

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC.
FINANCIAL REPORTS
May 31, 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 5/31/2026

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$45,899.47		\$45,899.47
1050 - Cadence CD 4967 11/1/26 1.39%	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$26,279.27	\$26,279.27
1300 - Accounts Receivable	\$9,600.00		\$9,600.00
1320 - Fines W/O Allowance	(\$9,600.00)		(\$9,600.00)
1610 - Prepaid Insurance	\$3,382.47		\$3,382.47
Total Asset	\$55,801.28	\$26,279.27	\$82,080.55
Total Assets	\$55,801.28	\$26,279.27	\$82,080.55
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$2,727.84		\$2,727.84
3035 - Prepaid Assessments	\$3,198.64		\$3,198.64
3040 - Accrued Expenses	\$1,317.39		\$1,317.39
3050 - Deferred Revenue	\$7,790.75		\$7,790.75
Total Liabilities	\$15,034.62		\$15,034.62
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		\$286.53	\$286.53
Total Reserve Fund		\$26,279.27	\$26,279.27
Equity			
5510 - Prior Years Fund Balance	\$39,840.52		\$39,840.52
5999 - Net Income	\$926.14		\$926.14
Total Equity	\$40,766.66		\$40,766.66
Total Liabilities / Equity	\$55,801.28	\$26,279.27	\$82,080.55

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	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	-	38,953.75	38,953.75	-	93,489.00
6210 - Reserve Fees	-	-	-	1,135.50	1,135.50	-	2,271.00
6340 - Late Fee Income	-	-	-	253.01	-	253.01	-
6910 - Interest Income	.43	-	.43	2.12	-	2.12	-
6930 - Shared Expense Reimb.	-	-	-	-	1,200.00	(1,200.00)	1,200.00
Total Income	7,791.18	7,790.75	.43	40,344.38	41,289.25	(944.87)	96,960.00
Total Income	7,791.18	7,790.75	.43	40,344.38	41,289.25	(944.87)	96,960.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	61.25	62.50	1.25	150.00
7100 - Insurance	338.25	333.33	(4.92)	1,550.49	1,666.69	116.20	4,000.00
7150 - Professional Fees - Legal	360.00	141.67	(218.33)	1,601.56	708.35	(893.21)	1,700.00
7170 - Professional Fees - Tax Prep	-	22.92	22.92	300.00	114.60	(185.40)	275.00
7200 - Management Fees	1,188.00	1,188.08	.08	5,940.00	5,940.40	.40	14,257.00
7250 - Office Svc/Supplies/Misc	330.49	144.33	(186.16)	1,036.72	721.65	(315.07)	1,732.00
7260 - Postage & Printing	20.77	41.67	20.90	449.34	208.35	(240.99)	500.00
Total Administrative	2,237.51	1,884.50	(353.01)	10,939.36	9,422.54	(1,516.82)	22,614.00
Grounds							
7520 - Irrigation Maint/Repairs	50.35	208.33	157.98	554.96	1,041.65	486.69	2,500.00
7600 - Landscape Contract	3,753.00	3,753.00	-	18,765.00	18,765.00	-	45,036.00
7640 - Out of Contract Mulch Expense	-	375.00	375.00	-	1,875.00	1,875.00	4,500.00
7650 - Landscape Svc/Replace/Other	-	583.33	583.33	778.00	2,916.65	2,138.65	7,000.00
7670 - Out of Contract Tree Trimming	2,115.00	333.33	(1,781.67)	2,115.00	1,666.65	(448.35)	4,000.00
7690 - General Maintenance	-	38.25	38.25	1,242.67	191.25	(1,051.42)	459.00
Total Grounds	5,918.35	5,291.24	(627.11)	23,455.63	26,456.20	3,000.57	63,495.00
Utilities							
8620 - Electric	69.59	298.33	228.74	352.97	1,491.65	1,138.68	3,580.00
Total Utilities	69.59	298.33	228.74	352.97	1,491.65	1,138.68	3,580.00
Other							
9730 - Contribution to CDA/Pool	1,317.39	416.67	(900.72)	3,534.78	2,083.35	(1,451.43)	5,000.00
9970 - Transfer to Reserves	-	-	-	1,135.50	1,135.50	-	2,271.00
Total Other	1,317.39	416.67	(900.72)	4,670.28	3,218.85	(1,451.43)	7,271.00
Total Expense	9,542.84	7,890.74	(1,652.10)	39,418.24	40,589.24	1,171.00	96,960.00
Operating Net Total	(1,751.66)	(99.99)	(1,651.67)	926.14	700.01	226.13	-
Net Total	(1,751.66)	(99.99)	(1,651.67)	926.14	700.01	226.13	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC

Reserve Balances

May 31, 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)	-	286.53	286.53
Total Reserves	\$ 24,857.24	1,135.50	-	-	286.53	26,279.27

Expense Details

Total \$ -

Allocation Details

5340 Pool

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

Total	\$667.62
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