

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 2023**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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Prepared By: Sunstate Association Management Group, Inc.

05/10/23

Villa Paradiso Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2023

	<u>Apr 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	35,957.80
1050 · Cadence CD 4967 1/1/24 .45%	6,361.64
Total Operating Accts	42,319.44
Reserve Accts	
1210 · Cadence MM 1011	14,661.82
Total Reserve Accts	14,661.82
Total Checking/Savings	56,981.26
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	(736.91)
Total 1100 · Accounts Receivable	(736.91)
Total Accounts Receivable	(736.91)
Total Current Assets	56,244.35
Other Assets	
1610 · Prepaid Insurance	3,022.82
Total Other Assets	3,022.82
TOTAL ASSETS	59,267.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	425.31
Total Accounts Payable	425.31
Other Current Liabilities	
3050 · Deferred Revenue	14,115.66
Total Other Current Liabilities	14,115.66
Total Current Liabilities	14,540.97
Long Term Liabilities	
Reserves	14,661.82
Total Long Term Liabilities	14,661.82
Total Liabilities	29,202.79
Equity	
5500 · Retained Earnings	3,886.09
5510 · Prior Years Fund Balance	21,411.64
Net Income	4,766.65
Total Equity	30,064.38
TOTAL LIABILITIES & EQUITY	59,267.17

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

April 2023

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	7,057.84	7,057.75	0.09	28,231.34	28,231.00	0.34	84,693.00
6210 · Reserve Fees	960.50	960.50	0.00	1,921.00	1,921.00	0.00	3,842.00
6340 · Late Fee Income	0.00	0.00	0.00	40.82	0.00	40.82	0.00
6910 · Interest Income	2.43	0.00	2.43	9.48	0.00	9.48	0.00
6930 · Shared Expense Reimb.	0.00	100.00	-100.00	1,200.00	400.00	800.00	1,200.00
Total Income	8,020.77	8,118.25	-97.48	31,402.64	30,552.00	850.64	89,735.00
Gross Profit	8,020.77	8,118.25	-97.48	31,402.64	30,552.00	850.64	89,735.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	25.00	0.00	25.00	86.25	86.00	0.25	86.00
7100 · Insurance	274.80	316.67	-41.87	1,199.95	1,266.64	-66.69	3,800.00
7150 · Professional Fees - Legal	0.00	136.67	-136.67	0.00	546.64	-546.64	1,640.00
7170 · Professional Fees - Tax Prep	0.00	20.83	-20.83	225.00	83.36	141.64	250.00
7200 · Management Fees	1,120.00	1,120.00	0.00	4,480.00	4,480.00	0.00	13,440.00
7250 · Office Svc/Supplies/Misc	97.88	62.50	35.38	511.32	250.00	261.32	750.00
7260 · Postage & Printing	20.75	33.33	-12.58	91.33	133.36	-42.03	400.00
Total Administrative	1,538.43	1,690.00	-151.57	6,593.85	6,846.00	-252.15	20,366.00
Grounds							
7520 · Irrigation Maint/Repairs	31.93	291.67	-259.74	1,737.70	1,166.64	571.06	3,500.00
7600 · Landscape Contract	3,443.34	3,443.33	0.01	13,773.36	13,773.36	0.00	41,320.00
7640 · Out of Contract Mulch Expense	0.00	375.00	-375.00	0.00	1,500.00	-1,500.00	4,500.00
7650 · Landscape Svc/Replace/Other	122.00	333.33	-211.33	122.00	1,333.36	-1,211.36	4,000.00
7670 · Out of Contract Tree Trimming	0.00	416.67	-416.67	0.00	1,666.64	-1,666.64	5,000.00
Total Grounds	3,597.27	4,860.00	-1,262.73	15,633.06	19,440.00	-3,806.94	58,320.00
Utilities							
8620 · Electric	338.28	267.25	71.03	1,096.66	1,069.00	27.66	3,207.00
Total Utilities	338.28	267.25	71.03	1,096.66	1,069.00	27.66	3,207.00
Other							
9730 · Contribution to CDA/Pool	425.31	333.33	91.98	1,391.42	1,333.36	58.06	4,000.00
9970 · Transfer to Reserves	960.50	960.50	0.00	1,921.00	1,921.00	0.00	3,842.00
Total Other	1,385.81	1,293.83	91.98	3,312.42	3,254.36	58.06	7,842.00
Total Expense	6,859.79	8,111.08	-1,251.29	26,635.99	30,609.36	-3,973.37	89,735.00
Net Income	1,160.98	7.17	1,153.81	4,766.65	-57.36	4,824.01	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

April 30, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clbhse Bldg Restoration	\$ 3,804.28	115.00				3,919.28
5103 Clubhouse Restoration	3,711.48	155.50				3,866.98
5340 Pool	241.26	118.50		-		359.76
5400 Irrigation Replacement	3,306.60	998.50	-			4,305.10
5420 Zone 1 Drive Planting Replace	1,663.00	533.50	-			2,196.50
5490 Res Int-Current	10.66		-		3.54	14.20
Total Reserves	\$ 12,737.28	1,921.00	-	-	3.54	14,661.82

Expense Details

	\$ -
	\$ -
Total \$	-

Allocation Details

	\$ -
Total \$	-