

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
November 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 11/30/2024

Assets	Operating	Reserve	Total
Asset			
1010 - Cadence OP 2796	\$42,535.60		\$42,535.60
1011 - Truist OP 2582	\$3,199.02		\$3,199.02
1050 - Cadence CD 4967 6/1/25 1.49	\$6,463.19		\$6,463.19
1210 - Cadence MM 1011		\$21,309.96	\$21,309.96
1300 - Accounts Receivable	\$1,583.25		\$1,583.25
1610 - Prepaid Insurance	\$1,081.34		\$1,081.34
Total Asset	\$54,862.40	\$21,309.96	\$76,172.36
Total Assets	\$54,862.40	\$21,309.96	\$76,172.36
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$4,581.55		\$4,581.55
3035 - Prepaid Assessments	\$1,048.14		\$1,048.14
3040 - Accrued Expenses	\$612.11		\$612.11
3050 - Deferred Revenue	\$7,307.50		\$7,307.50
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		\$31.34	\$31.34
Total Liabilities	\$13,549.30	\$21,309.96	\$34,859.26
Equity			
5500 - Retained Earnings	\$9,600.83		\$9,600.83
5510 - Prior Years Fund Balance	\$25,263.38		\$25,263.38
5999 - Net Income	\$6,448.89		\$6,448.89
Total Equity	\$41,313.10		\$41,313.10
Total Liabilities / Equity	\$54,862.40	\$21,309.96	\$76,172.36

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	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	-	80,382.50	80,382.50	-	87,690.00
6210 - Reserve Fees	-	-	-	4,710.00	4,710.00	-	4,710.00
6340 - Late Fee Income	63.23	-	63.23	117.40	-	117.40	-
6345 - Violation Fines	-	-	-	1,000.00	-	1,000.00	-
6910 - Interest Income	8.20	-	8.20	82.48	-	82.48	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	1,100.00	100.00	1,200.00
Total Income	7,378.93	7,407.50	(28.57)	87,492.38	86,192.50	1,299.88	93,600.00
Total Income	7,378.93	7,407.50	(28.57)	87,492.38	86,192.50	1,299.88	93,600.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	7.17	7.17	147.50	78.83	(68.67)	86.00
7100 - Insurance	270.33	333.33	63.00	3,037.09	3,666.67	629.58	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	-	1,503.33	1,503.33	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	225.00	206.25	(18.75)	225.00
7200 - Management Fees	1,153.25	1,153.50	.25	12,687.50	12,688.50	1.00	13,842.00
7250 - Office Svc/Supplies/Misc	108.00	70.83	(37.17)	1,259.46	779.17	(480.29)	850.00
7260 - Postage & Printing	150.11	33.33	(116.78)	544.64	366.67	(177.97)	400.00
Total Administrative	1,681.69	1,753.58	71.89	17,901.19	19,289.42	1,388.23	21,043.00
Grounds							
7520 - Irrigation Maint/Repairs	143.66	333.33	189.67	521.28	3,666.67	3,145.39	4,000.00
7600 - Landscape Contract	3,537.56	3,546.67	9.11	38,913.16	39,013.33	100.17	42,560.00
7640 - Out of Contract Mulch Expense	3,998.64	416.67	(3,581.97)	4,436.14	4,583.33	147.19	5,000.00
7650 - Landscape Svc/Replace/Other	2,880.00	331.42	(2,548.58)	2,900.00	3,645.58	745.58	3,977.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	2,850.00	4,125.00	1,275.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	458.33	458.33	500.00
Total Grounds	10,559.86	5,044.76	(5,515.10)	49,620.58	55,492.24	5,871.66	60,537.00
Utilities							
8620 - Electric	136.37	275.83	139.46	2,075.81	3,034.17	958.36	3,310.00
Total Utilities	136.37	275.83	139.46	2,075.81	3,034.17	958.36	3,310.00
Other							
9730 - Contribution to CDA/Pool	612.11	333.33	(278.78)	6,735.91	3,666.67	(3,069.24)	4,000.00
9970 - Transfer to Reserves	-	-	-	4,710.00	4,710.00	-	4,710.00
Total Other	612.11	333.33	(278.78)	11,445.91	8,376.67	(3,069.24)	8,710.00
Total Expense	12,990.03	7,407.50	(5,582.53)	81,043.49	86,192.50	5,149.01	93,600.00
Operating Net Total	(5,611.10)	-	(5,611.10)	6,448.89	-	6,448.89	-
Net Total	(5,611.10)	-	(5,611.10)	6,448.89	-	6,448.89	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

November 30, 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				11.01	31.34
Total Reserves	<u>\$ 16,588.95</u>	<u>4,710.00</u>	<u>-</u>	<u>-</u>	<u>11.01</u>	<u>21,309.96</u>

Expense Details

Allocation Details