

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 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 2/28/2025

Assets	Operating	Reserve	Total
Asset			
1010 - Cadence OP 2796	\$26,416.82		\$26,416.82
1011 - Truist OP 2582	\$16,207.80		\$16,207.80
1050 - Cadence CD 4967 6/1/25 1.49	\$6,487.50		\$6,487.50
1210 - Cadence MM 1011		\$21,339.69	\$21,339.69
1211 - Truist RES 2590		\$730.12	\$730.12
1300 - Accounts Receivable	\$1,241.85		\$1,241.85
1610 - Prepaid Insurance	\$270.35		\$270.35
Total Asset	\$50,624.32	\$22,069.81	\$72,694.13
Total Assets	\$50,624.32	\$22,069.81	\$72,694.13
Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2000 - Accounts Payable	\$929.74		\$929.74
3035 - Prepaid Assessments	\$3,303.14		\$3,303.14
3040 - Accrued Expenses	\$456.79		\$456.79
3050 - Deferred Revenue	\$7,597.42		\$7,597.42
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		\$63.44	\$63.44
Total Liabilities	\$12,287.09	\$22,069.81	\$34,356.90
Equity			
5510 - Prior Years Fund Balance	\$41,272.26		\$41,272.26
5999 - Net Income	(\$2,935.03)		(\$2,935.03)
Total Equity	\$38,337.23		\$38,337.23
Total Liabilities / Equity	\$50,624.32	\$22,069.81	\$72,694.13

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6200 - Assessment Fees	7,597.42	7,597.42	-	15,194.83	15,194.83	-	91,169.00
6210 - Reserve Fees	-	-	-	727.75	727.75	-	2,911.00
6340 - Late Fee Income	133.60	-	133.60	133.60	-	133.60	-
6910 - Interest Income	8.37	-	8.37	16.73	-	16.73	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	-	200.00	(200.00)	1,200.00
Total Income	7,739.39	7,697.42	41.97	16,072.91	16,122.58	(49.67)	95,280.00
Total Income	7,739.39	7,697.42	41.97	16,072.91	16,122.58	(49.67)	95,280.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	61.25	12.50	(48.75)	61.25	25.00	(36.25)	150.00
7100 - Insurance	270.33	333.33	63.00	540.66	666.70	126.04	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	-	273.30	273.30	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	-	37.50	37.50	225.00
7200 - Management Fees	1,153.50	1,153.50	-	2,307.00	2,307.00	-	13,842.00
7250 - Office Svc/Supplies/Misc	108.62	116.67	8.05	216.62	233.30	16.68	1,400.00
7260 - Postage & Printing	4.71	39.50	34.79	191.74	79.00	(112.74)	474.00
Total Administrative	1,598.41	1,810.92	212.51	3,317.27	3,621.80	304.53	21,731.00
Grounds							
7520 - Irrigation Maint/Repairs	56.35	333.33	276.98	196.84	666.70	469.86	4,000.00
7600 - Landscape Contract	3,643.69	3,583.33	(60.36)	7,287.38	7,166.70	(120.68)	43,000.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	-	833.30	833.30	5,000.00
7650 - Landscape Svc/Replace/Other	-	528.17	528.17	2,438.75	1,056.30	(1,382.45)	6,338.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	-	750.00	750.00	4,500.00
7690 - General Maintenance	3,403.75	41.67	(3,362.08)	3,403.75	83.30	(3,320.45)	500.00
Total Grounds	7,103.79	5,278.17	(1,825.62)	13,326.72	10,556.30	(2,770.42)	63,338.00
Utilities							
8620 - Electric	326.47	275.00	(51.47)	637.39	550.00	(87.39)	3,300.00
Total Utilities	326.47	275.00	(51.47)	637.39	550.00	(87.39)	3,300.00
Other							
9730 - Contribution to CDA/Pool	456.79	333.33	(123.46)	998.81	666.70	(332.11)	4,000.00
9970 - Transfer to Reserves	-	-	-	727.75	727.75	-	2,911.00
Total Other	456.79	333.33	(123.46)	1,726.56	1,394.45	(332.11)	6,911.00
Total Expense	9,485.46	7,697.42	(1,788.04)	19,007.94	16,122.55	(2,885.39)	95,280.00
Operating Net Total	(1,746.07)	-	(1,746.07)	(2,935.03)	.03	(2,935.06)	-
Net Total	(1,746.07)	-	(1,746.07)	(2,935.03)	.03	(2,935.06)	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

February 28, 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				21.33	63.44
Total Reserves	<u>\$ 21,320.73</u>	<u>727.75</u>	<u>-</u>	<u>-</u>	<u>21.33</u>	<u>22,069.81</u>

Expense Details

Total \$ -

Allocation Details

Total \$ -