

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC.
FINANCIAL REPORTS
June 30, 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 6/30/2026

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$40,291.94		\$40,291.94
1050 - Cadence CD 4967 11/1/26 1.39%	\$6,519.34		\$6,519.34
1211 - Truist RES 2590		\$26,337.65	\$26,337.65
1300 - Accounts Receivable	\$10,000.00		\$10,000.00
1320 - Fines W/O Allowance	(\$10,000.00)		(\$10,000.00)
1610 - Prepaid Insurance	\$3,044.22		\$3,044.22
Total Asset	\$49,855.50	\$26,337.65	\$76,193.15
Total Assets	\$49,855.50	\$26,337.65	\$76,193.15
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$141.98		\$141.98
3035 - Prepaid Assessments	\$7,758.64		\$7,758.64
3040 - Accrued Expenses	\$555.03		\$555.03
Total Liabilities	\$8,455.65		\$8,455.65
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		\$344.91	\$344.91
Total Reserve Fund		\$26,337.65	\$26,337.65
Equity			
5510 - Prior Years Fund Balance	\$39,840.52		\$39,840.52
5999 - Net Income	\$1,559.33		\$1,559.33
Total Equity	\$41,399.85		\$41,399.85
Total Liabilities / Equity	\$49,855.50	\$26,337.65	\$76,193.15

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	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	-	46,744.50	46,744.50	-	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	.35	-	.35	2.47	-	2.47	-
6930 - Shared Expense Reimb.	-	-	-	-	1,200.00	(1,200.00)	1,200.00
Total Income	7,791.10	7,790.75	.35	48,135.48	49,080.00	(944.52)	96,960.00
Total Income	7,791.10	7,790.75	.35	48,135.48	49,080.00	(944.52)	96,960.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	86.25	12.50	(73.75)	147.50	75.00	(72.50)	150.00
7100 - Insurance	338.25	333.33	(4.92)	1,888.74	2,000.02	111.28	4,000.00
7150 - Professional Fees - Legal	-	141.67	141.67	1,601.56	850.02	(751.54)	1,700.00
7170 - Professional Fees - Tax Prep	-	22.92	22.92	300.00	137.52	(162.48)	275.00
7200 - Management Fees	1,188.00	1,188.08	.08	7,128.00	7,128.48	.48	14,257.00
7250 - Office Svc/Supplies/Misc	33.75	144.33	110.58	1,070.47	865.98	(204.49)	1,732.00
7260 - Postage & Printing	23.97	41.67	17.70	473.31	250.02	(223.29)	500.00
Total Administrative	1,670.22	1,884.50	214.28	12,609.58	11,307.04	(1,302.54)	22,614.00
Grounds							
7520 - Irrigation Maint/Repairs	191.27	208.33	17.06	746.23	1,249.98	503.75	2,500.00
7600 - Landscape Contract	3,753.00	3,753.00	-	22,518.00	22,518.00	-	45,036.00
7640 - Out of Contract Mulch Expense	-	375.00	375.00	-	2,250.00	2,250.00	4,500.00
7650 - Landscape Svc/Replace/Other	711.98	583.33	(128.65)	1,489.98	3,499.98	2,010.00	7,000.00
7670 - Out of Contract Tree Trimming	205.00	333.33	128.33	2,320.00	1,999.98	(320.02)	4,000.00
7690 - General Maintenance	-	38.25	38.25	1,242.67	229.50	(1,013.17)	459.00
Total Grounds	4,861.25	5,291.24	429.99	28,316.88	31,747.44	3,430.56	63,495.00
Utilities							
8620 - Electric	71.41	298.33	226.92	424.38	1,789.98	1,365.60	3,580.00
Total Utilities	71.41	298.33	226.92	424.38	1,789.98	1,365.60	3,580.00
Other							
9730 - Contribution to CDA/Pool	555.03	416.67	(138.36)	4,089.81	2,500.02	(1,589.79)	5,000.00
9970 - Transfer to Reserves	-	-	-	1,135.50	1,135.50	-	2,271.00
Total Other	555.03	416.67	(138.36)	5,225.31	3,635.52	(1,589.79)	7,271.00
Total Expense	7,157.91	7,890.74	732.83	46,576.15	48,479.98	1,903.83	96,960.00
Operating Net Total	633.19	(99.99)	733.18	1,559.33	600.02	959.31	-
Net Total	633.19	(99.99)	733.18	1,559.33	600.02	959.31	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC

Reserve Balances

June 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)	-	344.91	344.91
Total Reserves	\$ 24,857.24	1,135.50	-	-	344.91	26,337.65

Expense Details

Total \$ -

Allocation Details

5340 Pool

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

Total	\$667.62
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