

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
August 31, 2025**

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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 8/31/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$42,796.68		\$42,796.68
1050 - Cadence CD 4967 111/26 1.39	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$23,879.80	\$23,879.80
1300 - Accounts Receivable	\$915.85		\$915.85
1610 - Prepaid Insurance	\$2,039.31		\$2,039.31
Total Asset	\$52,271.18	\$23,879.80	\$76,150.98
Total Assets	\$52,271.18	\$23,879.80	\$76,150.98
Liabilities / Equity			
Liabilities			
3035 - Prepaid Assessments	\$2,215.99		\$2,215.99
3040 - Accrued Expenses	\$346.05		\$346.05
3050 - Deferred Revenue	\$7,597.42		\$7,597.42
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		\$417.93	\$417.93
Total Liabilities	\$10,159.46	\$23,879.80	\$34,039.26
Equity			
5510 - Prior Years Fund Balance	\$41,272.26		\$41,272.26
5999 - Net Income	\$839.46		\$839.46
Total Equity	\$42,111.72		\$42,111.72
Total Liabilities / Equity	\$52,271.18	\$23,879.80	\$76,150.98

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	-	60,779.33	60,779.33	-	91,169.00
6210 - Reserve Fees	-	-	-	2,183.25	2,183.25	-	2,911.00
6340 - Late Fee Income	33.40	-	33.40	209.10	-	209.10	-
6910 - Interest Income	.39	-	.39	50.81	-	50.81	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	800.00	400.00	1,200.00
Total Income	7,631.21	7,697.42	(66.21)	64,422.49	63,762.58	659.91	95,280.00
Total Income	7,631.21	7,697.42	(66.21)	64,422.49	63,762.58	659.91	95,280.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	147.50	100.00	(47.50)	150.00
7100 - Insurance	291.33	333.33	42.00	2,267.66	2,666.68	399.02	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	38.50	1,093.32	1,054.82	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	275.00	150.00	(125.00)	225.00
7200 - Management Fees	1,153.50	1,153.50	-	9,293.00	9,228.00	(65.00)	13,842.00
7250 - Office Svc/Supplies/Misc	115.55	116.67	1.12	1,281.39	933.32	(348.07)	1,400.00
7260 - Postage & Printing	5.67	39.50	33.83	330.59	316.00	(14.59)	474.00
Total Administrative	1,566.05	1,810.92	244.87	13,633.64	14,487.32	853.68	21,731.00
Grounds							
7520 - Irrigation Maint/Repairs	-	333.33	333.33	1,198.31	2,666.68	1,468.37	4,000.00
7600 - Landscape Contract	3,643.69	3,583.33	(60.36)	29,149.52	28,666.68	(482.84)	43,000.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	-	3,333.32	3,333.32	5,000.00
7650 - Landscape Svc/Replace/Other	175.00	528.17	353.17	8,462.75	4,225.32	(4,237.43)	6,338.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	1,825.00	3,000.00	1,175.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	333.32	333.32	500.00
Total Grounds	3,818.69	5,278.17	1,459.48	40,635.58	42,225.32	1,589.74	63,338.00
Utilities							
8620 - Electric	248.40	275.00	26.60	2,273.39	2,200.00	(73.39)	3,300.00
Total Utilities	248.40	275.00	26.60	2,273.39	2,200.00	(73.39)	3,300.00
Other							
9730 - Contribution to CDA/Pool	346.05	333.33	(12.72)	4,857.17	2,666.68	(2,190.49)	4,000.00
9970 - Transfer to Reserves	-	-	-	2,183.25	2,183.25	-	2,911.00
Total Other	346.05	333.33	(12.72)	7,040.42	4,849.93	(2,190.49)	6,911.00
Total Expense	5,979.19	7,697.42	1,718.23	63,583.03	63,762.57	179.54	95,280.00
Operating Net Total	1,652.02	-	1,652.02	839.46	.01	839.45	-
Net Total	1,652.02	-	1,652.02	839.46	.01	839.45	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION
Reserve Balances
August 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				375.82	417.93
Total Reserves	\$ 21,320.73	2,183.25	-	-	375.82	23,879.80

Expense Details

	Total \$	-
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Allocation Details

Total	\$	-
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