

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

TABLE OF CONTENTS:

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 3/31/2026

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$48,952.48		\$48,952.48
1050 - Cadence CD 4967 11/1/26 1.39%	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$25,594.01	\$25,594.01
1610 - Prepaid Insurance	\$4,058.97		\$4,058.97
Total Asset	\$59,530.79	\$25,594.01	\$85,124.80
Total Assets	\$59,530.79	\$25,594.01	\$85,124.80
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$6,659.15		\$6,659.15
3035 - Prepaid Assessments	\$10,608.64		\$10,608.64
3040 - Accrued Expenses	\$705.26		\$705.26
Total Liabilities	\$17,973.05		\$17,973.05
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		\$169.02	\$169.02
Total Reserve Fund		\$25,594.01	\$25,594.01
Equity			
5510 - Prior Years Fund Balance	\$39,840.52		\$39,840.52
5999 - Net Income	\$1,717.22		\$1,717.22
Total Equity	\$41,557.74		\$41,557.74
Total Liabilities / Equity	\$59,530.79	\$25,594.01	\$85,124.80

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	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	-	23,372.25	23,372.25	-	93,489.00
6210 - Reserve Fees	-	-	-	567.75	567.75	-	2,271.00
6340 - Late Fee Income	-	-	-	253.01	-	253.01	-
6910 - Interest Income	.40	-	.40	1.22	-	1.22	-
6930 - Shared Expense Reimb.	-	-	-	-	1,200.00	(1,200.00)	1,200.00
Total Income	7,791.15	7,790.75	.40	24,194.23	25,140.00	(945.77)	96,960.00
Total Income	7,791.15	7,790.75	.40	24,194.23	25,140.00	(945.77)	96,960.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	61.25	12.50	(48.75)	61.25	37.50	(23.75)	150.00
7100 - Insurance	291.33	333.33	42.00	873.99	1,000.03	126.04	4,000.00
7150 - Professional Fees - Legal	600.00	141.67	(458.33)	1,121.56	425.01	(696.55)	1,700.00
7170 - Professional Fees - Tax Prep	-	22.92	22.92	-	68.76	68.76	275.00
7200 - Management Fees	1,188.00	1,188.08	.08	3,564.00	3,564.24	.24	14,257.00
7250 - Office Svc/Supplies/Misc	274.43	144.33	(130.10)	505.98	432.99	(72.99)	1,732.00
7260 - Postage & Printing	5.96	41.67	35.71	328.33	125.01	(203.32)	500.00
Total Administrative	2,420.97	1,884.50	(536.47)	6,455.11	5,653.54	(801.57)	22,614.00
Grounds							
7520 - Irrigation Maint/Repairs	43.69	208.33	164.64	331.61	624.99	293.38	2,500.00
7600 - Landscape Contract	3,753.00	3,753.00	-	11,259.00	11,259.00	-	45,036.00
7640 - Out of Contract Mulch Expense	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
7650 - Landscape Svc/Replace/Other	-	583.33	583.33	778.00	1,749.99	971.99	7,000.00
7670 - Out of Contract Tree Trimming	-	333.33	333.33	-	999.99	999.99	4,000.00
7690 - General Maintenance	44.49	38.25	(6.24)	1,109.49	114.75	(994.74)	459.00
Total Grounds	3,841.18	5,291.24	1,450.06	13,478.10	15,873.72	2,395.62	63,495.00
Utilities							
8620 - Electric	71.75	298.33	226.58	214.37	894.99	680.62	3,580.00
Total Utilities	71.75	298.33	226.58	214.37	894.99	680.62	3,580.00
Other							
9730 - Contribution to CDA/Pool	705.26	416.67	(288.59)	1,761.68	1,250.01	(511.67)	5,000.00
9970 - Transfer to Reserves	-	-	-	567.75	567.75	-	2,271.00
Total Other	705.26	416.67	(288.59)	2,329.43	1,817.76	(511.67)	7,271.00
Total Expense	7,039.16	7,890.74	851.58	22,477.01	24,240.01	1,763.00	96,960.00
Operating Net Total	751.99	(99.99)	851.98	1,717.22	899.99	817.23	-
Net Total	751.99	(99.99)	851.98	1,717.22	899.99	817.23	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC

Reserve Balances

March 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)	-	169.02	169.02
Total Reserves	\$ 24,857.24	567.75	-	-	169.02	25,594.01

Expense Details

Total \$ -

Allocation Details

5340 Pool

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

Total	\$667.62
--------------	-----------------