

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC.
FINANCIAL REPORTS
February 28, 2026

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BALANCE SHEET

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Villa Paradiso Neighborhood Association, Inc.

Balance Sheet as of 2/28/2026

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$47,117.40		\$47,117.40
1050 - Cadence CD 4967 11/1/26 1.39%	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$25,535.39	\$25,535.39
1610 - Prepaid Insurance	\$291.33		\$291.33
Total Asset	\$53,928.07	\$25,535.39	\$79,463.46
Total Assets	\$53,928.07	\$25,535.39	\$79,463.46
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$72.03		\$72.03
3035 - Prepaid Assessments	\$4,338.64		\$4,338.64
3040 - Accrued Expenses	\$920.90		\$920.90
3050 - Deferred Revenue	\$7,790.75		\$7,790.75
Total Liabilities	\$13,122.32		\$13,122.32
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		\$110.40	\$110.40
Total Reserve Fund		\$25,535.39	\$25,535.39
Equity			
5510 - Prior Years Fund Balance	\$39,840.52		\$39,840.52
5999 - Net Income	\$965.23		\$965.23
Total Equity	\$40,805.75		\$40,805.75
Total Liabilities / Equity	\$53,928.07	\$25,535.39	\$79,463.46

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	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	-	15,581.50	15,581.50	-	93,489.00
6210 - Reserve Fees	-	-	-	567.75	567.75	-	2,271.00
6340 - Late Fee Income	253.01	-	253.01	253.01	-	253.01	
6910 - Interest Income	.37	-	.37	.82	-	.82	-
6930 - Shared Expense Reimb.	-	-	-	-	1,200.00	(1,200.00)	1,200.00
Total Income	8,044.13	7,790.75	253.38	16,403.08	17,349.25	(946.17)	96,960.00
Total Income	8,044.13	7,790.75	253.38	16,403.08	17,349.25	(946.17)	96,960.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	-	25.00	25.00	150.00
7100 - Insurance	291.33	333.33	42.00	582.66	666.70	84.04	4,000.00
7150 - Professional Fees - Legal	(248.88)	141.67	390.55	521.56	283.34	(238.22)	1,700.00
7170 - Professional Fees - Tax Prep	-	22.92	22.92	-	45.84	45.84	275.00
7200 - Management Fees	1,188.00	1,188.08	.08	2,376.00	2,376.16	.16	14,257.00
7250 - Office Svc/Supplies/Misc	114.50	144.33	29.83	231.55	288.66	57.11	1,732.00
7260 - Postage & Printing	33.58	41.67	8.09	322.37	83.34	(239.03)	500.00
Total Administrative	1,378.53	1,884.50	505.97	4,034.14	3,769.04	(265.10)	22,614.00
Grounds							
7520 - Irrigation Maint/Repairs	287.92	208.33	(79.59)	287.92	416.66	128.74	2,500.00
7600 - Landscape Contract	3,753.00	3,753.00	-	7,506.00	7,506.00	-	45,036.00
7640 - Out of Contract Mulch Expense	-	375.00	375.00	-	750.00	750.00	4,500.00
7650 - Landscape Svc/Replace/Other	-	583.33	583.33	778.00	1,166.66	388.66	7,000.00
7670 - Out of Contract Tree Trimming	-	333.33	333.33	-	666.66	666.66	4,000.00
7690 - General Maintenance	-	38.25	38.25	1,065.00	76.50	(988.50)	459.00
Total Grounds	4,040.92	5,291.24	1,250.32	9,636.92	10,582.48	945.56	63,495.00
Utilities							
8620 - Electric	72.03	298.33	226.30	142.62	596.66	454.04	3,580.00
Total Utilities	72.03	298.33	226.30	142.62	596.66	454.04	3,580.00
Other							
9730 - Contribution to CDA/Pool	480.90	416.67	(64.23)	1,056.42	833.34	(223.08)	5,000.00
9970 - Transfer to Reserves	-	-	-	567.75	567.75	-	2,271.00
Total Other	480.90	416.67	(64.23)	1,624.17	1,401.09	(223.08)	7,271.00
Total Expense	5,972.38	7,890.74	1,918.36	15,437.85	16,349.27	911.42	96,960.00
Operating Net Total	2,071.75	(99.99)	2,171.74	965.23	999.98	(34.75)	-
Net Total	2,071.75	(99.99)	2,171.74	965.23	999.98	(34.75)	

Villa Paradiso Neighborhood Association, Inc.

Summary Statement of Revenues and Expenses For 2/28/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
6200 - Assessment Fees	7,791	7,791	-	-	-	-	-	-	-	-	-	-	15,582
6210 - Reserve Fees	568	-	-	-	-	-	-	-	-	-	-	-	568
6340 - Late Fee Income	-	253	-	-	-	-	-	-	-	-	-	-	253
6910 - Interest Income			-	-	-	-	-	-	-	-	-	-	1
Total Income	8,359	8,044	-	-	-	-	-	-	-	-	-	-	16,403
Total Income	8,359	8,044	-	-	-	-	-	-	-	-	-	-	16,403
Operating Expense													
Administrative													
7100 - Insurance	291	291	-	-	-	-	-	-	-	-	-	-	583
7150 - Professional Fees - Legal	770	(249)	-	-	-	-	-	-	-	-	-	-	522
7200 - Management Fees	1,188	1,188	-	-	-	-	-	-	-	-	-	-	2,376
7250 - Office Svc/Supplies/Misc	117	115	-	-	-	-	-	-	-	-	-	-	232
7260 - Postage & Printing	289	34	-	-	-	-	-	-	-	-	-	-	322
Total Administrative	2,656	1,379	-	-	-	-	-	-	-	-	-	-	4,034
Grounds													
7520 - Irrigation Maint/Repairs	-	288	-	-	-	-	-	-	-	-	-	-	288
7600 - Landscape Contract	3,753	3,753	-	-	-	-	-	-	-	-	-	-	7,506
7650 - Landscape Svc/Replace/Other	778	-	-	-	-	-	-	-	-	-	-	-	778
7690 - General Maintenance	1,065	-	-	-	-	-	-	-	-	-	-	-	1,065
Total Grounds	5,596	4,041	-	-	-	-	-	-	-	-	-	-	9,637
Utilities													
8620 - Electric	71	72	-	-	-	-	-	-	-	-	-	-	143
Total Utilities	71	72	-	-	-	-	-	-	-	-	-	-	143
Other													
9730 - Contribution to CDA/Pool	576	481	-	-	-	-	-	-	-	-	-	-	1,056
9970 - Transfer to Reserves	568	-	-	-	-	-	-	-	-	-	-	-	568

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC

Reserve Balances

February 28, 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)	-	110.40	110.40
Total Reserves	\$ 24,857.24	567.75	-	-	110.40	25,535.39

Expense Details

Total \$ -

Allocation Details

5340 Pool

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

Total	\$667.62
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