

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2025**

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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 1/31/2025

Assets	Operating	Reserve	Total
Asset			
1010 - Cadence OP 2796	\$26,417.44		\$26,417.44
1011 - Truist OP 2582	\$23,567.02		\$23,567.02
1050 - Cadence CD 4967 6/1/25 1.49	\$6,479.30		\$6,479.30
1210 - Cadence MM 1011		\$21,330.69	\$21,330.69
1211 - Truist RES 2590		\$728.11	\$728.11
1300 - Accounts Receivable	\$2,675.10		\$2,675.10
1610 - Prepaid Insurance	\$540.68		\$540.68
Total Asset	\$59,679.54	\$22,058.80	\$81,738.34
Total Assets	\$59,679.54	\$22,058.80	\$81,738.34
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$644.39		\$644.39
3035 - Prepaid Assessments	\$3,214.99		\$3,214.99
3040 - Accrued Expenses	\$542.02		\$542.02
3050 - Deferred Revenue	\$15,194.84		\$15,194.84
5100 - Clubhouse Bldg Restoration		\$4,527.78	\$4,527.78
5103 - Clubhouse Restoration		\$4,449.73	\$4,449.73
5340 - Pool		\$788.01	\$788.01
5400 - Irrigation Replacement		\$8,234.35	\$8,234.35
5420 - Zone 1 Drive Planting Replace		\$4,006.50	\$4,006.50
5490 - Reserves Interest - Current		\$52.43	\$52.43
Total Liabilities	\$19,596.24	\$22,058.80	\$41,655.04
Equity			
5510 - Prior Years Fund Balance	\$41,272.26		\$41,272.26
5999 - Net Income	(\$1,188.96)		(\$1,188.96)
Total Equity	\$40,083.30		\$40,083.30
Total Liabilities / Equity	\$59,679.54	\$22,058.80	\$81,738.34

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	7,597.41	7,597.41	-	7,597.41	7,597.41	-	91,169.00
6210 - Reserve Fees	727.75	727.75	-	727.75	727.75	-	2,911.00
6910 - Interest Income	8.36	-	8.36	8.36	-	8.36	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	-	100.00	(100.00)	1,200.00
Total Income	8,333.52	8,425.16	(91.64)	8,333.52	8,425.16	(91.64)	95,280.00
Total Income	8,333.52	8,425.16	(91.64)	8,333.52	8,425.16	(91.64)	95,280.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	-	12.50	12.50	150.00
7100 - Insurance	270.33	333.37	63.04	270.33	333.37	63.04	4,000.00
7150 - Professional Fees - Legal	-	136.63	136.63	-	136.63	136.63	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	-	18.75	18.75	225.00
7200 - Management Fees	1,153.50	1,153.50	-	1,153.50	1,153.50	-	13,842.00
7250 - Office Svc/Supplies/Misc	108.00	116.63	8.63	108.00	116.63	8.63	1,400.00
7260 - Postage & Printing	187.03	39.50	(147.53)	187.03	39.50	(147.53)	474.00
Total Administrative	1,718.86	1,810.88	92.02	1,718.86	1,810.88	92.02	21,731.00
Grounds							
7520 - Irrigation Maint/Repairs	140.49	333.37	192.88	140.49	333.37	192.88	4,000.00
7600 - Landscape Contract	3,643.69	3,583.37	(60.32)	3,643.69	3,583.37	(60.32)	43,000.00
7640 - Out of Contract Mulch Expense	-	416.63	416.63	-	416.63	416.63	5,000.00
7650 - Landscape Svc/Replace/Other	2,438.75	528.13	(1,910.62)	2,438.75	528.13	(1,910.62)	6,338.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	-	375.00	375.00	4,500.00
7690 - General Maintenance	-	41.63	41.63	-	41.63	41.63	500.00
Total Grounds	6,222.93	5,278.13	(944.80)	6,222.93	5,278.13	(944.80)	63,338.00
Utilities							
8620 - Electric	310.92	275.00	(35.92)	310.92	275.00	(35.92)	3,300.00
Total Utilities	310.92	275.00	(35.92)	310.92	275.00	(35.92)	3,300.00
Other							
9730 - Contribution to CDA/Pool	542.02	333.37	(208.65)	542.02	333.37	(208.65)	4,000.00
9970 - Transfer to Reserves	727.75	727.75	-	727.75	727.75	-	2,911.00
Total Other	1,269.77	1,061.12	(208.65)	1,269.77	1,061.12	(208.65)	6,911.00
Total Expense	9,522.48	8,425.13	(1,097.35)	9,522.48	8,425.13	(1,097.35)	95,280.00
Operating Net Total	(1,188.96)	.03	(1,188.99)	(1,188.96)	.03	(1,188.99)	-
Net Total	(1,188.96)	.03	(1,188.99)	(1,188.96)	.03	(1,188.99)	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

January 31, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clubhouse Bldg Restoration	\$ 4,446.28	81.50				4,527.78
5103 Clubhouse Restoration	4,358.48	91.25				4,449.73
5340 Pool	724.26	63.75				788.01
5400 Irrigation Replacement	7,998.60	235.75				8,234.35
5420 Zone 1 Drive Planting Replace	3,751.00	255.50				4,006.50
5490 Res Int-Current	42.11				10.32	52.43
Total Reserves	<u>\$ 21,320.73</u>	<u>727.75</u>	<u>-</u>	<u>-</u>	<u>10.32</u>	<u>22,058.80</u>

Expense Details

Allocation Details