812.56)		(\$812.56)
Total Equity	\$40,459.70		\$40,459.70
Total Liabilities / Equity	\$58,999.12	\$23,809.09	\$82,808.21

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	7,597.41	7,597.41	-	53,181.91	53,181.91	-	91,169.00
6210 - Reserve Fees	727.75	727.75	-	2,183.25	2,183.25	-	2,911.00
6340 - Late Fee Income	-	-	-	175.70	-	175.70	-
6910 - Interest Income	.46	-	.46	50.42	-	50.42	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	700.00	500.00	1,200.00
Total Income	8,325.62	8,425.16	(99.54)	56,791.28	56,065.16	726.12	95,280.00
Total Income	8,325.62	8,425.16	(99.54)	56,791.28	56,065.16	726.12	95,280.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	147.50	87.50	(60.00)	150.00
7100 - Insurance	291.33	333.33	42.00	1,976.33	2,333.35	357.02	4,000.00
7150 - Professional Fees - Legal	38.50	136.67	98.17	38.50	956.65	918.15	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	275.00	131.25	(143.75)	225.00
7200 - Management Fees	1,153.50	1,153.50	-	8,139.50	8,074.50	(65.00)	13,842.00
7250 - Office Svc/Supplies/Misc	140.55	116.67	(23.88)	1,165.84	816.65	(349.19)	1,400.00
7260 - Postage & Printing	6.91	39.50	32.59	324.92	276.50	(48.42)	474.00
Total Administrative	1,630.79	1,810.92	180.13	12,067.59	12,676.40	608.81	21,731.00
Grounds							
7520 - Irrigation Maint/Repairs	298.85	333.33	34.48	1,198.31	2,333.35	1,135.04	4,000.00
7600 - Landscape Contract	3,643.69	3,583.33	(60.36)	25,505.83	25,083.35	(422.48)	43,000.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	-	2,916.65	2,916.65	5,000.00
7650 - Landscape Svc/Replace/Other	-	528.17	528.17	8,287.75	3,697.15	(4,590.60)	6,338.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	1,825.00	2,625.00	800.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	291.65	291.65	500.00
Total Grounds	3,942.54	5,278.17	1,335.63	36,816.89	36,947.15	130.26	63,338.00
Utilities							
8620 - Electric	235.24	275.00	39.76	2,024.99	1,925.00	(99.99)	3,300.00
Total Utilities	235.24	275.00	39.76	2,024.99	1,925.00	(99.99)	3,300.00
Other							
9730 - Contribution to CDA/Pool	791.24	333.33	(457.91)	4,511.12	2,333.35	(2,177.77)	4,000.00
9970 - Transfer to Reserves	727.75	727.75	-	2,183.25	2,183.25	-	2,911.00
Total Other	1,518.99	1,061.08	(457.91)	6,694.37	4,516.60	(2,177.77)	6,911.00
Total Expense	7,327.56	8,425.17	1,097.61	57,603.84	56,065.15	(1,538.69)	95,280.00
Operating Net Total	998.06	(.01)	998.07	(812.56)	.01	(812.57)	-
Net Total	998.06	(.01)	998.07	(812.56)	.01	(812.57)	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION
Reserve Balances
July 31, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clubhouse Bldg Restoration	\$ 4,446.28	244.50				4,690.78
5103 Clubhouse Restoration	4,358.48	273.75				4,632.23
5340 Pool	724.26	191.25				915.51
5400 Irrigation Replacement	7,998.60	707.25				8,705.85
5420 Zone 1 Drive Planting Replace	3,751.00	766.50				4,517.50
5490 Res Int-Current	42.11				305.11	347.22
Total Reserves	\$ 21,320.73	2,183.25	-	-	305.11	23,809.09
Expense Details			Allocation Details			
Total \$ -			Total \$ -			