

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC.
FINANCIAL REPORTS
September 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 9/30/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$46,967.79		\$46,967.79
1050 - Cadence CD 4967 111/26 1.39	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$23,945.47	\$23,945.47
1300 - Accounts Receivable	\$915.85		\$915.85
1610 - Prepaid Insurance	\$1,747.98		\$1,747.98
Total Asset	\$56,150.96	\$23,945.47	\$80,096.43
Total Assets	\$56,150.96	\$23,945.47	\$80,096.43
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$4,796.99		\$4,796.99
3035 - Prepaid Assessments	\$7,815.99		\$7,815.99
3040 - Accrued Expenses	\$425.83		\$425.83
Total Liabilities	\$13,038.81		\$13,038.81
Reserve Fund			
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		\$483.60	\$483.60
Total Reserve Fund		\$23,945.47	\$23,945.47
Equity			
5510 - Prior Years Fund Balance	\$41,272.26		\$41,272.26
5999 - Net Income	\$1,839.89		\$1,839.89
Total Equity	\$43,112.15		\$43,112.15
Total Liabilities / Equity	\$56,150.96	\$23,945.47	\$80,096.43

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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	-	68,376.75	68,376.75	-	91,169.00
6210 - Reserve Fees	-	-	-	2,183.25	2,183.25	-	2,911.00
6340 - Late Fee Income	-	-	-	209.10	-	209.10	-
6910 - Interest Income	.36	-	.36	51.17	-	51.17	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	900.00	300.00	1,200.00
Total Income	7,597.78	7,697.42	(99.64)	72,020.27	71,460.00	560.27	95,280.00
Total Income	7,597.78	7,697.42	(99.64)	72,020.27	71,460.00	560.27	95,280.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	147.50	112.50	(35.00)	150.00
7100 - Insurance	291.33	333.33	42.00	2,558.99	3,000.01	441.02	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	38.50	1,229.99	1,191.49	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	275.00	168.75	(106.25)	225.00
7200 - Management Fees	1,153.50	1,153.50	-	10,446.50	10,381.50	(65.00)	13,842.00
7250 - Office Svc/Supplies/Misc	179.00	116.67	(62.33)	1,460.39	1,049.99	(410.40)	1,400.00
7260 - Postage & Printing	5.81	39.50	33.69	336.40	355.50	19.10	474.00
Total Administrative	1,629.64	1,810.92	181.28	15,263.28	16,298.24	1,034.96	21,731.00
Grounds							
7520 - Irrigation Maint/Repairs	-	333.33	333.33	1,198.31	3,000.01	1,801.70	4,000.00
7600 - Landscape Contract	3,643.69	3,583.33	(60.36)	32,793.21	32,250.01	(543.20)	43,000.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	-	3,749.99	3,749.99	5,000.00
7650 - Landscape Svc/Replace/Other	807.25	528.17	(279.08)	9,270.00	4,753.49	(4,516.51)	6,338.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	1,825.00	3,375.00	1,550.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	374.99	374.99	500.00
Total Grounds	4,450.94	5,278.17	827.23	45,086.52	47,503.49	2,416.97	63,338.00
Utilities							
8620 - Electric	90.94	275.00	184.06	2,364.33	2,475.00	110.67	3,300.00
Total Utilities	90.94	275.00	184.06	2,364.33	2,475.00	110.67	3,300.00
Other							
9730 - Contribution to CDA/Pool	425.83	333.33	(92.50)	5,283.00	3,000.01	(2,282.99)	4,000.00
9970 - Transfer to Reserves	-	-	-	2,183.25	2,183.25	-	2,911.00
Total Other	425.83	333.33	(92.50)	7,466.25	5,183.26	(2,282.99)	6,911.00
Total Expense	6,597.35	7,697.42	1,100.07	70,180.38	71,459.99	1,279.61	95,280.00
Operating Net Total	1,000.43	-	1,000.43	1,839.89	.01	1,839.88	-
Net Total	1,000.43	-	1,000.43	1,839.89	.01	1,839.88	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC
Reserve Balances
September 30, 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				441.49	483.60
Total Reserves	\$ 21,320.73	2,183.25	-	-	441.49	23,945.47

Expense Details

Total \$ -

Allocation Details

Total \$ -
