

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
May 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 5/31/2025

Assets	Operating	Reserve	Total
Asset			
1011 - Truist OP 2582	\$42,499.75		\$42,499.75
1050 - Cadence CD 4967 6/1/25 1.49	\$6,487.50		\$6,487.50
1211 - Truist RES 2590		\$22,944.32	\$22,944.32
1300 - Accounts Receivable	\$1,566.25		\$1,566.25
1610 - Prepaid Insurance	\$2,913.30		\$2,913.30
Total Asset	\$53,466.80	\$22,944.32	\$76,411.12
Total Assets	\$53,466.80	\$22,944.32	\$76,411.12
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$50.51		\$50.51
3035 - Prepaid Assessments	\$2,695.99		\$2,695.99
3040 - Accrued Expenses	\$610.52		\$610.52
3050 - Deferred Revenue	\$7,597.42		\$7,597.42
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		\$210.20	\$210.20
Total Liabilities	\$10,954.44	\$22,944.32	\$33,898.76
Equity			
5510 - Prior Years Fund Balance	\$41,272.26		\$41,272.26
5999 - Net Income	\$1,240.10		\$1,240.10
Total Equity	\$42,512.36		\$42,512.36
Total Liabilities / Equity	\$53,466.80	\$22,944.32	\$76,411.12

Villa Paradiso Neighborhood Association, Inc.

Statement of Revenues and Expenses 5/1/2025 - 5/31/2025

	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	-	37,987.08	37,987.08	-	91,169.00
6210 - Reserve Fees	-	-	-	1,455.50	1,455.50	-	2,911.00
6340 - Late Fee Income	133.60	-	133.60	275.90	-	275.90	-
6910 - Interest Income	.39	-	.39	17.77	-	17.77	-
6930 - Shared Expense Reimb.	-	100.00	(100.00)	1,200.00	500.00	700.00	1,200.00
Total Income	7,731.41	7,697.42	33.99	40,936.25	39,942.58	993.67	95,280.00
Total Income	7,731.41	7,697.42	33.99	40,936.25	39,942.58	993.67	95,280.00
Operating Expense							
Administrative							
7020 - Dues/Licenses/Permits	-	12.50	12.50	147.50	62.50	(85.00)	150.00
7100 - Insurance	291.33	333.33	42.00	1,393.67	1,666.69	273.02	4,000.00
7150 - Professional Fees - Legal	-	136.67	136.67	-	683.31	683.31	1,640.00
7170 - Professional Fees - Tax Prep	-	18.75	18.75	275.00	93.75	(181.25)	225.00
7200 - Management Fees	1,218.50	1,153.50	(65.00)	5,832.50	5,767.50	(65.00)	13,842.00
7250 - Office Svc/Supplies/Misc	122.00	116.67	(5.33)	911.29	583.31	(327.98)	1,400.00
7260 - Postage & Printing	(30.80)	39.50	70.30	310.58	197.50	(113.08)	474.00
Total Administrative	1,601.03	1,810.92	209.89	8,870.54	9,054.56	184.02	21,731.00
Grounds							
7520 - Irrigation Maint/Repairs	415.89	333.33	(82.56)	899.46	1,666.69	767.23	4,000.00
7600 - Landscape Contract	3,643.69	3,583.33	(60.36)	18,218.45	17,916.69	(301.76)	43,000.00
7640 - Out of Contract Mulch Expense	-	416.67	416.67	-	2,083.31	2,083.31	5,000.00
7650 - Landscape Svc/Replace/Other	-	528.17	528.17	5,957.50	2,640.81	(3,316.69)	6,338.00
7670 - Out of Contract Tree Trimming	-	375.00	375.00	-	1,875.00	1,875.00	4,500.00
7690 - General Maintenance	-	41.67	41.67	-	208.31	208.31	500.00
Total Grounds	4,059.58	5,278.17	1,218.59	25,075.41	26,390.81	1,315.40	63,338.00
Utilities							
8620 - Electric	296.58	275.00	(21.58)	1,497.62	1,375.00	(122.62)	3,300.00
Total Utilities	296.58	275.00	(21.58)	1,497.62	1,375.00	(122.62)	3,300.00
Other							
9730 - Contribution to CDA/Pool	610.52	333.33	(277.19)	2,797.08	1,666.69	(1,130.39)	4,000.00
9970 - Transfer to Reserves	-	-	-	1,455.50	1,455.50	-	2,911.00
Total Other	610.52	333.33	(277.19)	4,252.58	3,122.19	(1,130.39)	6,911.00
Total Expense	6,567.71	7,697.42	1,129.71	39,696.15	39,942.56	246.41	95,280.00
Operating Net Total	1,163.70	-	1,163.70	1,240.10	.02	1,240.08	-
Net Total	1,163.70	-	1,163.70	1,240.10	.02	1,240.08	-

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

May 31, 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				168.09	210.20
Total Reserves	<u>\$ 21,320.73</u>	<u>1,455.50</u>	<u>-</u>	<u>-</u>	<u>168.09</u>	<u>22,944.32</u>

Expense Details

Total \$ -

Allocation Details

Total \$ -