

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
December 31, 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.

01/19/23

Villa Paradiso Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	21,138.24
1050 · Cadence CD 4967 1/1/24 .45%	6,352.16
1080 · Due to/From Res	(597.00)
Total Operating Accts	26,893.40
Reserve Accts	
1210 · Cadence MM 1011	12,140.28
1090 · Due to/From Op	597.00
Total Reserve Accts	12,737.28
Total Checking/Savings	39,630.68
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	(2,005.73)
Total 1100 · Accounts Receivable	(2,005.73)
Total Accounts Receivable	(2,005.73)
Total Current Assets	37,624.95
Other Assets	
1610 · Prepaid Insurance	925.15
Total Other Assets	925.15
TOTAL ASSETS	38,550.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	515.09
Total Accounts Payable	515.09
Total Current Liabilities	515.09
Long Term Liabilities	
Reserves	12,737.28
Total Long Term Liabilities	12,737.28
Total Liabilities	13,252.37
Equity	
5510 · Prior Years Fund Balance	18,240.64
5515 · Prior Period Adjustment	3,171.00
Net Income	3,886.09
Total Equity	25,297.73
TOTAL LIABILITIES & EQUITY	38,550.10

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

December 2022

	Dec 22	Budget	\$ Over Budget	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,769.08	6,769.00	0.08	81,229.00	81,228.00	1.00	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	2.35	0.00	2.35	20.08	0.00	20.08	0.00
6930 · Shared Expense Reimb.	100.00	100.00	0.00	1,200.00	1,200.00	0.00	1,200.00
Total Income	6,871.43	6,869.00	2.43	86,060.08	86,039.00	21.08	86,039.00
Gross Profit	6,871.43	6,869.00	2.43	86,060.08	86,039.00	21.08	86,039.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	5.08	-5.08	86.25	61.00	25.25	61.00
7100 · Insurance	308.41	300.00	8.41	3,589.20	3,600.00	-10.80	3,600.00
7150 · Professional Fees - Legal	0.00	38.25	-38.25	0.00	459.00	-459.00	459.00
7170 · Professional Fees - Tax Prep	0.00	16.67	-16.67	200.00	200.00	0.00	200.00
7200 · Management Fees	1,067.00	1,067.00	0.00	12,804.00	12,804.00	0.00	12,804.00
7250 · Office Svc/Supplies/Misc	40.78	45.83	-5.05	906.19	550.00	356.19	550.00
7260 · Postage & Printing	381.94	20.83	361.11	761.51	250.00	511.51	250.00
Total Administrative	1,798.13	1,493.66	304.47	18,347.15	17,924.00	423.15	17,924.00
Grounds							
7520 · Irrigation Maint/Repairs	501.07	88.33	412.74	3,083.79	1,060.00	2,023.79	1,060.00
7600 · Landscape Contract	3,443.34	3,443.33	0.01	41,320.08	41,320.00	0.08	41,320.00
7640 · Out of Contract Mulch Expense	0.00	500.00	-500.00	3,998.64	6,000.00	-2,001.36	6,000.00
7650 · Landscape Svc/Replace/Other	0.00	333.33	-333.33	5,408.00	4,000.00	1,408.00	4,000.00
7670 · Out of Contract Tree Trimming	0.00	416.67	-416.67	0.00	5,000.00	-5,000.00	5,000.00
Total Grounds	3,944.41	4,781.66	-837.25	53,810.51	57,380.00	-3,569.49	57,380.00
Utilities							
8620 · Electric	120.30	260.33	-140.03	2,697.53	3,124.00	-426.47	3,124.00
Total Utilities	120.30	260.33	-140.03	2,697.53	3,124.00	-426.47	3,124.00
Other							
9730 · Contribution to CDA/Pool	515.09	333.33	181.76	3,707.80	4,000.00	-292.20	4,000.00
9970 · Transfer to Reserves	0.00	300.92	-300.92	3,611.00	3,611.00	0.00	3,611.00
Total Other	515.09	634.25	-119.16	7,318.80	7,611.00	-292.20	7,611.00
Total Expense	6,377.93	7,169.90	-791.97	82,173.99	86,039.00	-3,865.01	86,039.00
Net Income	493.50	-300.90	794.40	3,886.09	0.00	3,886.09	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

December 31, 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	597.00			1,663.00
5490 Res Int-Current	4.78		-		5.88	10.66
Total Reserves	\$ 12,885.10	3,611.00	597.00	(4,361.70)	5.88	12,737.28

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

5420 Zone 1 Drive Planting Replace

12/31/22 - 5/22 S/A Balance Closure	\$	597.00
Total	\$	597.00