

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC.
FINANCIAL REPORTS
October 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 10/31/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$52,240.94		\$52,240.94
1050 - Cadence CD 4967 111/26 1.39	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$24,738.56	\$24,738.56
1300 - Accounts Receivable	\$1,475.85		\$1,475.85
1610 - Prepaid Insurance	\$1,456.65		\$1,456.65
Total Asset	\$61,692.78	\$24,738.56	\$86,431.34
Total Assets	\$61,692.78	\$24,738.56	\$86,431.34
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$8,500.97		\$8,500.97
3035 - Prepaid Assessments	\$565.99		\$565.99
3040 - Accrued Expenses	\$370.00		\$370.00
3050 - Deferred Revenue	\$15,194.84		\$15,194.84
Total Liabilities	\$24,631.80		\$24,631.80
Reserve Fund			
5100 - Clubhouse Bldg Restoration		\$4,772.28	\$4,772.28
5103 - Clubhouse Restoration		\$4,723.48	\$4,723.48
5340 - Pool		\$979.26	\$979.26
5400 - Irrigation Replacement		\$8,941.60	\$8,941.60
5420 - Zone 1 Drive Planting Replace		\$4,773.00	\$4,773.00
5490 - Reserves Interest - Current		\$548.94	\$548.94
Total Reserve Fund		\$24,738.56	\$24,738.56
Equity			
5510 - Prior Years Fund Balance	\$41,272.26		\$41,272.26
5999 - Net Income	(\$4,211.28)		(\$4,211.28)
Total Equity	\$37,060.98		\$37,060.98
Total Liabilities / Equity	\$61,692.78	\$24,738.56	\$86,431.34

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	-	75,974.16	75,974.16	-	91,169.00
6210 - Reserve Fees	727.75	727.75	-	2,911.00	2,911.00	-	2,911.00
6340 - Late Fee Income	-	-	-	209.10	-	209.10	-
6910 - Interest Income	.47	-	.47	51.64	-	51.64	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	1,000.00	200.00	1,200.00
Total Income	8,325.63	8,425.16	(99.53)	80,345.90	79,885.16	460.74	95,280.00
Total Income	8,325.63	8,425.16	(99.53)	80,345.90	79,885.16	460.74	95,280.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	147.50	125.00	(22.50)	150.00
7100 - Insurance	291.33	333.33	42.00	2,850.32	3,333.34	483.02	4,000.00
7150 - Professional Fees - Legal	3,619.00	136.67	(3,482.33)	3,657.50	1,366.66	(2,290.84)	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	275.00	187.50	(87.50)	225.00
7200 - Management Fees	1,153.50	1,153.50	-	11,600.00	11,535.00	(65.00)	13,842.00
7250 - Office Svc/Supplies/Misc	114.00	116.67	2.67	1,574.39	1,166.66	(407.73)	1,400.00
7260 - Postage & Printing	121.80	39.50	(82.30)	458.20	395.00	(63.20)	474.00
Total Administrative	5,299.63	1,810.92	(3,488.71)	20,562.91	18,109.16	(2,453.75)	21,731.00
Grounds							
7520 - Irrigation Maint/Repairs	63.71	333.33	269.62	1,262.02	3,333.34	2,071.32	4,000.00
7600 - Landscape Contract	3,643.69	3,583.33	(60.36)	36,436.90	35,833.34	(603.56)	43,000.00
7640 - Out of Contract Mulch Expense	4,156.63	416.67	(3,739.96)	4,156.63	4,166.66	10.03	5,000.00
7650 - Landscape Svc/Replace/Other	-	528.17	528.17	9,270.00	5,281.66	(3,988.34)	6,338.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	1,825.00	3,750.00	1,925.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	416.66	416.66	500.00
Total Grounds	7,864.03	5,278.17	(2,585.86)	52,950.55	52,781.66	(168.89)	63,338.00
Utilities							
8620 - Electric	115.39	275.00	159.61	2,479.72	2,750.00	270.28	3,300.00
Total Utilities	115.39	275.00	159.61	2,479.72	2,750.00	270.28	3,300.00
Other							
9730 - Contribution to CDA/Pool	370.00	333.33	(36.67)	5,653.00	3,333.34	(2,319.66)	4,000.00
9970 - Transfer to Reserves	727.75	727.75	-	2,911.00	2,911.00	-	2,911.00
Total Other	1,097.75	1,061.08	(36.67)	8,564.00	6,244.34	(2,319.66)	6,911.00
Total Expense	14,376.80	8,425.17	(5,951.63)	84,557.18	79,885.16	(4,672.02)	95,280.00
Operating Net Total	(6,051.17)	(.01)	(6,051.16)	(4,211.28)	-	(4,211.28)	-
Net Total	(6,051.17)	(.01)	(6,051.16)	(4,211.28)	-	(4,211.28)	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC
Reserve Balances
October 31, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clubhouse Bldg Restoration	\$ 4,446.28	326.00				4,772.28
5103 Clubhouse Restoration	4,358.48	365.00				4,723.48
5340 Pool	724.26	255.00				979.26
5400 Irrigation Replacement	7,998.60	943.00				8,941.60
5420 Zone 1 Drive Planting Replace	3,751.00	1,022.00				4,773.00
5490 Res Int-Current	42.11				506.83	548.94
Total Reserves	\$ 21,320.73	2,911.00	-	-	506.83	24,738.56

Expense Details

Total \$ -

Allocation Details

Total \$ -
