

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2024**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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Prepared By: Sunstate Association Management Group, Inc.

02/19/24

Villa Paradiso Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2024

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	46,802.22
1050 · Cadence CD 4967 6/1/25 1.49	6,383.24
Total Operating Accts	53,185.46
Reserve Accts	
1210 · Cadence MM 1011	17,766.59
Total Reserve Accts	17,766.59
Total Checking/Savings	70,952.05
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Assessments Receivable	539.26
1103 · Fines Receivable	1,000.00
Total 1100 · Accounts Receivable	1,539.26
Total Accounts Receivable	1,539.26
Total Current Assets	72,491.31
Other Assets	
1610 · Prepaid Insurance	549.62
Total Other Assets	549.62
TOTAL ASSETS	73,040.93
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	402.98
Total Accounts Payable	402.98
Other Current Liabilities	
3035 · Prepaid Assessments	2,891.99
3050 · Deferred Revenue	14,615.00
Total Other Current Liabilities	17,506.99
Total Current Liabilities	17,909.97
Long Term Liabilities	
Reserves	17,766.59
Total Long Term Liabilities	17,766.59
Total Liabilities	35,676.56
Equity	
5500 · Retained Earnings	9,600.83
5510 · Prior Years Fund Balance	25,263.38
Net Income	2,500.16
Total Equity	37,364.37
TOTAL LIABILITIES & EQUITY	73,040.93

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

January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	7,307.50	7,307.50	0.00	7,307.50	7,307.50	0.00	87,690.00
6210 · Reserve Fees	1,177.50	1,177.50	0.00	1,177.50	1,177.50	0.00	4,710.00
6345 · Violation Fines	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00	0.00
6910 · Interest Income	2.44	0.00	2.44	2.44	0.00	2.44	0.00
6930 · Shared Expense Reimb.	0.00	100.00	-100.00	0.00	100.00	-100.00	1,200.00
Total Income	9,487.44	8,585.00	902.44	9,487.44	8,585.00	902.44	93,600.00
Gross Profit	9,487.44	8,585.00	902.44	9,487.44	8,585.00	902.44	93,600.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	7.13	-7.13	0.00	7.13	-7.13	86.00
7100 · Insurance	274.80	333.37	-58.57	274.80	333.37	-58.57	4,000.00
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	18.75	-18.75	0.00	18.75	-18.75	225.00
7200 · Management Fees	1,153.50	1,153.50	0.00	1,153.50	1,153.50	0.00	13,842.00
7250 · Office Svc/Supplies/Misc	102.00	70.87	31.13	102.00	70.87	31.13	850.00
7260 · Postage & Printing	121.33	33.37	87.96	121.33	33.37	87.96	400.00
Total Administrative	1,651.63	1,753.62	-101.99	1,651.63	1,753.62	-101.99	21,043.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	333.37	-333.37	0.00	333.37	-333.37	4,000.00
7600 · Landscape Contract	3,537.56	3,546.63	-9.07	3,537.56	3,546.63	-9.07	42,560.00
7640 · Out of Contract Mulch Expense	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000.00
7650 · Landscape Svc/Replace/Other	0.00	331.38	-331.38	0.00	331.38	-331.38	3,977.00
7670 · Out of Contract Tree Trimming	0.00	375.00	-375.00	0.00	375.00	-375.00	4,500.00
7690 · General Maintenance	0.00	41.63	-41.63	0.00	41.63	-41.63	500.00
Total Grounds	3,537.56	5,044.64	-1,507.08	3,537.56	5,044.64	-1,507.08	60,537.00
Utilities							
8620 · Electric	217.61	275.87	-58.26	217.61	275.87	-58.26	3,310.00
Total Utilities	217.61	275.87	-58.26	217.61	275.87	-58.26	3,310.00
Other							
9730 · Contribution to CDA/Pool	402.98	333.37	69.61	402.98	333.37	69.61	4,000.00
9970 · Transfer to Reserves	1,177.50	1,177.50	0.00	1,177.50	1,177.50	0.00	4,710.00
Total Other	1,580.48	1,510.87	69.61	1,580.48	1,510.87	69.61	8,710.00
Total Expense	6,987.28	8,585.00	-1,597.72	6,987.28	8,585.00	-1,597.72	93,600.00
Net Income	2,500.16	0.00	2,500.16	2,500.16	0.00	2,500.16	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

January 31, 2024

	Balance 1/1/24	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clubhouse Bldg Restoration	\$ 4,034.28	103.00				4,137.28
5103 Clubhouse Restoration	4,022.48	84.00				4,106.48
5340 Pool	478.26	61.50				539.76
5400 Irrigation Replacement	5,303.60	673.75				5,977.35
5420 Zone 1 Drive Planting Replace	2,730.00	255.25				2,985.25
5490 Res Int-Current	20.33				0.14	20.47
Total Reserves	<u>\$ 16,588.95</u>	<u>1,177.50</u>	<u>-</u>	<u>-</u>	<u>0.14</u>	<u>17,766.59</u>

Expense Details

Allocation Details