

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC.
FINANCIAL REPORTS
January 31, 2026

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 1/31/2026

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$49,803.47		\$49,803.47
1050 - Cadence CD 4967 11/1/26 1.39%	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$25,482.56	\$25,482.56
1300 - Accounts Receivable	\$2,055.85		\$2,055.85
1610 - Prepaid Insurance	\$582.66		\$582.66
Total Asset	\$58,961.32	\$25,482.56	\$84,443.88
Total Assets	\$58,961.32	\$25,482.56	\$84,443.88
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$2,369.83		\$2,369.83
3035 - Prepaid Assessments	\$2,275.99		\$2,275.99
3050 - Deferred Revenue	\$15,581.50		\$15,581.50
Total Liabilities	\$20,227.32		\$20,227.32
Reserve Fund			
5100 - Clubhouse Bldg Restoration		\$4,836.78	\$4,836.78
5103 - Clubhouse Restoration		\$4,823.73	\$4,823.73
5340 - Pool		\$1,712.13	\$1,712.13
5400 - Irrigation Replacement		\$9,024.10	\$9,024.10
5420 - Zone 1 Drive Planting Replace		\$5,028.25	\$5,028.25
5490 - Reserves Interest - Current		\$57.67	\$57.67
Total Reserve Fund		\$25,482.66	\$25,482.66
Equity			
5510 - Prior Years Fund Balance	\$39,840.52		\$39,840.52
5999 - Net Income	(\$1,106.52)		(\$1,106.52)
Total Equity	\$38,734.00		\$38,734.00
Total Liabilities / Equity	\$58,961.32	\$25,482.66	\$84,443.98

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	7,790.75	7,790.75	-	7,790.75	7,790.75	-	93,489.00
6210 - Reserve Fees	567.75	567.75	-	567.75	567.75	-	2,271.00
6910 - Interest Income	.45	-	.45	.45	-	.45	-
6930 - Shared Expense Reimb.	-	1,200.00	(1,200.00)	-	1,200.00	(1,200.00)	1,200.00
Total Income	8,358.95	9,558.50	(1,199.55)	8,358.95	9,558.50	(1,199.55)	96,960.00
Total Income	8,358.95	9,558.50	(1,199.55)	8,358.95	9,558.50	(1,199.55)	96,960.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	-	12.50	12.50	150.00
7100 - Insurance	291.33	333.37	42.04	291.33	333.37	42.04	4,000.00
7150 - Professional Fees - Legal	770.44	141.67	(628.77)	770.44	141.67	(628.77)	1,700.00
7170 - Professional Fees - Tax Prep	-	22.92	22.92	-	22.92	22.92	275.00
7200 - Management Fees	1,188.00	1,188.08	.08	1,188.00	1,188.08	.08	14,257.00
7250 - Office Svc/Supplies/Misc	117.05	144.33	27.28	117.05	144.33	27.28	1,732.00
7260 - Postage & Printing	288.79	41.67	(247.12)	288.79	41.67	(247.12)	500.00
Total Administrative	2,655.61	1,884.54	(771.07)	2,655.61	1,884.54	(771.07)	22,614.00
Grounds							
7520 - Irrigation Maint/Repairs	-	208.33	208.33	-	208.33	208.33	2,500.00
7600 - Landscape Contract	3,753.00	3,753.00	-	3,753.00	3,753.00	-	45,036.00
7640 - Out of Contract Mulch Expense	-	375.00	375.00	-	375.00	375.00	4,500.00
7650 - Landscape Svc/Replace/Other	778.00	583.33	(194.67)	778.00	583.33	(194.67)	7,000.00
7670 - Out of Contract Tree Trimming	-	333.33	333.33	-	333.33	333.33	4,000.00
7690 - General Maintenance	1,065.00	38.25	(1,026.75)	1,065.00	38.25	(1,026.75)	459.00
Total Grounds	5,596.00	5,291.24	(304.76)	5,596.00	5,291.24	(304.76)	63,495.00
Utilities							
8620 - Electric	70.59	298.33	227.74	70.59	298.33	227.74	3,580.00
Total Utilities	70.59	298.33	227.74	70.59	298.33	227.74	3,580.00
Other							
9730 - Contribution to CDA/Pool	575.52	416.67	(158.85)	575.52	416.67	(158.85)	5,000.00
9970 - Transfer to Reserves	567.75	567.75	-	567.75	567.75	-	2,271.00
Total Other	1,143.27	984.42	(158.85)	1,143.27	984.42	(158.85)	7,271.00
Total Expense	9,465.47	8,458.53	(1,006.94)	9,465.47	8,458.53	(1,006.94)	96,960.00
Operating Net Total	(1,106.52)	1,099.97	(2,206.49)	(1,106.52)	1,099.97	(2,206.49)	-
Net Total	(1,106.52)	1,099.97	(2,206.49)	(1,106.52)	1,099.97	(2,206.49)	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC

Reserve Balances

January 31, 2026

	Balance 1/1/26	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clubhouse Bldg Restoration	\$ 4,772.28	64.50	-	-	-	4,836.78
5103 Clubhouse Restoration	4,723.48	100.25	-	-	-	4,823.73
5340 Pool	979.26	65.25	667.62	-	-	1,712.13
5400 Irrigation Replacement	8,941.60	82.50	-	-	-	9,024.10
5420 Zone 1 Drive Planting Replace	4,773.00	255.25	-	-	-	5,028.25
5490 Res Int-Current	667.62	-	(667.62)	-	57.57	57.57
Total Reserves	\$ 24,857.24	567.75	-	-	57.57	25,482.56

Expense Details

Total \$ -

Allocation Details

5340 Pool
1/26 - Moved interest per 2026 approved budget - \$667.62
Total \$667.62