

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC.
FINANCIAL REPORTS
April 30, 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 4/30/2026

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$52,339.37		\$52,339.37
1050 - Cadence CD 4967 11/1/26 1.39%	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$26,219.08	\$26,219.08
1300 - Accounts Receivable	\$2,600.00		\$2,600.00
1320 - Fines W/O Allowance	(\$2,600.00)		(\$2,600.00)
1610 - Prepaid Insurance	\$3,720.72		\$3,720.72
Total Asset	\$62,579.43	\$26,219.08	\$88,798.51
Total Assets	\$62,579.43	\$26,219.08	\$88,798.51
Liabilities / Equity			
Liabilities			
3035 - Prepaid Assessments	\$3,198.64		\$3,198.64
3040 - Accrued Expenses	\$1,280.97		\$1,280.97
3050 - Deferred Revenue	\$15,581.50		\$15,581.50
Total Liabilities	\$20,061.11		\$20,061.11
Reserve Fund			
5100 - Clubhouse Bldg Restoration		\$4,901.28	\$4,901.28
5103 - Clubhouse Restoration		\$4,923.98	\$4,923.98
5340 - Pool		\$1,777.38	\$1,777.38
5400 - Irrigation Replacement		\$9,106.60	\$9,106.60
5420 - Zone 1 Drive Planting Replace		\$5,283.50	\$5,283.50
5490 - Reserves Interest - Current		\$226.34	\$226.34
Total Reserve Fund		\$26,219.08	\$26,219.08
Equity			
5510 - Prior Years Fund Balance	\$39,840.52		\$39,840.52
5999 - Net Income	\$2,677.80		\$2,677.80
Total Equity	\$42,518.32		\$42,518.32
Total Liabilities / Equity	\$62,579.43	\$26,219.08	\$88,798.51

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	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	-	31,163.00	31,163.00	-	93,489.00
6210 - Reserve Fees	567.75	567.75	-	1,135.50	1,135.50	-	2,271.00
6340 - Late Fee Income	-	-	-	253.01	-	253.01	-
6910 - Interest Income	.47	-	.47	1.69	-	1.69	-
6930 - Shared Expense Reimb.	-	-	-	-	1,200.00	(1,200.00)	1,200.00
Total Income	8,358.97	8,358.50	.47	32,553.20	33,498.50	(945.30)	96,960.00
Total Income	8,358.97	8,358.50	.47	32,553.20	33,498.50	(945.30)	96,960.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	61.25	50.00	(11.25)	150.00
7100 - Insurance	338.25	333.33	(4.92)	1,212.24	1,333.36	121.12	4,000.00
7150 - Professional Fees - Legal	120.00	141.67	21.67	1,241.56	566.68	(674.88)	1,700.00
7170 - Professional Fees - Tax Prep	300.00	22.92	(277.08)	300.00	91.68	(208.32)	275.00
7200 - Management Fees	1,188.00	1,188.08	.08	4,752.00	4,752.32	.32	14,257.00
7250 - Office Svc/Supplies/Misc	200.25	144.33	(55.92)	706.23	577.32	(128.91)	1,732.00
7260 - Postage & Printing	100.24	41.67	(58.57)	428.57	166.68	(261.89)	500.00
Total Administrative	2,246.74	1,884.50	(362.24)	8,701.85	7,538.04	(1,163.81)	22,614.00
Grounds							
7520 - Irrigation Maint/Repairs	173.00	208.33	35.33	504.61	833.32	328.71	2,500.00
7600 - Landscape Contract	3,753.00	3,753.00	-	15,012.00	15,012.00	-	45,036.00
7640 - Out of Contract Mulch Expense	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00
7650 - Landscape Svc/Replace/Other	-	583.33	583.33	778.00	2,333.32	1,555.32	7,000.00
7670 - Out of Contract Tree Trimming	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
7690 - General Maintenance	133.18	38.25	(94.93)	1,242.67	153.00	(1,089.67)	459.00
Total Grounds	4,059.18	5,291.24	1,232.06	17,537.28	21,164.96	3,627.68	63,495.00
Utilities							
8620 - Electric	69.01	298.33	229.32	283.38	1,193.32	909.94	3,580.00
Total Utilities	69.01	298.33	229.32	283.38	1,193.32	909.94	3,580.00
Other							
9730 - Contribution to CDA/Pool	455.71	416.67	(39.04)	2,217.39	1,666.68	(550.71)	5,000.00
9970 - Transfer to Reserves	567.75	567.75	-	1,135.50	1,135.50	-	2,271.00
Total Other	1,023.46	984.42	(39.04)	3,352.89	2,802.18	(550.71)	7,271.00
Total Expense	7,398.39	8,458.49	1,060.10	29,875.40	32,698.50	2,823.10	96,960.00
Operating Net Total	960.58	(99.99)	1,060.57	2,677.80	800.00	1,877.80	-
Net Total	960.58	(99.99)	1,060.57	2,677.80	800.00	1,877.80	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC

Reserve Balances

April 30, 2026

	Balance 1/1/26	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clubhouse Bldg Restoration	\$ 4,772.28	129.00	-	-	-	4,901.28
5103 Clubhouse Restoration	4,723.48	200.50	-	-	-	4,923.98
5340 Pool	979.26	130.50	667.62	-	-	1,777.38
5400 Irrigation Replacement	8,941.60	165.00	-	-	-	9,106.60
5420 Zone 1 Drive Planting Replace	4,773.00	510.50	-	-	-	5,283.50
5490 Res Int-Current	667.62	-	(667.62)	-	226.34	226.34
Total Reserves	\$ 24,857.24	1,135.50	-	-	226.34	26,219.08

Expense Details

Total \$ -

Allocation Details

5340 Pool

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

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