

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
December 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 12/31/2024

Assets	Operating	Reserve	Total
Asset			
1010 - Cadence OP 2796	\$33,647.86		\$33,647.86
1011 - Truist OP 2582	\$10,705.85		\$10,705.85
1050 - Cadence CD 4967 6/1/25 1.49	\$6,471.11		\$6,471.11
1210 - Cadence MM 1011		\$21,320.73	\$21,320.73
1300 - Accounts Receivable	\$8.25		\$8.25
1610 - Prepaid Insurance	\$811.01		\$811.01
Total Asset	\$51,644.08	\$21,320.73	\$72,964.81
Total Assets	\$51,644.08	\$21,320.73	\$72,964.81
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$763.35		\$763.35
3035 - Prepaid Assessments	\$8,888.14		\$8,888.14
3040 - Accrued Expenses	\$720.33		\$720.33
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		\$42.11	\$42.11
Total Liabilities	\$10,371.82	\$21,320.73	\$31,692.55
Equity			
5510 - Prior Years Fund Balance	\$34,864.21		\$34,864.21
5999 - Net Income	\$6,408.05		\$6,408.05
Total Equity	\$41,272.26		\$41,272.26
Total Liabilities / Equity	\$51,644.08	\$21,320.73	\$72,964.81

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	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	-	87,690.00	87,690.00	-	87,690.00
6210 - Reserve Fees	-	-	-	4,710.00	4,710.00	-	4,710.00
6340 - Late Fee Income	8.25	-	8.25	125.65	-	125.65	-
6345 - Violation Fines	(1,000.00)	-	(1,000.00)	-	-	-	-
6910 - Interest Income	7.96	-	7.96	90.44	-	90.44	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	1,200.00	-	1,200.00
Total Income	6,323.71	7,407.50	(1,083.79)	93,816.09	93,600.00	216.09	93,600.00
Total Income	6,323.71	7,407.50	(1,083.79)	93,816.09	93,600.00	216.09	93,600.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	7.17	7.17	147.50	86.00	(61.50)	86.00
7100 - Insurance	270.33	333.33	63.00	3,307.42	4,000.00	692.58	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	-	1,640.00	1,640.00	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	225.00	225.00	-	225.00
7200 - Management Fees	1,153.25	1,153.50	.25	13,840.75	13,842.00	1.25	13,842.00
7250 - Office Svc/Supplies/Misc	228.40	70.83	(157.57)	1,487.86	850.00	(637.86)	850.00
7260 - Postage & Printing	208.62	33.33	(175.29)	753.26	400.00	(353.26)	400.00
Total Administrative	1,860.60	1,753.58	(107.02)	19,761.79	21,043.00	1,281.21	21,043.00
Grounds							
7520 - Irrigation Maint/Repairs	-	333.33	333.33	521.28	4,000.00	3,478.72	4,000.00
7600 - Landscape Contract	3,537.56	3,546.67	9.11	42,450.72	42,560.00	109.28	42,560.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	4,436.14	5,000.00	563.86	5,000.00
7650 - Landscape Svc/Replace/Other	-	331.42	331.42	2,900.00	3,977.00	1,077.00	3,977.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	2,850.00	4,500.00	1,650.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	500.00	500.00	500.00
Total Grounds	3,537.56	5,044.76	1,507.20	53,158.14	60,537.00	7,378.86	60,537.00
Utilities							
8620 - Electric	246.06	275.83	29.77	2,321.87	3,310.00	988.13	3,310.00
Total Utilities	246.06	275.83	29.77	2,321.87	3,310.00	988.13	3,310.00
Other							
9730 - Contribution to CDA/Pool	720.33	333.33	(387.00)	7,456.24	4,000.00	(3,456.24)	4,000.00
9970 - Transfer to Reserves	-	-	-	4,710.00	4,710.00	-	4,710.00
Total Other	720.33	333.33	(387.00)	12,166.24	8,710.00	(3,456.24)	8,710.00
Total Expense	6,364.55	7,407.50	1,042.95	87,408.04	93,600.00	6,191.96	93,600.00
Operating Net Total	(40.84)	-	(40.84)	6,408.05	-	6,408.05	-
Net Total	(40.84)	-	(40.84)	6,408.05	-	6,408.05	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

December 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				21.78	42.11
Total Reserves	<u>\$ 16,588.95</u>	<u>4,710.00</u>	<u>-</u>	<u>-</u>	<u>21.78</u>	<u>21,320.73</u>

Expense Details

Allocation Details