VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 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 February 28, 2021

		Feb 28, 21
ASSETS		
Current Assets		
Checking/Savings		
Operating Accts		
1010 · Cadence OP 2796	26,662.83	
1050 · Cadence CD 4967 03/01/21 1.594%	6,312.46	
Total Operating Accts		32,975.29
Reserve Accts		
1210 · Cadence MM 1011	11,496.70	
Total Reserve Accts		11,496.70
Total Checking/Savings		44,471.99
Accounts Receivable		
1100 · Accounts Receivable		-2,671.56
Total Accounts Receivable		-2,671.56
Total Current Assets		41,800.43
Other Assets		
1610 · Prepaid Insurance		266.13
Total Other Assets		266.13
TOTAL ASSETS		**42,066.56**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable		277.76
Total Accounts Payable		277.76
Other Current Liabilities		
3040 · Accrued Expenses		125.00
3050 · Deferred Revenue		6,389.17
3420 · Special Assess.Irrig Dripline		
3420.01 · S/A Income	12,600.00	
3420.03 · S/A Expense	-9,450.00	
Total 3420 · Special Assess.Irrig Dripline		3,150.00
Total Other Current Liabilities		9,664.17
Total Current Liabilities		9,941.93
Long Term Liabilities		
Reserves		11,496.70
Total Long Term Liabilities		11,496.70
Total Liabilities		21,438.63
Equity		
5510 · Prior Years Fund Balance		20,065.98
Net Income		561.95
Total Equity		20,627.93
TOTAL LIABILITIES & EQUITY		**42,066.56**

Villa Paradiso Neighborhood Association, Inc.

Revenue & Expense Budget Performance

February 2021

	Feb 21	Budget	$ Over Budget	Jan - Feb 21	YTD Budget	$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,389.17	6,389.17	0.00	12,778.33	12,778.30	0.03	76,670.00
6210 · Reserve Fees	0.00	0.00	0.00	572.50	572.50	0.00	2,290.00
6340 · Late Fee Income	-31.83	0.00	-31.83	-63.66	0.00	-63.66	0.00
6910 · Interest Income	8.53	0.00	8.53	17.03	0.00	17.03	0.00
Total Income	6,365.87	6,389.17	-23.30	13,304.20	13,350.80	-46.60	78,960.00
Gross Profit	6,365.87	6,389.17	-23.30	13,304.20	13,350.80	-46.60	78,960.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	20.92	-20.92	0.00	41.80	-41.80	251.00
7100 · Insurance	266.17	291.67	-25.50	532.34	583.30	-50.96	3,500.00
7150 · Professional Fees - Legal	0.00	41.67	-41.67	0.00	83.30	-83.30	500.00
7170 · Professional Fees - Tax Prep	0.00	15.83	-15.83	0.00	31.70	-31.70	190.00
7200 · Management Fees	1,042.00	1,042.00	0.00	2,084.00	2,084.00	0.00	12,504.00
7250 · Office Svc/Supplies/Misc	35.00	50.00	-15.00	90.29	100.00	-9.71	600.00
7260 · Postage & Printing	3.50	25.00	-21.50	103.30	50.00	53.30	300.00
Total Administrative	1,346.67	1,487.09	-140.42	2,809.93	2,974.10	-164.17	17,845.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	41.67	-41.67	0.00	83.30	-83.30	500.00
7600 · Landscape Contract	3,900.00	4,000.00	-100.00	7,800.00	8,000.00	-200.00	48,000.00
7650 · Landscape Svc/Replacement/Other	0.00	335.42	-335.42	0.00	670.80	-670.80	4,025.00
7680 · Fountain Maintenance	0.00	41.67	-41.67	125.00	83.30	41.70	500.00
Total Grounds	3,900.00	4,418.76	-518.76	7,925.00	8,837.40	-912.40	53,025.00
Utilities							
8620 · Electric	336.09	150.00	186.09	874.05	300.00	574.05	1,800.00
Total Utilities	336.09	150.00	186.09	874.05	300.00	574.05	1,800.00
Other							
9730 · Contribution to CDA/Pool	277.76	333.33	-55.57	560.77	666.70	-105.93	4,000.00
9970 · Transfer to Reserves	0.00	0.00	0.00	572.50	572.50	0.00	2,290.00
Total Other	277.76	333.33	-55.57	1,133.27	1,239.20	-105.93	6,290.00
Total Expense	5,860.52	6,389.18	-528.66	12,742.25	13,350.70	-608.45	78,960.00
Net Income	**505.35**	**-0.01**	**505.36**	**561.95**	**0.10**	**561.85**	**0.00**

VILLA PARADISO NEIGHBORHOOD ASSOCIATION
Reserve Balances
February 28, 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)		0.92	0.92
Total Reserves	**$ 10,923.28**	**572.50**	**-**	**-**	**0.92**	**11,496.70**

Expense Details

Total

Allocation Details

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