

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 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 4/30/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$50,203.69		\$50,203.69
1050 - Cadence CD 4967 6/1/25 1.49	\$6,487.50		\$6,487.50
1211 - Truist RES 2590		\$22,875.25	\$22,875.25
1300 - Accounts Receivable	\$3,545.35		\$3,545.35
1610 - Prepaid Insurance	\$3,204.63		\$3,204.63
Total Asset	\$63,441.17	\$22,875.25	\$86,316.42
Total Assets	\$63,441.17	\$22,875.25	\$86,316.42
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$4,201.68		\$4,201.68
3035 - Prepaid Assessments	\$2,695.99		\$2,695.99
3050 - Deferred Revenue	\$15,194.84		\$15,194.84
5100 - Clubhouse Bldg Restoration		\$4,609.28	\$4,609.28
5103 - Clubhouse Restoration		\$4,540.98	\$4,540.98
5340 - Pool		\$851.76	\$851.76
5400 - Irrigation Replacement		\$8,470.10	\$8,470.10
5420 - Zone 1 Drive Planting Replace		\$4,262.00	\$4,262.00
5490 - Reserves Interest - Current		\$141.13	\$141.13
Total Liabilities	\$22,092.51	\$22,875.25	\$44,967.76
Equity			
5510 - Prior Years Fund Balance	\$41,272.26		\$41,272.26
5999 - Net Income	\$76.40		\$76.40
Total Equity	\$41,348.66		\$41,348.66
Total Liabilities / Equity	\$63,441.17	\$22,875.25	\$86,316.42

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	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	-	30,389.66	30,389.66	-	91,169.00
6210 - Reserve Fees	727.75	727.75	-	1,455.50	1,455.50	-	2,911.00
6340 - Late Fee Income	.15	-	.15	142.30	-	142.30	-
6910 - Interest Income	.47	-	.47	17.38	-	17.38	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	400.00	800.00	1,200.00
Total Income	8,325.78	8,425.16	(99.38)	33,204.84	32,245.16	959.68	95,280.00
Total Income	8,325.78	8,425.16	(99.38)	33,204.84	32,245.16	959.68	95,280.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	147.50	50.00	(97.50)	150.00
7100 - Insurance	291.33	333.33	42.00	1,102.34	1,333.36	231.02	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	-	546.64	546.64	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	275.00	75.00	(200.00)	225.00
7200 - Management Fees	1,153.50	1,153.50	-	4,614.00	4,614.00	-	13,842.00
7250 - Office Svc/Supplies/Misc	360.80	116.67	(244.13)	789.29	466.64	(322.65)	1,400.00
7260 - Postage & Printing	108.12	39.50	(68.62)	341.38	158.00	(183.38)	474.00
Total Administrative	1,913.75	1,810.92	(102.83)	7,269.51	7,243.64	(25.87)	21,731.00
Grounds							
7520 - Irrigation Maint/Repairs	52.69	333.33	280.64	483.57	1,333.36	849.79	4,000.00
7600 - Landscape Contract	3,643.69	3,583.33	(60.36)	14,574.76	14,333.36	(241.40)	43,000.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	-	1,666.64	1,666.64	5,000.00
7650 - Landscape Svc/Replace/Other	3,518.75	528.17	(2,990.58)	5,957.50	2,112.64	(3,844.86)	6,338.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	166.64	166.64	500.00
Total Grounds	7,215.13	5,278.17	(1,936.96)	21,015.83	21,112.64	96.81	63,338.00
Utilities							
8620 - Electric	263.45	275.00	11.55	1,201.04	1,100.00	(101.04)	3,300.00
Total Utilities	263.45	275.00	11.55	1,201.04	1,100.00	(101.04)	3,300.00
Other							
9730 - Contribution to CDA/Pool	682.93	333.33	(349.60)	2,186.56	1,333.36	(853.20)	4,000.00
9970 - Transfer to Reserves	727.75	727.75	-	1,455.50	1,455.50	-	2,911.00
Total Other	1,410.68	1,061.08	(349.60)	3,642.06	2,788.86	(853.20)	6,911.00
Total Expense	10,803.01	8,425.17	(2,377.84)	33,128.44	32,245.14	(883.30)	95,280.00
Operating Net Total	(2,477.23)	(.01)	(2,477.22)	76.40	.02	76.38	-
Net Total	(2,477.23)	(.01)	(2,477.22)	76.40	.02	76.38	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

April 30, 2025

	Balance 1/1/25	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clubhouse Bldg Restoration	\$ 4,446.28	163.00				4,609.28
5103 Clubhouse Restoration	4,358.48	182.50				4,540.98
5340 Pool	724.26	127.50				851.76
5400 Irrigation Replacement	7,998.60	471.50				8,470.10
5420 Zone 1 Drive Planting Replace	3,751.00	511.00				4,262.00
5490 Res Int-Current	42.11				99.02	141.13
Total Reserves	<u>\$ 21,320.73</u>	<u>1,455.50</u>	<u>-</u>	<u>-</u>	<u>99.02</u>	<u>22,875.25</u>

Expense Details

Total \$ -

Allocation Details

Total \$ -