

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC.
FINANCIAL REPORTS
July 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 7/31/2026

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$53,214.21		\$53,214.21
1018 - Due to / Due from Operating	(\$567.75)		(\$567.75)
1050 - Cadence CD 4967 11/1/26 1.39%	\$6,519.34		\$6,519.34
1080 - Due to/From Res		\$567.75	\$567.75
1211 - Truist RES 2590		\$26,398.11	\$26,398.11
1300 - Accounts Receivable	\$11,269.94		\$11,269.94
1320 - Fines W/O Allowance	(\$10,000.00)		(\$10,000.00)
1610 - Prepaid Insurance	\$2,705.97		\$2,705.97
Total Asset	\$63,141.71	\$26,965.86	\$90,107.57
Total Assets	\$63,141.71	\$26,965.86	\$90,107.57
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$1,480.03		\$1,480.03
3035 - Prepaid Assessments	\$2,628.64		\$2,628.64
3040 - Accrued Expenses	\$751.89		\$751.89
3050 - Deferred Revenue	\$15,581.50		\$15,581.50
Total Liabilities	\$20,442.06		\$20,442.06
Reserve Fund			
5100 - Clubhouse Bldg Restoration		\$4,965.78	\$4,965.78
5103 - Clubhouse Restoration		\$5,024.23	\$5,024.23
5340 - Pool		\$1,842.63	\$1,842.63
5400 - Irrigation Replacement		\$9,189.10	\$9,189.10
5420 - Zone 1 Drive Planting Replace		\$5,538.75	\$5,538.75
5490 - Reserves Interest - Current		\$405.37	\$405.37
Total Reserve Fund		\$26,965.86	\$26,965.86
Equity			
5510 - Prior Years Fund Balance	\$39,840.52		\$39,840.52
5999 - Net Income	\$2,859.13		\$2,859.13
Total Equity	\$42,699.65		\$42,699.65
Total Liabilities / Equity	\$63,141.71	\$26,965.86	\$90,107.57

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	-	54,535.25	54,535.25	-	93,489.00
6210 - Reserve Fees	567.75	567.75	-	1,703.25	1,703.25	-	2,271.00
6340 - Late Fee Income	-	-	-	253.01	-	253.01	-
6910 - Interest Income	.45	-	.45	2.92	-	2.92	-
6930 - Shared Expense Reimb.	129.94	-	129.94	129.94	1,200.00	(1,070.06)	1,200.00
Total Income	8,488.89	8,358.50	130.39	56,624.37	57,438.50	(814.13)	96,960.00
Total Income	8,488.89	8,358.50	130.39	56,624.37	57,438.50	(814.13)	96,960.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	147.50	87.50	(60.00)	150.00
7100 - Insurance	338.25	333.33	(4.92)	2,226.99	2,333.35	106.36	4,000.00
7150 - Professional Fees - Legal	280.00	141.67	(138.33)	1,881.56	991.69	(889.87)	1,700.00
7170 - Professional Fees - Tax Prep	-	22.92	22.92	300.00	160.44	(139.56)	275.00
7200 - Management Fees	1,188.00	1,188.08	.08	8,316.00	8,316.56	.56	14,257.00
7250 - Office Svc/Supplies/Misc	120.00	144.33	24.33	1,190.47	1,010.31	(180.16)	1,732.00
7260 - Postage & Printing	41.79	41.67	(.12)	515.10	291.69	(223.41)	500.00
Total Administrative	1,968.04	1,884.50	(83.54)	14,577.62	13,191.54	(1,386.08)	22,614.00
Grounds							
7520 - Irrigation Maint/Repairs	-	208.33	208.33	746.23	1,458.31	712.08	2,500.00
7600 - Landscape Contract	3,753.00	3,753.00	-	26,271.00	26,271.00	-	45,036.00
7640 - Out of Contract Mulch Expense	-	375.00	375.00	-	2,625.00	2,625.00	4,500.00
7650 - Landscape Svc/Replace/Other	-	583.33	583.33	1,489.98	4,083.31	2,593.33	7,000.00
7670 - Out of Contract Tree Trimming	75.00	333.33	258.33	2,395.00	2,333.31	(61.69)	4,000.00
7690 - General Maintenance	-	38.25	38.25	1,242.67	267.75	(974.92)	459.00
Total Grounds	3,828.00	5,291.24	1,463.24	32,144.88	37,038.68	4,893.80	63,495.00
Utilities							
8620 - Electric	73.41	298.33	224.92	497.79	2,088.31	1,590.52	3,580.00
Total Utilities	73.41	298.33	224.92	497.79	2,088.31	1,590.52	3,580.00
Other							
9730 - Contribution to CDA/Pool	751.89	416.67	(335.22)	4,841.70	2,916.69	(1,925.01)	5,000.00
9970 - Transfer to Reserves	567.75	567.75	-	1,703.25	1,703.25	-	2,271.00
Total Other	1,319.64	984.42	(335.22)	6,544.95	4,619.94	(1,925.01)	7,271.00
Total Expense	7,189.09	8,458.49	1,269.40	53,765.24	56,938.47	3,173.23	96,960.00
Operating Net Total	1,299.80	(99.99)	1,399.79	2,859.13	500.03	2,359.10	-
Net Total	1,299.80	(99.99)	1,399.79	2,859.13	500.03	2,359.10	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION INC

Reserve Balances

July 31, 2026

	Balance 1/1/26	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clubhouse Bldg Restoration	\$ 4,772.28	193.50	-	-	-	4,965.78
5103 Clubhouse Restoration	4,723.48	300.75	-	-	-	5,024.23
5340 Pool	979.26	195.75	667.62	-	-	1,842.63
5400 Irrigation Replacement	8,941.60	247.50	-	-	-	9,189.10
5420 Zone 1 Drive Planting Replace	4,773.00	765.75	-	-	-	5,538.75
5490 Res Int-Current	667.62	-	(667.62)	-	405.37	405.37
Total Reserves	\$ 24,857.24	1,703.25	-	-	405.37	26,965.86

Expense Details

Total \$ -

Allocation Details

5340 Pool

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

Total	\$667.62
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