

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
July 31, 2021**

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Prepared By: Sunstate Association Management Group, Inc.

08/10/21

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

	<u>Jul 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	37,793.58
1050 · Cadence CD 4967 08/1/22 .25%	6,325.46
Total Operating Accts	44,119.04
Reserve Accts	
1210 · Cadence MM 1011	12,311.02
Total Reserve Accts	12,311.02
Total Checking/Savings	56,430.06
Accounts Receivable	
1100 · Accounts Receivable	-2,065.39
Total Accounts Receivable	-2,065.39
Total Current Assets	54,364.67
Other Assets	
1610 · Prepaid Insurance	2,170.00
Total Other Assets	2,170.00
TOTAL ASSETS	<u>56,534.67</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,307.35
Total Accounts Payable	1,307.35
Other Current Liabilities	
3050 · Deferred Revenue	12,778.34
3060 · Suspense	6,400.00
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	22,328.34
Total Current Liabilities	23,635.69
Long Term Liabilities	
Reserves	12,311.02
Total Long Term Liabilities	12,311.02
Total Liabilities	35,946.71
Equity	
5510 · Prior Years Fund Balance	20,065.98
Net Income	521.98
Total Equity	20,587.96
TOTAL LIABILITIES & EQUITY	<u>56,534.67</u>

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

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,389.16	6,389.17	-0.01	44,724.16	44,724.15	0.01	76,670.00
6210 · Reserve Fees	572.50	572.50	0.00	1,717.50	1,717.50	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	1.30	0.00	1.30	30.03	0.00	30.03	0.00
6930 · Shared Expense Reimbursement	100.00	0.00	100.00	200.00	0.00	200.00	0.00
Total Income	7,062.96	6,961.67	101.29	46,608.03	46,441.65	166.38	78,960.00
Gross Profit	7,062.96	6,961.67	101.29	46,608.03	46,441.65	166.38	78,960.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	20.92	-20.92	61.25	146.40	-85.15	251.00
7100 · Insurance	271.25	291.67	-20.42	1,883.47	2,041.65	-158.18	3,500.00
7150 · Professional Fees - Legal	0.00	41.67	-41.67	0.00	291.65	-291.65	500.00
7170 · Professional Fees - Tax Prep	0.00	15.83	-15.83	200.00	110.85	89.15	190.00
7200 · Management Fees	1,042.00	1,042.00	0.00	7,294.00	7,294.00	0.00	12,504.00
7250 · Office Svc/Supplies/Misc	45.80	50.00	-4.20	327.36	350.00	-22.64	600.00
7260 · Postage & Printing	13.93	25.00	-11.07	135.72	175.00	-39.28	300.00
Total Administrative	1,372.98	1,487.09	-114.11	9,901.80	10,409.55	-507.75	17,845.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	41.67	-41.67	460.00	291.65	168.35	500.00
7600 · Landscape Contract	3,900.00	4,000.00	-100.00	27,300.00	28,000.00	-700.00	48,000.00
7650 · Landscape Svc/Replacement/Other	970.00	335.42	634.58	970.00	2,347.90	-1,377.90	4,025.00
7680 · Fountain Maintenance	150.00	41.67	108.33	275.00	291.65	-16.65	500.00
Total Grounds	5,020.00	4,418.76	601.24	29,005.00	30,931.20	-1,926.20	53,025.00
Utilities							
8620 · Electric	191.28	150.00	41.28	1,770.64	1,050.00	720.64	1,800.00
Total Utilities	191.28	150.00	41.28	1,770.64	1,050.00	720.64	1,800.00
Other							
9730 · Contribution to CDA/Pool	187.35	333.33	-145.98	3,691.11	2,333.35	1,357.76	4,000.00
9970 · Transfer to Reserves	572.50	572.50	0.00	1,717.50	1,717.50	0.00	2,290.00
Total Other	759.85	905.83	-145.98	5,408.61	4,050.85	1,357.76	6,290.00
Total Expense	7,344.11	6,961.68	382.43	46,086.05	46,441.60	-355.55	78,960.00
Net Income	-281.15	-0.01	-281.14	521.98	0.05	521.93	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION
Reserve Balances
July 31, 2021

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clbhse Bldg Restoration	\$ 3,508.28	98.25				3,606.53
5103 Clubhouse Restoration	3,149.48	204.00				3,353.48
5340 Pool	4,199.92	267.00		(332.96)		4,133.96
5400 Irrigation Replacement	29.00	1,148.25	36.60			1,213.85
5490 Res Int-Current	36.60		(36.60)		3.20	3.20
Total Reserves	\$ 10,923.28	1,717.50	-	(332.96)	3.20	12,311.02

Expense Details

6/30/21 Casa Di Amici	\$ 332.96	Acct 5340
Total		

Allocation Details

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