

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
November 30, 2022**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

12/01/22

Villa Paradiso Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of November 30, 2022

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	26,320.62
1050 · Cadence CD 4967 1/1/24 .45%	6,349.81
Total Operating Accts	32,670.43
Reserve Accts	
1210 · Cadence MM 1011	12,139.46
Total Reserve Accts	12,139.46
Total Checking/Savings	44,809.89
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	(1,439.73)
Total 1100 · Accounts Receivable	(1,439.73)
Total Accounts Receivable	(1,439.73)
Total Current Assets	43,370.16
Other Assets	
1610 · Prepaid Insurance	1,233.56
Total Other Assets	1,233.56
TOTAL ASSETS	44,603.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	293.95
Total Accounts Payable	293.95
Other Current Liabilities	
3050 · Deferred Revenue	6,769.08
3430 · 2022 S/A Zone 1 Enhancement	597.00
Total Other Current Liabilities	7,366.08
Total Current Liabilities	7,660.03
Long Term Liabilities	
Reserves	12,139.46
Total Long Term Liabilities	12,139.46
Total Liabilities	19,799.49
Equity	
5510 · Prior Years Fund Balance	18,240.64
5515 · Prior Period Adjustment	3,171.00
Net Income	3,392.59
Total Equity	24,804.23
TOTAL LIABILITIES & EQUITY	44,603.72

Villa Paradiso Neighborhood Association, Inc.
Revenue & Expense Budget Performance

November 2022

	Nov 22	Budget	\$ Over Budget	Jan - Nov 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,769.08	6,769.00	0.08	74,459.92	74,459.00	0.92	81,228.00
6210 · Reserve Fees	0.00	0.00	0.00	3,611.00	3,611.00	0.00	3,611.00
6910 · Interest Income	2.42	0.00	2.42	17.73	0.00	17.73	0.00
6930 · Shared Expense Reimb.	100.00	100.00	0.00	1,100.00	1,100.00	0.00	1,200.00
Total Income	6,871.50	6,869.00	2.50	79,188.65	79,170.00	18.65	86,039.00
Gross Profit	6,871.50	6,869.00	2.50	79,188.65	79,170.00	18.65	86,039.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	5.08	-5.08	86.25	55.92	30.33	61.00
7100 · Insurance	308.38	300.00	8.38	3,280.79	3,300.00	-19.21	3,600.00
7150 · Professional Fees - Legal	0.00	38.25	-38.25	0.00	420.75	-420.75	459.00
7170 · Professional Fees - Tax Prep	0.00	16.67	-16.67	200.00	183.33	16.67	200.00
7200 · Management Fees	1,067.00	1,067.00	0.00	11,737.00	11,737.00	0.00	12,804.00
7250 · Office Svc/Supplies/Misc	46.78	45.83	0.95	865.41	504.17	361.24	550.00
7260 · Postage & Printing	27.07	20.83	6.24	379.57	229.17	150.40	250.00
Total Administrative	1,449.23	1,493.66	-44.43	16,549.02	16,430.34	118.68	17,924.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	88.33	-88.33	2,582.72	971.67	1,611.05	1,060.00
7600 · Landscape Contract	3,443.34	3,443.33	0.01	37,876.74	37,876.67	0.07	41,320.00
7640 · Out of Contract Mulch Expense	0.00	500.00	-500.00	3,998.64	5,500.00	-1,501.36	6,000.00
7650 · Landscape Svc/Replace/Other	0.00	333.33	-333.33	5,408.00	3,666.67	1,741.33	4,000.00
7670 · Out of Contract Tree Trimming	0.00	416.67	-416.67	0.00	4,583.33	-4,583.33	5,000.00
Total Grounds	3,443.34	4,781.66	-1,338.32	49,866.10	52,598.34	-2,732.24	57,380.00
Utilities							
8620 · Electric	191.28	260.33	-69.05	2,577.23	2,863.67	-286.44	3,124.00
Total Utilities	191.28	260.33	-69.05	2,577.23	2,863.67	-286.44	3,124.00
Other							
9730 · Contribution to CDA/Pool	293.95	333.33	-39.38	3,192.71	3,666.67	-473.96	4,000.00
9970 · Transfer to Reserves	0.00	300.92	-300.92	3,611.00	3,310.08	300.92	3,611.00
Total Other	293.95	634.25	-340.30	6,803.71	6,976.75	-173.04	7,611.00
Total Expense	5,377.80	7,169.90	-1,792.10	75,796.06	78,869.10	-3,073.04	86,039.00
Net Income	1,493.70	-300.90	1,794.60	3,392.59	300.90	3,091.69	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

November 30, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clbhse Bldg Restoration	\$ 3,639.28	165.00				3,804.28
5103 Clubhouse Restoration	3,421.48	290.00				3,711.48
5340 Pool	4,222.96	380.00		(4,361.70)		241.26
5400 Irrigation Replacement	1,596.60	1,710.00	-			3,306.60
5420 Zone 1 Drive Planting Replace	-	1,066.00				1,066.00
5490 Res Int-Current	4.78		-		5.06	9.84
Total Reserves	\$ 12,885.10	3,611.00	-	(4,361.70)	5.06	12,139.46

Expense Details

5340 Pool

2/21/22 Casa Di Amici - 40% Progress Pmt	\$	1,331.82
3/21/22 Casa Di Amici - Bal. on pool resurface	\$	3,029.88
Total	\$	4,361.70

Allocation Details