

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 2021**

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Villa Paradiso Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2021

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	30,835.02
1050 · Cadence CD 4967 08/1/22 .25000	6,321.52
Total Operating Accts	37,156.54
Reserve Accts	
1210 · Cadence MM 1011	12,070.18
Total Reserve Accts	12,070.18
Total Checking/Savings	49,226.72
Accounts Receivable	
1100 · Accounts Receivable	-2,246.39
Total Accounts Receivable	-2,246.39
Total Current Assets	46,980.33
Other Assets	
1610 · Prepaid Insurance	2,983.75
Total Other Assets	2,983.75
TOTAL ASSETS	49,964.08
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	2,043.62
Total Accounts Payable	2,043.62
Other Current Liabilities	
3040 · Accrued Expenses	125.00
3050 · Deferred Revenue	12,778.34
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	16,053.34
Total Current Liabilities	18,096.96
Long Term Liabilities	
Reserves	12,070.18
Total Long Term Liabilities	12,070.18
Total Liabilities	30,167.14
Equity	
5510 · Prior Years Fund Balance	20,065.98
Net Income	-269.04
Total Equity	19,796.94
TOTAL LIABILITIES & EQUITY	49,964.08

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

April 2021

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,389.16	6,389.17	-0.01	25,556.66	25,556.64	0.02	76,670.00
6210 · Reserve Fees	572.50	572.50	0.00	1,145.00	1,145.00	0.00	2,290.00
6340 · Late Fee Income	0.00	0.00	0.00	-63.66	0.00	-63.66	0.00
6910 · Interest Income	1.34	0.00	1.34	26.09	0.00	26.09	0.00
Total Income	6,963.00	6,961.67	1.33	26,664.09	26,701.64	-37.55	78,960.00
Gross Profit	6,963.00	6,961.67	1.33	26,664.09	26,701.64	-37.55	78,960.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	61.25	20.92	40.33	61.25	83.64	-22.39	251.00
7100 · Insurance	271.25	291.67	-20.42	1,069.72	1,166.64	-96.92	3,500.00
7150 · Professional Fees - Legal	0.00	41.67	-41.67	0.00	166.64	-166.64	500.00
7170 · Professional Fees - Tax Prep	200.00	15.83	184.17	200.00	63.36	136.64	190.00
7200 · Management Fees	1,042.00	1,042.00	0.00	4,168.00	4,168.00	0.00	12,504.00
7250 · Office Svc/Supplies/Misc	46.07	50.00	-3.93	173.98	200.00	-26.02	600.00
7260 · Postage & Printing	2.91	25.00	-22.09	113.78	100.00	13.78	300.00
Total Administrative	1,623.48	1,487.09	136.39	5,786.73	5,948.28	-161.55	17,845.00
Grounds							
7520 · Irrigation Maint/Repairs	60.00	41.67	18.33	60.00	166.64	-106.64	500.00
7600 · Landscape Contract	3,900.00	4,000.00	-100.00	15,600.00	16,000.00	-400.00	48,000.00
7650 · Landscape Svc/Replacement/Other	0.00	335.42	-335.42	0.00	1,341.64	-1,341.64	4,025.00
7680 · Fountain Maintenance	125.00	41.67	83.33	250.00	166.64	83.36	500.00
Total Grounds	4,085.00	4,418.76	-333.76	15,910.00	17,674.92	-1,764.92	53,025.00
Utilities							
8620 · Electric	174.66	150.00	24.66	1,166.29	600.00	566.29	1,800.00
Total Utilities	174.66	150.00	24.66	1,166.29	600.00	566.29	1,800.00
Other							
9730 · Contribution to CDA/Pool	2,043.62	333.33	1,710.29	2,925.11	1,333.36	1,591.75	4,000.00
9970 · Transfer to Reserves	572.50	572.50	0.00	1,145.00	1,145.00	0.00	2,290.00
Total Other	2,616.12	905.83	1,710.29	4,070.11	2,478.36	1,591.75	6,290.00
Total Expense	8,499.26	6,961.68	1,537.58	26,933.13	26,701.56	231.57	78,960.00
Net Income	-1,536.26	-0.01	-1,536.25	-269.04	0.08	-269.12	0.00

