

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

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

07/11/23

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

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	26,422.98
1050 · Cadence CD 4967 1/1/24 .45%	6,366.42
Total Operating Accts	32,789.40
Reserve Accts	
1210 · Cadence MM 1011	14,663.78
Total Reserve Accts	14,663.78
Total Checking/Savings	47,453.18
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	(3,876.91)
Total 1100 · Accounts Receivable	(3,876.91)
Total Accounts Receivable	(3,876.91)
Total Current Assets	43,576.27
Other Assets	
1610 · Prepaid Insurance	2,473.22
Total Other Assets	2,473.22
TOTAL ASSETS	46,049.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	749.69
Total Accounts Payable	749.69
Total Current Liabilities	749.69
Long Term Liabilities	
Reserves	14,663.78
Total Long Term Liabilities	14,663.78
Total Liabilities	15,413.47
Equity	
5500 · Retained Earnings	3,886.09
5510 · Prior Years Fund Balance	21,411.64
Net Income	5,338.29
Total Equity	30,636.02
TOTAL LIABILITIES & EQUITY	46,049.49

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

June 2023

	Jun 23	Budget	\$ Over Budget	Jan - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	7,057.83	7,057.75	0.08	42,347.00	42,346.50	0.50	84,693.00
6210 · Reserve Fees	0.00	0.00	0.00	1,921.00	1,921.00	0.00	3,842.00
6340 · Late Fee Income	-32.91	0.00	-32.91	40.82	0.00	40.82	0.00
6910 · Interest Income	2.43	0.00	2.43	14.26	0.00	14.26	0.00
6930 · Shared Expense Reimb.	0.00	100.00	-100.00	1,200.00	600.00	600.00	1,200.00
Total Income	7,027.35	7,157.75	-130.40	45,523.08	44,867.50	655.58	89,735.00
Gross Profit	7,027.35	7,157.75	-130.40	45,523.08	44,867.50	655.58	89,735.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	0.00	0.00	86.25	86.00	0.25	86.00
7100 · Insurance	274.80	316.67	-41.87	1,749.55	1,899.98	-150.43	3,800.00
7150 · Professional Fees - Legal	0.00	136.67	-136.67	0.00	819.98	-819.98	1,640.00
7170 · Professional Fees - Tax Prep	0.00	20.83	-20.83	225.00	125.02	99.98	250.00
7200 · Management Fees	1,120.00	1,120.00	0.00	6,720.00	6,720.00	0.00	13,440.00
7250 · Office Svc/Supplies/Misc	102.00	62.50	39.50	721.32	375.00	346.32	750.00
7260 · Postage & Printing	20.55	33.33	-12.78	141.73	200.02	-58.29	400.00
Total Administrative	1,517.35	1,690.00	-172.65	9,643.85	10,226.00	-582.15	20,366.00
Grounds							
7520 · Irrigation Maint/Repairs	207.04	291.67	-84.63	2,074.59	1,749.98	324.61	3,500.00
7600 · Landscape Contract	3,443.34	3,443.33	0.01	20,660.04	20,660.02	0.02	41,320.00
7640 · Out of Contract Mulch Expense	0.00	375.00	-375.00	0.00	2,250.00	-2,250.00	4,500.00
7650 · Landscape Svc/Replace/Other	246.25	333.33	-87.08	368.25	2,000.02	-1,631.77	4,000.00
7670 · Out of Contract Tree Trimming	0.00	416.67	-416.67	1,625.00	2,499.98	-874.98	5,000.00
Total Grounds	3,896.63	4,860.00	-963.37	24,727.88	29,160.00	-4,432.12	58,320.00
Utilities							
8620 · Electric	278.43	267.25	11.18	1,612.29	1,603.50	8.79	3,207.00
Total Utilities	278.43	267.25	11.18	1,612.29	1,603.50	8.79	3,207.00
Other							
9730 · Contribution to CDA/Pool	503.44	333.33	170.11	2,279.77	2,000.02	279.75	4,000.00
9970 · Transfer to Reserves	0.00	0.00	0.00	1,921.00	1,921.00	0.00	3,842.00
Total Other	503.44	333.33	170.11	4,200.77	3,921.02	279.75	7,842.00
Total Expense	6,195.85	7,150.58	-954.73	40,184.79	44,910.52	-4,725.73	89,735.00
Net Income	831.50	7.17	824.33	5,338.29	-43.02	5,381.31	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

June 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		-		5.50	16.16
Total Reserves	\$ 12,737.28	1,921.00	-	-	5.50	14,663.78

Expense Details

\$	-
\$	-
Total \$	-

Allocation Details

\$	-
Total \$	-