VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2021

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Prepared By: Sunstate Association Management Group, Inc.

Villa Paradiso Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2021

	Jan 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	31,322.43
1050 · Cadence CD 4967 03/01/21 1.594%	6,303.93
Total Operating Accts	37,626.36
Reserve Accts	
1210 · Cadence MM 1011	11,496.26
Total Reserve Accts	11,496.26
Total Checking/Savings	49,122.62
Accounts Receivable	
1100 · Accounts Receivable	-1,699.73
Total Accounts Receivable	-1,699.73
Total Current Assets	47,422.89
Other Assets	
1610 · Prepaid Insurance	532.30
Total Other Assets	532.30
TOTAL ASSETS	**47,955.19**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	283.01
Total Accounts Payable	283.01
Other Current Liabilities	
3040 · Accrued Expenses	125.00
3050 · Deferred Revenue	12,778.34
3420 · Special Assess.Irrig Dripline	3,150.00
Total Other Current Liabilities	16,053.34
Total Current Liabilities	16,336.35
Long Term Liabilities	
Reserves	11,496.26
Total Long Term Liabilities	11,496.26
Total Liabilities	27,832.61
Equity	
5500 · Retained Earnings	-2,587.62
5510 · Prior Years Fund Balance	22,653.60
Net Income	56.60
Total Equity	20,122.58
TOTAL LIABILITIES & EQUITY	**47,955.19**

Villa Paradiso Neighborhood Association, Inc.

02/19/21

Revenue & Expense Budget Performance

January 2021

	Jan 21	Budget	$ Over Budget	Jan 21	YTD Budget	$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,389.16	6,389.13	0.03	6,389.16	6,389.13	0.03	76,670.00
6210 · Reserve Fees	572.50	572.50	0.00	572.50	572.50	0.00	2,290.00
6340 · Late Fee Income	-31.83	0.00	-31.83	-31.83	0.00	-31.83	0.00
6910 · Interest Income	8.50	0.00	8.50	8.50	0.00	8.50	0.00
Total Income	6,938.33	6,961.63	-23.30	6,938.33	6,961.63	-23.30	78,960.00
Gross Profit	6,938.33	6,961.63	-23.30	6,938.33	6,961.63	-23.30	78,960.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	20.88	-20.88	0.00	20.88	-20.88	251.00
7100 · Insurance	266.17	291.63	-25.46	266.17	291.63	-25.46	3,500.00
7150 · Professional Fees - Legal	0.00	41.63	-41.63	0.00	41.63	-41.63	500.00
7170 · Professional Fees - Tax Prep	0.00	15.87	-15.87	0.00	15.87	-15.87	190.00
7200 · Management Fees	1,042.00	1,042.00	0.00	1,042.00	1,042.00	0.00	12,504.00
7250 · Office Svc/Supplies/Misc	55.29	50.00	5.29	55.29	50.00	5.29	600.00
7260 · Postage & Printing	99.80	25.00	74.80	99.80	25.00	74.80	300.00
Total Administrative	1,463.26	1,487.01	-23.75	1,463.26	1,487.01	-23.75	17,845.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	41.63	-41.63	0.00	41.63	-41.63	500.00
7600 · Landscape Contract	3,900.00	4,000.00	-100.00	3,900.00	4,000.00	-100.00	48,000.00
7650 · Landscape Svc/Replacement/...	0.00	335.38	-335.38	0.00	335.38	-335.38	4,025.00
7680 · Fountain Maintenance	125.00	41.63	83.37	125.00	41.63	83.37	500.00
Total Grounds	4,025.00	4,418.64	-393.64	4,025.00	4,418.64	-393.64	53,025.00
Utilities							
8620 · Electric	537.96	150.00	387.96	537.96	150.00	387.96	1,800.00
Total Utilities	537.96	150.00	387.96	537.96	150.00	387.96	1,800.00
Other							
9730 · Contribution to CDA/Pool	283.01	333.37	-50.36	283.01	333.37	-50.36	4,000.00
9970 · Transfer to Reserves	572.50	572.50	0.00	572.50	572.50	0.00	2,290.00
Total Other	855.51	905.87	-50.36	855.51	905.87	-50.36	6,290.00
Total Expense	6,881.73	6,961.52	-79.79	6,881.73	6,961.52	-79.79	78,960.00
Net Income	**56.60**	**0.11**	**56.49**	**56.60**	**0.11**	**56.49**	**0.00**

VILLA PARADISO NEIGHBORHOOD ASSOCIATION
Reserve Balances
January 31, 2021

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clbhse Bldg Restoration	$ 3,508.28	32.75				3,541.03
5103 Clubhouse Restoration	3,149.48	68.00				3,217.48
5340 Pool	4,199.92	89.00				4,288.92
5400 Irrigation Replacement	29.00	382.75	36.60			448.35
5490 Res Int-Current	36.60		(36.60)		0.48	0.48
Total Reserves	**$ 10,923.28**	**572.50**	**-**	**-**	**0.48**	**11,496.26**

Expense Details
Total

Allocation Details
1/1/21 - To allocate PY interest to 5400 - $36.60