

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
October 31, 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 10/31/2024

Assets	Operating	Reserve	Total
Asset			
1010 - Cadence OP 2796	\$49,859.52		\$49,859.52
1011 - Truist OP 2582	\$3,335.36		\$3,335.36
1050 - Cadence CD 4967 6/1/25 1.49	\$6,455.02		\$6,455.02
1210 - Cadence MM 1011		\$21,300.51	\$21,300.51
1300 - Accounts Receivable	\$1,881.87		\$1,881.87
1610 - Prepaid Insurance	\$1,351.67		\$1,351.67
Total Asset	\$62,883.44	\$21,300.51	\$84,183.95
Total Assets	\$62,883.44	\$21,300.51	\$84,183.95
Liabilities / Equity			
Liabilities			
3035 - Prepaid Assessments	\$904.99		\$904.99
3040 - Accrued Expenses	\$439.25		\$439.25
3050 - Deferred Revenue	\$14,615.00		\$14,615.00
5100 - Clubhouse Bldg Restoration		\$4,446.28	\$4,446.28
5103 - Clubhouse Restoration		\$4,358.48	\$4,358.48
5340 - Pool		\$724.26	\$724.26
5400 - Irrigation Replacement		\$7,998.60	\$7,998.60
5420 - Zone 1 Drive Planting Replace		\$3,751.00	\$3,751.00
5490 - Reserves Interest - Current		\$21.89	\$21.89
Total Liabilities	\$15,959.24	\$21,300.51	\$37,259.75
Equity			
5500 - Retained Earnings	\$9,600.83		\$9,600.83
5510 - Prior Years Fund Balance	\$25,263.38		\$25,263.38
5999 - Net Income	\$12,059.99		\$12,059.99
Total Equity	\$46,924.20		\$46,924.20
Total Liabilities / Equity	\$62,883.44	\$21,300.51	\$84,183.95

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	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	-	73,075.00	73,075.00	-	87,690.00
6210 - Reserve Fees	1,177.50	1,177.50	-	4,710.00	4,710.00	-	4,710.00
6340 - Late Fee Income	-	-	-	54.17	-	54.17	-
6345 - Violation Fines	-	-	-	1,000.00	-	1,000.00	-
6910 - Interest Income	7.93	-	7.93	74.28	-	74.28	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	1,000.00	200.00	1,200.00
Total Income	8,492.93	8,585.00	(92.07)	80,113.45	78,785.00	1,328.45	93,600.00
Total Income	8,492.93	8,585.00	(92.07)	80,113.45	78,785.00	1,328.45	93,600.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	7.17	7.17	147.50	71.66	(75.84)	86.00
7100 - Insurance	270.33	333.33	63.00	2,766.76	3,333.34	566.58	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	-	1,366.66	1,366.66	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	225.00	187.50	(37.50)	225.00
7200 - Management Fees	1,153.25	1,153.50	.25	11,534.25	11,535.00	.75	13,842.00
7250 - Office Svc/Supplies/Misc	108.00	70.83	(37.17)	1,151.46	708.34	(443.12)	850.00
7260 - Postage & Printing	39.56	33.33	(6.23)	394.53	333.34	(61.19)	400.00
Total Administrative	1,571.14	1,753.58	182.44	16,219.50	17,535.84	1,316.34	21,043.00
Grounds							
7520 - Irrigation Maint/Repairs	-	333.33	333.33	377.62	3,333.34	2,955.72	4,000.00
7600 - Landscape Contract	3,537.56	3,546.67	9.11	35,375.60	35,466.66	91.06	42,560.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	437.50	4,166.66	3,729.16	5,000.00
7650 - Landscape Svc/Replace/Other	-	331.42	331.42	20.00	3,314.16	3,294.16	3,977.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	2,850.00	3,750.00	900.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	416.66	416.66	500.00
Total Grounds	3,537.56	5,044.76	1,507.20	39,060.72	50,447.48	11,386.76	60,537.00
Utilities							
8620 - Electric	165.95	275.83	109.88	1,939.44	2,758.34	818.90	3,310.00
Total Utilities	165.95	275.83	109.88	1,939.44	2,758.34	818.90	3,310.00
Other							
9730 - Contribution to CDA/Pool	439.25	333.33	(105.92)	6,123.80	3,333.34	(2,790.46)	4,000.00
9970 - Transfer to Reserves	1,177.50	1,177.50	-	4,710.00	4,710.00	-	4,710.00
Total Other	1,616.75	1,510.83	(105.92)	10,833.80	8,043.34	(2,790.46)	8,710.00
Total Expense	6,891.40	8,585.00	1,693.60	68,053.46	78,785.00	10,731.54	93,600.00
Operating Net Total	1,601.53	-	1,601.53	12,059.99	-	12,059.99	-
Net Total	1,601.53	-	1,601.53	12,059.99	-	12,059.99	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

October 31, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clubhouse Bldg Restoration	\$ 4,034.28	412.00				4,446.28
5103 Clubhouse Restoration	4,022.48	336.00				4,358.48
5340 Pool	478.26	246.00				724.26
5400 Irrigation Replacement	5,303.60	2,695.00				7,998.60
5420 Zone 1 Drive Planting Replace	2,730.00	1,021.00				3,751.00
5490 Res Int-Current	20.33				1.56	21.89
Total Reserves	<u>\$ 16,588.95</u>	<u>4,710.00</u>	<u>-</u>	<u>-</u>	<u>1.56</u>	<u>21,300.51</u>

Expense Details

Allocation Details