

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC.
FINANCIAL REPORTS
December 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 12/31/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$41,677.33		\$41,677.33
1050 - Cadence CD 4967 111/26 1.39	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$24,857.24	\$24,857.24
1300 - Accounts Receivable	\$1,475.85		\$1,475.85
1610 - Prepaid Insurance	\$873.99		\$873.99
Total Asset	\$50,546.51	\$24,857.24	\$75,403.75
Total Assets	\$50,546.51	\$24,857.24	\$75,403.75
Liabilities / Equity			
Liabilities			
3035 - Prepaid Assessments	\$10,245.99		\$10,245.99
3040 - Accrued Expenses	\$460.00		\$460.00
Total Liabilities	\$10,705.99		\$10,705.99
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		\$667.62	\$667.62
Total Reserve Fund		\$24,857.24	\$24,857.24
Equity			
5510 - Prior Years Fund Balance	\$41,272.26		\$41,272.26
5999 - Net Income	(\$1,431.74)		(\$1,431.74)
Total Equity	\$39,840.52		\$39,840.52
Total Liabilities / Equity	\$50,546.51	\$24,857.24	\$75,403.75

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	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	-	91,169.00	91,169.00	-	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	.32	-	.32	52.32	-	52.32	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	1,200.00	-	1,200.00
Total Income	7,597.74	7,697.42	(99.68)	95,541.42	95,280.00	261.42	95,280.00
Total Income	7,597.74	7,697.42	(99.68)	95,541.42	95,280.00	261.42	95,280.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	147.50	150.00	2.50	150.00
7100 - Insurance	291.33	333.33	42.00	3,432.98	4,000.00	567.02	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	3,657.50	1,640.00	(2,017.50)	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	275.00	225.00	(50.00)	225.00
7200 - Management Fees	1,153.50	1,153.50	-	13,907.00	13,842.00	(65.00)	13,842.00
7250 - Office Svc/Supplies/Misc	114.00	116.67	2.67	1,917.69	1,400.00	(517.69)	1,400.00
7260 - Postage & Printing	160.22	39.50	(120.72)	638.31	474.00	(164.31)	474.00
Total Administrative	1,719.05	1,810.92	91.87	23,975.98	21,731.00	(2,244.98)	21,731.00
Grounds							
7520 - Irrigation Maint/Repairs	119.52	333.33	213.81	1,482.45	4,000.00	2,517.55	4,000.00
7600 - Landscape Contract	3,643.69	3,583.33	(60.36)	43,724.28	43,000.00	(724.28)	43,000.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	4,156.63	5,000.00	843.37	5,000.00
7650 - Landscape Svc/Replace/Other	-	528.17	528.17	9,495.00	6,338.00	(3,157.00)	6,338.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	1,825.00	4,500.00	2,675.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	500.00	500.00	500.00
Total Grounds	3,763.21	5,278.17	1,514.96	60,683.36	63,338.00	2,654.64	63,338.00
Utilities							
8620 - Electric	165.56	275.00	109.44	2,804.74	3,300.00	495.26	3,300.00
Total Utilities	165.56	275.00	109.44	2,804.74	3,300.00	495.26	3,300.00
Other							
9730 - Contribution to CDA/Pool	460.00	333.33	(126.67)	6,598.08	4,000.00	(2,598.08)	4,000.00
9970 - Transfer to Reserves	-	-	-	2,911.00	2,911.00	-	2,911.00
Total Other	460.00	333.33	(126.67)	9,509.08	6,911.00	(2,598.08)	6,911.00
Total Expense	6,107.82	7,697.42	1,589.60	96,973.16	95,280.00	(1,693.16)	95,280.00
Operating Net Total	1,489.92	-	1,489.92	(1,431.74)	-	(1,431.74)	-
Net Total	1,489.92	-	1,489.92	(1,431.74)	-	(1,431.74)	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC
Reserve Balances
December 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				625.51	667.62
Total Reserves	\$ 21,320.73	2,911.00	-	-	625.51	24,857.24

Expense Details

Total \$ -

Allocation Details

Total \$ -