

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

01/16/24

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

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	34,933.92
1050 · Cadence CD 4967 1/1/24 .45%	6,380.80
Total Operating Accts	41,314.72
Reserve Accts	
1210 · Cadence MM 1011	16,588.95
Total Reserve Accts	16,588.95
Total Checking/Savings	57,903.67
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	(6,820.73)
Total 1100 · Accounts Receivable	(6,820.73)
Total Accounts Receivable	(6,820.73)
Total Current Assets	51,082.94
Other Assets	
1610 · Prepaid Insurance	824.42
Total Other Assets	824.42
TOTAL ASSETS	51,907.36
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	454.20
Total Accounts Payable	454.20
Total Current Liabilities	454.20
Long Term Liabilities	
Reserves	16,588.95
Total Long Term Liabilities	16,588.95
Total Liabilities	17,043.15
Equity	
5510 · Prior Years Fund Balance	25,297.73
5515 · Prior Period Adjustment	(34.35)
Net Income	9,600.83
Total Equity	34,864.21
TOTAL LIABILITIES & EQUITY	51,907.36

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

December 2023

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	7,057.83	7,057.75	0.08	84,694.00	84,693.00	1.00	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	2.36	0.00	2.36	28.64	0.00	28.64	0.00
6930 · Shared Expense Reimb.	0.00	100.00	-100.00	1,200.00	1,200.00	0.00	1,200.00
Total Income	7,060.19	7,157.75	-97.56	89,794.56	89,735.00	59.56	89,735.00
Gross Profit	7,060.19	7,157.75	-97.56	89,794.56	89,735.00	59.56	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	3,398.35	3,800.00	-401.65	3,800.00
7150 · Professional Fees - Legal	0.00	136.67	-136.67	182.50	1,640.00	-1,457.50	1,640.00
7170 · Professional Fees - Tax Prep	0.00	20.83	-20.83	225.00	250.00	-25.00	250.00
7200 · Management Fees	1,120.00	1,120.00	0.00	13,440.00	13,440.00	0.00	13,440.00
7250 · Office Svc/Supplies/Misc	102.00	62.50	39.50	1,336.92	750.00	586.92	750.00
7260 · Postage & Printing	147.89	33.33	114.56	513.78	400.00	113.78	400.00
Total Administrative	1,644.69	1,690.00	-45.31	19,182.80	20,366.00	-1,183.20	20,366.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	291.67	-291.67	2,182.47	3,500.00	-1,317.53	3,500.00
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	375.00	-375.00	3,998.64	4,500.00	-501.36	4,500.00
7650 · Landscape Svc/Replace/Other	304.75	333.33	-28.58	673.00	4,000.00	-3,327.00	4,000.00
7670 · Out of Contract Tree Trimming	0.00	416.67	-416.67	1,625.00	5,000.00	-3,375.00	5,000.00
Total Grounds	3,748.09	4,860.00	-1,111.91	49,799.19	58,320.00	-8,520.81	58,320.00
Utilities							
8620 · Electric	221.76	267.25	-45.49	2,955.04	3,207.00	-251.96	3,207.00
Total Utilities	221.76	267.25	-45.49	2,955.04	3,207.00	-251.96	3,207.00
Other							
9730 · Contribution to CDA/Pool	454.20	333.33	120.87	4,414.70	4,000.00	414.70	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	454.20	333.33	120.87	8,256.70	7,842.00	414.70	7,842.00
Total Expense	6,068.74	7,150.58	-1,081.84	80,193.73	89,735.00	-9,541.27	89,735.00
Net Income	991.45	7.17	984.28	9,600.83	0.00	9,600.83	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

December 31, 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				9.67	20.33
Total Reserves	\$ 12,737.28	3,842.00	-	-	9.67	16,588.95

Expense Details

Allocation Details