

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
September 30, 2024**

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BALANCE SHEET

REVENUES AND EXPENSES - ACTUAL TO BUDGET COMPARISON

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Villa Paradiso Neighborhood Association, Inc.

Balance Sheet as of 9/30/2024

Assets	Operating	Reserve	Total
Asset			
1010 - Cadence OP 2796	\$40,772.18		\$40,772.18
1011 - Truist OP 2582	\$1,685.33		\$1,685.33
1050 - Cadence CD 4967 6/1/25 1.49	\$6,447.12		\$6,447.12
1210 - Cadence MM 1011		\$20,122.84	\$20,122.84
1300 - Accounts Receivable	\$1,000.00		\$1,000.00
1610 - Prepaid Insurance	\$1,622.03		\$1,622.03
Total Asset	\$51,526.66	\$20,122.84	\$71,649.50
Total Assets	\$51,526.66	\$20,122.84	\$71,649.50
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$150.00		\$150.00
3035 - Prepaid Assessments	\$5,523.12		\$5,523.12
3040 - Accrued Expenses	\$530.84		\$530.84
5100 - Clubhouse Bldg Restoration		\$4,343.28	\$4,343.28
5103 - Clubhouse Restoration		\$4,274.48	\$4,274.48
5340 - Pool		\$662.76	\$662.76
5400 - Irrigation Replacement		\$7,324.85	\$7,324.85
5420 - Zone 1 Drive Planting Replace		\$3,495.75	\$3,495.75
5490 - Reserves Interest - Current		\$21.72	\$21.72
Total Liabilities	\$6,203.96	\$20,122.84	\$26,326.80
Equity			
5500 - Retained Earnings	\$9,600.83		\$9,600.83
5510 - Prior Years Fund Balance	\$25,263.38		\$25,263.38
5999 - Net Income	\$10,458.49		\$10,458.49
Total Equity	\$45,322.70		\$45,322.70
Total Liabilities / Equity	\$51,526.66	\$20,122.84	\$71,649.50

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	7,307.50	7,307.50	-	65,767.50	65,767.50	-	87,690.00
6210 - Reserve Fees	-	-	-	3,532.50	3,532.50	-	4,710.00
6340 - Late Fee Income	(33.10)	-	(33.10)	54.17	-	54.17	-
6345 - Violation Fines	-	-	-	1,000.00	-	1,000.00	-
6910 - Interest Income	8.16	-	8.16	66.35	-	66.35	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	900.00	300.00	1,200.00
Total Income	7,282.56	7,407.50	(124.94)	71,620.52	70,200.00	1,420.52	93,600.00
Total Income	7,282.56	7,407.50	(124.94)	71,620.52	70,200.00	1,420.52	93,600.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	7.17	7.17	147.50	64.49	(83.01)	86.00
7100 - Insurance	270.33	333.33	63.00	2,496.40	3,000.01	503.61	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	-	1,229.99	1,229.99	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	225.00	168.75	(56.25)	225.00
7200 - Management Fees	1,153.25	1,153.50	.25	10,381.00	10,381.50	.50	13,842.00
7250 - Office Svc/Supplies/Misc	108.00	70.83	(37.17)	1,043.46	637.51	(405.95)	850.00
7260 - Postage & Printing	38.36	33.33	(5.03)	354.97	300.01	(54.96)	400.00
Total Administrative	1,569.94	1,753.58	183.64	14,648.33	15,782.26	1,133.93	21,043.00
Grounds							
7520 - Irrigation Maint/Repairs	-	333.33	333.33	377.62	3,000.01	2,622.39	4,000.00
7600 - Landscape Contract	3,537.56	3,546.67	9.11	31,838.04	31,919.99	81.95	42,560.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	437.50	3,749.99	3,312.49	5,000.00
7650 - Landscape Svc/Replace/Other	-	331.42	331.42	20.00	2,982.74	2,962.74	3,977.00
7670 - Out of Contract Tree Trimming	300.00	375.00	75.00	2,850.00	3,375.00	525.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	374.99	374.99	500.00
Total Grounds	3,837.56	5,044.76	1,207.20	35,523.16	45,402.72	9,879.56	60,537.00
Utilities							
8620 - Electric	197.75	275.83	78.08	1,773.49	2,482.51	709.02	3,310.00
Total Utilities	197.75	275.83	78.08	1,773.49	2,482.51	709.02	3,310.00
Other							
9730 - Contribution to CDA/Pool	530.84	333.33	(197.51)	5,684.55	3,000.01	(2,684.54)	4,000.00
9970 - Transfer to Reserves	-	-	-	3,532.50	3,532.50	-	4,710.00
Total Other	530.84	333.33	(197.51)	9,217.05	6,532.51	(2,684.54)	8,710.00
Total Expense	6,136.09	7,407.50	1,271.41	61,162.03	70,200.00	9,037.97	93,600.00
Operating Net Total	1,146.47	-	1,146.47	10,458.49	-	10,458.49	-
Net Total	1,146.47	-	1,146.47	10,458.49	-	10,458.49	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

September 30, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clubhouse Bldg Restoration	\$ 4,034.28	309.00				4,343.28
5103 Clubhouse Restoration	4,022.48	252.00				4,274.48
5340 Pool	478.26	184.50				662.76
5400 Irrigation Replacement	5,303.60	2,021.25				7,324.85
5420 Zone 1 Drive Planting Replace	2,730.00	765.75				3,495.75
5490 Res Int-Current	20.33				1.39	21.72
Total Reserves	<u>\$ 16,588.95</u>	<u>3,532.50</u>	<u>-</u>	<u>-</u>	<u>1.39</u>	<u>20,122.84</u>

Expense Details

Allocation Details