

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

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Prepared By: Sunstate Association Management Group, Inc.

09/17/21

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

	<u>Aug 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	24,338.89
1050 · Cadence CD 4967 08/1/22 .25%	<u>6,326.80</u>
Total Operating Accts	30,665.69
Reserve Accts	
1210 · Cadence MM 1011	<u>12,311.33</u>
Total Reserve Accts	12,311.33
Total Checking/Savings	42,977.02
Accounts Receivable	
1100 · Accounts Receivable	<u>-1,595.39</u>
Total Accounts Receivable	-1,595.39
Total Current Assets	41,381.63
Other Assets	
1610 · Prepaid Insurance	<u>1,898.75</u>
Total Other Assets	1,898.75
TOTAL ASSETS	<u>43,280.38</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>189.05</u>
Total Accounts Payable	189.05
Other Current Liabilities	
3050 · Deferred Revenue	6,389.17
3420 · Special Assess.Irrig Dripline	
3420.01 · S/A Income	12,600.00
3420.03 · S/A Expense	<u>-9,450.00</u>
Total 3420 · Special Assess.Irrig Dripline	3,150.00
Total Other Current Liabilities	9,539.17
Total Current Liabilities	9,728.22
Long Term Liabilities	
Reserves	<u>12,311.33</u>
Total Long Term Liabilities	12,311.33
Total Liabilities	22,039.55
Equity	
5510 · Prior Years Fund Balance	20,065.98
Net Income	<u>1,174.85</u>
Total Equity	21,240.83
TOTAL LIABILITIES & EQUITY	<u>43,280.38</u>

Villa Paradiso Neighborhood Association, Inc.
Revenue & Expense Budget Performance
 August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,389.17	6,389.17	0.00	51,113.33	51,113.32	0.01	76,670.00
6210 · Reserve Fees	0.00	0.00	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	1.34	0.00	1.34	31.37	0.00	31.37	0.00
6930 · Shared Expense Reimbursement	100.00	0.00	100.00	300.00	0.00	300.00	0.00
Total Income	6,490.51	6,389.17	101.34	53,098.54	52,830.82	267.72	78,960.00
Gross Profit	6,490.51	6,389.17	101.34	53,098.54	52,830.82	267.72	78,960.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	20.92	-20.92	61.25	167.32	-106.07	251.00
7100 · Insurance	271.25	291.67	-20.42	2,154.72	2,333.32	-178.60	3,500.00
7150 · Professional Fees - Legal	0.00	41.67	-41.67	0.00	333.32	-333.32	500.00
7170 · Professional Fees - Tax Prep	0.00	15.83	-15.83	200.00	126.68	73.32	190.00
7200 · Management Fees	1,042.00	1,042.00	0.00	8,336.00	8,336.00	0.00	12,504.00
7250 · Office Svc/Supplies/Misc	55.89	50.00	5.89	383.25	400.00	-16.75	600.00
7260 · Postage & Printing	19.41	25.00	-5.59	155.13	200.00	-44.87	300.00
Total Administrative	1,388.55	1,487.09	-98.54	11,290.35	11,896.64	-606.29	17,845.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	41.67	-41.67	460.00	333.32	126.68	500.00
7600 · Landscape Contract	3,900.00	4,000.00	-100.00	31,200.00	32,000.00	-800.00	48,000.00
7650 · Landscape Svc/Replacement/Other	250.00	335.42	-85.42	1,220.00	2,683.32	-1,463.32	4,025.00
7680 · Fountain Maintenance	0.00	41.67	-41.67	275.00	333.32	-58.32	500.00
Total Grounds	4,150.00	4,418.76	-268.76	33,155.00	35,349.96	-2,194.96	53,025.00
Utilities							
8620 · Electric	110.04	150.00	-39.96	1,880.68	1,200.00	680.68	1,800.00
Total Utilities	110.04	150.00	-39.96	1,880.68	1,200.00	680.68	1,800.00
Other							
9730 · Contribution to CDA/Pool	189.05	333.33	-144.28	3,880.16	2,666.68	1,213.48	4,000.00
9970 · Transfer to Reserves	0.00	0.00	0.00	1,717.50	1,717.50	0.00	2,290.00
Total Other	189.05	333.33	-144.28	5,597.66	4,384.18	1,213.48	6,290.00
Total Expense	5,837.64	6,389.18	-551.54	51,923.69	52,830.78	-907.09	78,960.00
Net Income	652.87	-0.01	652.88	1,174.85	0.04	1,174.81	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

August 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)		3.51	3.51
Total Reserves	\$ 10,923.28	1,717.50	-	(332.96)	3.51	12,311.33

Expense Details

5340 Pool

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

Allocation Details

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