

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2023**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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Prepared By: Sunstate Association Management Group, Inc.

02/10/23

Villa Paradiso Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	36,123.60
1050 · Cadence CD 4967 1/1/24 .45%	6,354.59
Total Operating Accts	42,478.19
Reserve Accts	
1210 · Cadence MM 1011	13,698.64
Total Reserve Accts	13,698.64
Total Checking/Savings	56,176.83
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	(701.73)
Total 1100 · Accounts Receivable	(701.73)
Total Accounts Receivable	(701.73)
Total Current Assets	55,475.10
Other Assets	
1610 · Prepaid Insurance	616.77
Total Other Assets	616.77
TOTAL ASSETS	56,091.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	314.37
Total Accounts Payable	314.37
Other Current Liabilities	
3050 · Deferred Revenue	14,115.66
Total Other Current Liabilities	14,115.66
Total Current Liabilities	14,430.03
Long Term Liabilities	
Reserves	13,698.64
Total Long Term Liabilities	13,698.64
Total Liabilities	28,128.67
Equity	
5500 · Retained Earnings	3,886.09
5510 · Prior Years Fund Balance	21,411.64
Net Income	2,665.47
Total Equity	27,963.20
TOTAL LIABILITIES & EQUITY	56,091.87

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

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	7,057.84	7,057.75	0.09	7,057.84	7,057.75	0.09	84,693.00
6210 · Reserve Fees	960.50	960.50	0.00	960.50	960.50	0.00	3,842.00
6910 · Interest Income	2.43	0.00	2.43	2.43	0.00	2.43	0.00
6930 · Shared Expense Reimb.	1,200.00	100.00	1,100.00	1,200.00	100.00	1,100.00	1,200.00
Total Income	9,220.77	8,118.25	1,102.52	9,220.77	8,118.25	1,102.52	89,735.00
Gross Profit	9,220.77	8,118.25	1,102.52	9,220.77	8,118.25	1,102.52	89,735.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	86.00	-86.00	0.00	86.00	-86.00	86.00
7100 · Insurance	308.38	316.63	-8.25	308.38	316.63	-8.25	3,800.00
7150 · Professional Fees - Legal	0.00	136.63	-136.63	0.00	136.63	-136.63	1,640.00
7170 · Professional Fees - Tax Prep	0.00	20.87	-20.87	0.00	20.87	-20.87	250.00
7200 · Management Fees	1,120.00	1,120.00	0.00	1,120.00	1,120.00	0.00	13,440.00
7250 · Office Svc/Supplies/Misc	171.81	62.50	109.31	171.81	62.50	109.31	750.00
7260 · Postage & Printing	22.85	33.37	-10.52	22.85	33.37	-10.52	400.00
Total Administrative	1,623.04	1,776.00	-152.96	1,623.04	1,776.00	-152.96	20,366.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	291.63	-291.63	0.00	291.63	-291.63	3,500.00
7600 · Landscape Contract	3,443.34	3,443.37	-0.03	3,443.34	3,443.37	-0.03	41,320.00
7640 · Out of Contract Mulch Expense	0.00	375.00	-375.00	0.00	375.00	-375.00	4,500.00
7650 · Landscape Svc/Replace/Other	0.00	333.37	-333.37	0.00	333.37	-333.37	4,000.00
7670 · Out of Contract Tree Trimming	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000.00
Total Grounds	3,443.34	4,860.00	-1,416.66	3,443.34	4,860.00	-1,416.66	58,320.00
Utilities							
8620 · Electric	214.05	267.25	-53.20	214.05	267.25	-53.20	3,207.00
Total Utilities	214.05	267.25	-53.20	214.05	267.25	-53.20	3,207.00
Other							
9730 · Contribution to CDA/Pool	314.37	333.37	-19.00	314.37	333.37	-19.00	4,000.00
9970 · Transfer to Reserves	960.50	960.50	0.00	960.50	960.50	0.00	3,842.00
Total Other	1,274.87	1,293.87	-19.00	1,274.87	1,293.87	-19.00	7,842.00
Total Expense	6,555.30	8,197.12	-1,641.82	6,555.30	8,197.12	-1,641.82	89,735.00
Net Income	2,665.47	-78.87	2,744.34	2,665.47	-78.87	2,744.34	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

January 31, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clbhse Bldg Restoration	\$ 3,804.28	57.50				3,861.78
5103 Clubhouse Restoration	3,711.48	77.75				3,789.23
5340 Pool	241.26	59.25		-		300.51
5400 Irrigation Replacement	3,306.60	499.25	-			3,805.85
5420 Zone 1 Drive Planting Replace	1,663.00	266.75	-			1,929.75
5490 Res Int-Current	10.66		-		0.86	11.52
Total Reserves	\$ 12,737.28	960.50	-	-	0.86	13,698.64

Expense Details

\$	-
\$	-
Total \$	-

Allocation Details

\$	-
Total \$	-