

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
March 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 3/31/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$46,221.11		\$46,221.11
1050 - Cadence CD 4967 6/1/25 1.49	\$6,487.50		\$6,487.50
1211 - Truist RES 2590		\$22,074.09	\$22,074.09
1300 - Accounts Receivable	\$8,220.95		\$8,220.95
1610 - Prepaid Insurance	\$503.00		\$503.00
Total Asset	\$61,432.56	\$22,074.09	\$83,506.65
Total Assets	\$61,432.56	\$22,074.09	\$83,506.65
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$11,049.11		\$11,049.11
3035 - Prepaid Assessments	\$6,052.74		\$6,052.74
3040 - Accrued Expenses	\$504.82		\$504.82
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		\$67.72	\$67.72
Total Liabilities	\$17,606.67	\$22,074.09	\$39,680.76
Equity			
5510 - Prior Years Fund Balance	\$41,272.26		\$41,272.26
5999 - Net Income	\$2,553.63		\$2,553.63
Total Equity	\$43,825.89		\$43,825.89
Total Liabilities / Equity	\$61,432.56	\$22,074.09	\$83,506.65

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 3/1/2025 - 3/31/2025

	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	-	22,792.25	22,792.25	-	91,169.00
6210 - Reserve Fees	-	-	-	727.75	727.75	-	2,911.00
6340 - Late Fee Income	8.55	-	8.55	142.15	-	142.15	-
6910 - Interest Income	.18	-	.18	16.91	-	16.91	-
6930 - Shared Expense Reimb.	1,200.00	100.00	1,100.00	1,200.00	300.00	900.00	1,200.00
Total Income	8,806.15	7,697.42	1,108.73	24,879.06	23,820.00	1,059.06	95,280.00
Total Income	8,806.15	7,697.42	1,108.73	24,879.06	23,820.00	1,059.06	95,280.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	86.25	12.50	(73.75)	147.50	37.50	(110.00)	150.00
7100 - Insurance	270.35	333.33	62.98	811.01	1,000.03	189.02	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	-	409.97	409.97	1,640.00
7170 - Professional Fees - Tax Prep	275.00	18.75	(256.25)	275.00	56.25	(218.75)	225.00
7200 - Management Fees	1,153.50	1,153.50	-	3,460.50	3,460.50	-	13,842.00
7250 - Office Svc/Supplies/Misc	211.87	116.67	(95.20)	428.49	349.97	(78.52)	1,400.00
7260 - Postage & Printing	41.52	39.50	(2.02)	233.26	118.50	(114.76)	474.00
Total Administrative	2,038.49	1,810.92	(227.57)	5,355.76	5,432.72	76.96	21,731.00
Grounds							
7520 - Irrigation Maint/Repairs	234.04	333.33	99.29	430.88	1,000.03	569.15	4,000.00
7600 - Landscape Contract	3,643.69	3,583.33	(60.36)	10,931.07	10,750.03	(181.04)	43,000.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	-	1,249.97	1,249.97	5,000.00
7650 - Landscape Svc/Replace/Other	-	528.17	528.17	2,438.75	1,584.47	(854.28)	6,338.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
7690 - General Maintenance	(3,403.75)	41.67	3,445.42	-	124.97	124.97	500.00
Total Grounds	473.98	5,278.17	4,804.19	13,800.70	15,834.47	2,033.77	63,338.00
Utilities							
8620 - Electric	300.20	275.00	(25.20)	937.59	825.00	(112.59)	3,300.00
Total Utilities	300.20	275.00	(25.20)	937.59	825.00	(112.59)	3,300.00
Other							
9730 - Contribution to CDA/Pool	504.82	333.33	(171.49)	1,503.63	1,000.03	(503.60)	4,000.00
9970 - Transfer to Reserves	-	-	-	727.75	727.75	-	2,911.00
Total Other	504.82	333.33	(171.49)	2,231.38	1,727.78	(503.60)	6,911.00
Total Expense	3,317.49	7,697.42	4,379.93	22,325.43	23,819.97	1,494.54	95,280.00
Operating Net Total	5,488.66	-	5,488.66	2,553.63	.03	2,553.60	-
Net Total	5,488.66	-	5,488.66	2,553.63	.03	2,553.60	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

March 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				25.61	67.72
Total Reserves	<u>\$ 21,320.73</u>	<u>727.75</u>	<u>-</u>	<u>-</u>	<u>25.61</u>	<u>22,074.09</u>

Expense Details

Total \$ -

Allocation Details

Total \$ -