

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC.
FINANCIAL REPORTS
November 30, 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 11/30/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$38,879.49		\$38,879.49
1050 - Cadence CD 4967 111/26 1.39	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$24,798.61	\$24,798.61
1300 - Accounts Receivable	\$1,475.85		\$1,475.85
1610 - Prepaid Insurance	\$1,165.32		\$1,165.32
Total Asset	\$48,040.00	\$24,798.61	\$72,838.61
Total Assets	\$48,040.00	\$24,798.61	\$72,838.61
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$955.99		\$955.99
3035 - Prepaid Assessments	\$1,135.99		\$1,135.99
3050 - Deferred Revenue	\$7,597.42		\$7,597.42
Total Liabilities	\$9,689.40		\$9,689.40
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		\$608.99	\$608.99
Total Reserve Fund		\$24,798.61	\$24,798.61
Equity			
5510 - Prior Years Fund Balance	\$41,272.26		\$41,272.26
5999 - Net Income	(\$2,921.66)		(\$2,921.66)
Total Equity	\$38,350.60		\$38,350.60
Total Liabilities / Equity	\$48,040.00	\$24,798.61	\$72,838.61

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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	-	83,571.58	83,571.58	-	91,169.00
6210 - Reserve Fees	-	-	-	2,911.00	2,911.00	-	2,911.00
6340 - Late Fee Income	-	-	-	209.10	-	209.10	-
6910 - Interest Income	.36	-	.36	52.00	-	52.00	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	1,100.00	100.00	1,200.00
Total Income	7,597.78	7,697.42	(99.64)	87,943.68	87,582.58	361.10	95,280.00
Total Income	7,597.78	7,697.42	(99.64)	87,943.68	87,582.58	361.10	95,280.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	147.50	137.50	(10.00)	150.00
7100 - Insurance	291.33	333.33	42.00	3,141.65	3,666.67	525.02	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	3,657.50	1,503.33	(2,154.17)	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	275.00	206.25	(68.75)	225.00
7200 - Management Fees	1,153.50	1,153.50	-	12,753.50	12,688.50	(65.00)	13,842.00
7250 - Office Svc/Supplies/Misc	229.30	116.67	(112.63)	1,803.69	1,283.33	(520.36)	1,400.00
7260 - Postage & Printing	19.89	39.50	19.61	478.09	434.50	(43.59)	474.00
Total Administrative	1,694.02	1,810.92	116.90	22,256.93	19,920.08	(2,336.85)	21,731.00
Grounds							
7520 - Irrigation Maint/Repairs	100.91	333.33	232.42	1,362.93	3,666.67	2,303.74	4,000.00
7600 - Landscape Contract	3,643.69	3,583.33	(60.36)	40,080.59	39,416.67	(663.92)	43,000.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	4,156.63	4,583.33	426.70	5,000.00
7650 - Landscape Svc/Replace/Other	225.00	528.17	303.17	9,495.00	5,809.83	(3,685.17)	6,338.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	1,825.00	4,125.00	2,300.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	458.33	458.33	500.00
Total Grounds	3,969.60	5,278.17	1,308.57	56,920.15	58,059.83	1,139.68	63,338.00
Utilities							
8620 - Electric	159.46	275.00	115.54	2,639.18	3,025.00	385.82	3,300.00
Total Utilities	159.46	275.00	115.54	2,639.18	3,025.00	385.82	3,300.00
Other							
9730 - Contribution to CDA/Pool	485.08	333.33	(151.75)	6,138.08	3,666.67	(2,471.41)	4,000.00
9970 - Transfer to Reserves	-	-	-	2,911.00	2,911.00	-	2,911.00
Total Other	485.08	333.33	(151.75)	9,049.08	6,577.67	(2,471.41)	6,911.00
Total Expense	6,308.16	7,697.42	1,389.26	90,865.34	87,582.58	(3,282.76)	95,280.00
Operating Net Total	1,289.62	-	1,289.62	(2,921.66)	-	(2,921.66)	-
Net Total	1,289.62	-	1,289.62	(2,921.66)	-	(2,921.66)	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC
Reserve Balances
November 30, 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				566.88	608.99
Total Reserves	\$ 21,320.73	2,911.00	-	-	566.88	24,798.61

Expense Details

Total \$ -

Allocation Details

Total \$ -
