

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

12/12/23

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

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	37,948.34
1050 · Cadence CD 4967 1/1/24 .45%	6,378.44
Total Operating Accts	44,326.78
Reserve Accts	
1210 · Cadence MM 1011	16,588.81
Total Reserve Accts	16,588.81
Total Checking/Savings	60,915.59
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	(4,070.73)
Total 1100 · Accounts Receivable	(4,070.73)
Total Accounts Receivable	(4,070.73)
Total Current Assets	56,844.86
Other Assets	
1610 · Prepaid Insurance	1,099.22
Total Other Assets	1,099.22
TOTAL ASSETS	57,944.08
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	424.68
Total Accounts Payable	424.68
Other Current Liabilities	
3050 · Deferred Revenue	7,057.83
Total Other Current Liabilities	7,057.83
Total Current Liabilities	7,482.51
Long Term Liabilities	
Reserves	16,588.81
Total Long Term Liabilities	16,588.81
Total Liabilities	24,071.32
Equity	
5510 · Prior Years Fund Balance	25,297.73
5515 · Prior Period Adjustment	(34.35)
Net Income	8,609.38
Total Equity	33,872.76
TOTAL LIABILITIES & EQUITY	57,944.08

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

November 2023

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	7,057.83	7,057.75	0.08	77,636.17	77,635.25	0.92	84,693.00
6210 · Reserve Fees	0.00	0.00	0.00	3,842.00	3,842.00	0.00	3,842.00
6340 · Late Fee Income	0.00	0.00	0.00	29.92	0.00	29.92	0.00
6910 · Interest Income	2.44	0.00	2.44	26.28	0.00	26.28	0.00
6930 · Shared Expense Reimb.	0.00	100.00	-100.00	1,200.00	1,100.00	100.00	1,200.00
Total Income	7,060.27	7,157.75	-97.48	82,734.37	82,577.25	157.12	89,735.00
Gross Profit	7,060.27	7,157.75	-97.48	82,734.37	82,577.25	157.12	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	3,123.55	3,483.33	-359.78	3,800.00
7150 · Professional Fees - Legal	0.00	136.67	-136.67	182.50	1,503.33	-1,320.83	1,640.00
7170 · Professional Fees - Tax Prep	0.00	20.83	-20.83	225.00	229.17	-4.17	250.00
7200 · Management Fees	1,120.00	1,120.00	0.00	12,320.00	12,320.00	0.00	13,440.00
7250 · Office Svc/Supplies/Misc	102.00	62.50	39.50	1,234.92	687.50	547.42	750.00
7260 · Postage & Printing	49.39	33.33	16.06	365.89	366.67	-0.78	400.00
Total Administrative	1,546.19	1,690.00	-143.81	17,538.11	18,676.00	-1,137.89	20,366.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	291.67	-291.67	2,182.47	3,208.33	-1,025.86	3,500.00
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	375.00	-375.00	3,998.64	4,125.00	-126.36	4,500.00
7650 · Landscape Svc/Replace/Other	0.00	333.33	-333.33	368.25	3,666.67	-3,298.42	4,000.00
7670 · Out of Contract Tree Trimming	0.00	416.67	-416.67	1,625.00	4,583.33	-2,958.33	5,000.00
Total Grounds	3,443.34	4,860.00	-1,416.66	46,051.10	53,460.00	-7,408.90	58,320.00
Utilities							
8620 · Electric	188.23	267.25	-79.02	2,733.28	2,939.75	-206.47	3,207.00
Total Utilities	188.23	267.25	-79.02	2,733.28	2,939.75	-206.47	3,207.00
Other							
9730 · Contribution to CDA/Pool	424.68	333.33	91.35	3,960.50	3,666.67	293.83	4,000.00
9970 · Transfer to Reserves	0.00	0.00	0.00	3,842.00	3,842.00	0.00	3,842.00
Total Other	424.68	333.33	91.35	7,802.50	7,508.67	293.83	7,842.00
Total Expense	5,602.44	7,150.58	-1,548.14	74,124.99	82,584.42	-8,459.43	89,735.00
Net Income	1,457.83	7.17	1,450.66	8,609.38	-7.17	8,616.55	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

November 30, 2023

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clbhse Bldg Restoration	\$ 3,804.28	230.00				4,034.28
5103 Clubhouse Restoration	3,711.48	311.00				4,022.48
5340 Pool	241.26	237.00		-		478.26
5400 Irrigation Replacement	3,306.60	1,997.00	-			5,303.60
5420 Zone 1 Drive Planting Replace	1,663.00	1,067.00	-			2,730.00
5490 Res Int-Current	10.66		-		9.53	20.19
Total Reserves	\$ 12,737.28	3,842.00	-	-	9.53	16,588.81

Expense Details

\$	-
\$	-
Total \$	-

Allocation Details

\$	-
Total \$	-