

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

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Prepared By: Sunstate Association Management Group, Inc.

10/13/21

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

	Sep 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	21,392.66
1050 · Cadence CD 4967 08/1/22 .25%	6,328.14
Total Operating Accts	27,720.80
Reserve Accts	
1210 · Cadence MM 1011	12,311.63
Total Reserve Accts	12,311.63
Total Checking/Savings	40,032.43
Accounts Receivable	
1100 · Accounts Receivable	-4,875.39
Total Accounts Receivable	-4,875.39
Other Current Assets	
1200 · Undeposited Funds	915.00
Total Other Current Assets	915.00
Total Current Assets	36,072.04
Other Assets	
1610 · Prepaid Insurance	1,627.50
Total Other Assets	1,627.50
TOTAL ASSETS	37,699.54
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	272.37
Total Accounts Payable	272.37
Other Current Liabilities	
3420 · Special Assess.Irrig Dripline	3,150.00
Total Other Current Liabilities	3,150.00
Total Current Liabilities	3,422.37
Long Term Liabilities	
Reserves	12,311.63
Total Long Term Liabilities	12,311.63
Total Liabilities	15,734.00
Equity	
5510 · Prior Years Fund Balance	20,065.98
Net Income	1,899.56
Total Equity	21,965.54
TOTAL LIABILITIES & EQUITY	37,699.54

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

September 2021

	Sep 21	Budget	\$ Over Budget	Jan - Sep 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,389.17	6,389.17	0.00	57,502.50	57,502.49	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	32.71	0.00	32.71	0.00
6930 · Shared Expense Reimbursement	100.00	0.00	100.00	400.00	0.00	400.00	0.00
Total Income	6,490.51	6,389.17	101.34	59,589.05	59,219.99	369.06	78,960.00
Gross Profit	6,490.51	6,389.17	101.34	59,589.05	59,219.99	369.06	78,960.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	20.92	-20.92	61.25	188.24	-126.99	251.00
7100 · Insurance	271.25	291.67	-20.42	2,425.97	2,624.99	-199.02	3,500.00
7150 · Professional Fees - Legal	0.00	41.67	-41.67	0.00	374.99	-374.99	500.00
7170 · Professional Fees - Tax Prep	0.00	15.83	-15.83	200.00	142.51	57.49	190.00
7200 · Management Fees	1,042.00	1,042.00	0.00	9,378.00	9,378.00	0.00	12,504.00
7250 · Office Svc/Supplies/Misc	41.34	50.00	-8.66	424.59	450.00	-25.41	600.00
7260 · Postage & Printing	9.65	25.00	-15.35	164.78	225.00	-60.22	300.00
Total Administrative	1,364.24	1,487.09	-122.85	12,654.59	13,383.73	-729.14	17,845.00
Grounds							
7520 · Irrigation Maint/Repairs	150.00	41.67	108.33	610.00	374.99	235.01	500.00
7600 · Landscape Contract	3,900.00	4,000.00	-100.00	35,100.00	36,000.00	-900.00	48,000.00
7650 · Landscape Svc/Replacement/Other	0.00	335.42	-335.42	1,220.00	3,018.74	-1,798.74	4,025.00
7680 · Fountain Maintenance	0.00	41.67	-41.67	275.00	374.99	-99.99	500.00
Total Grounds	4,050.00	4,418.76	-368.76	37,205.00	39,768.72	-2,563.72	53,025.00
Utilities							
8620 · Electric	79.19	150.00	-70.81	1,959.87	1,350.00	609.87	1,800.00
Total Utilities	79.19	150.00	-70.81	1,959.87	1,350.00	609.87	1,800.00
Other							
9730 · Contribution to CDA/Pool	272.37	333.33	-60.96	4,152.53	3,000.01	1,152.52	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	272.37	333.33	-60.96	5,870.03	4,717.51	1,152.52	6,290.00
Total Expense	5,765.80	6,389.18	-623.38	57,689.49	59,219.96	-1,530.47	78,960.00
Net Income	724.71	-0.01	724.72	1,899.56	0.03	1,899.53	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

September 30, 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)		3.81	3.81
Total Reserves	<u>\$ 10,923.28</u>	<u>1,717.50</u>	<u>-</u>	<u>(332.96)</u>	<u>3.81</u>	<u>12,311.63</u>

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