

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

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Prepared By: Sunstate Association Management Group, Inc.

11/05/21

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

	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	33,795.35
1050 · Cadence CD 4967 08/1/22 .25%	6,329.44
Total Operating Accts	40,124.79
Reserve Accts	
1210 · Cadence MM 1011	12,884.45
Total Reserve Accts	12,884.45
Total Checking/Savings	53,009.24
Accounts Receivable	
1100 · Accounts Receivable	2,080.61
Total Accounts Receivable	2,080.61
Total Current Assets	55,089.85
Other Assets	
1610 · Prepaid Insurance	1,356.25
Total Other Assets	1,356.25
TOTAL ASSETS	56,446.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	277.57
Total Accounts Payable	277.57
Other Current Liabilities	
3050 · Deferred Revenue	12,778.34
3420 · Special Assess.Irrig Dripline	3,150.00
3425 · 2021 S/A Roof Cleaning	7,896.00
Total Other Current Liabilities	23,824.34
Total Current Liabilities	24,101.91
Long Term Liabilities	
Reserves	12,884.45
Total Long Term Liabilities	12,884.45
Total Liabilities	36,986.36
Equity	
5510 · Prior Years Fund Balance	20,065.98
Net Income	-606.24
Total Equity	19,459.74
TOTAL LIABILITIES & EQUITY	56,446.10

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

October 2021

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,389.16	6,389.17	-0.01	63,891.66	63,891.66	0.00	76,670.00
6210 · Reserve Fees	572.50	572.50	0.00	2,290.00	2,290.00	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	1.30	0.00	1.30	34.01	0.00	34.01	0.00
6930 · Shared Expense Reimbursement	100.00	0.00	100.00	500.00	0.00	500.00	0.00
Total Income	7,062.96	6,961.67	101.29	66,652.01	66,181.66	470.35	78,960.00
Gross Profit	7,062.96	6,961.67	101.29	66,652.01	66,181.66	470.35	78,960.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	20.92	-20.92	61.25	209.16	-147.91	251.00
7100 · Insurance	271.25	291.67	-20.42	2,697.22	2,916.66	-219.44	3,500.00
7150 · Professional Fees - Legal	0.00	41.67	-41.67	0.00	416.66	-416.66	500.00
7170 · Professional Fees - Tax Prep	0.00	15.83	-15.83	200.00	158.34	41.66	190.00
7200 · Management Fees	1,042.00	1,042.00	0.00	10,420.00	10,420.00	0.00	12,504.00
7250 · Office Svc/Supplies/Misc	101.02	50.00	51.02	525.61	500.00	25.61	600.00
7260 · Postage & Printing	5.43	25.00	-19.57	170.21	250.00	-79.79	300.00
Total Administrative	1,419.70	1,487.09	-67.39	14,074.29	14,870.82	-796.53	17,845.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	41.67	-41.67	610.00	416.66	193.34	500.00
7600 · Landscape Contract	3,900.00	4,000.00	-100.00	39,000.00	40,000.00	-1,000.00	48,000.00
7650 · Landscape Svc/Replacement/Other	3,300.00	335.42	2,964.58	4,520.00	3,354.16	1,165.84	4,025.00
7680 · Fountain Maintenance	0.00	41.67	-41.67	275.00	416.66	-141.66	500.00
Total Grounds	7,200.00	4,418.76	2,781.24	44,405.00	44,187.48	217.52	53,025.00
Utilities							
8620 · Electric	98.99	150.00	-51.01	2,058.86	1,500.00	558.86	1,800.00
Total Utilities	98.99	150.00	-51.01	2,058.86	1,500.00	558.86	1,800.00
Other							
9730 · Contribution to CDA/Pool	277.57	333.33	-55.76	4,430.10	3,333.34	1,096.76	4,000.00
9970 · Transfer to Reserves	572.50	572.50	0.00	2,290.00	2,290.00	0.00	2,290.00
Total Other	850.07	905.83	-55.76	6,720.10	5,623.34	1,096.76	6,290.00
Total Expense	9,568.76	6,961.68	2,607.08	67,258.25	66,181.64	1,076.61	78,960.00
Net Income	-2,505.80	-0.01	-2,505.79	-606.24	0.02	-606.26	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

October 31, 2021

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clbhse Bldg Restoration	\$ 3,508.28	131.00				3,639.28
5103 Clubhouse Restoration	3,149.48	272.00				3,421.48
5340 Pool	4,199.92	356.00		(332.96)		4,222.96
5400 Irrigation Replacement	29.00	1,531.00	36.60			1,596.60
5490 Res Int-Current	36.60		(36.60)		4.13	4.13
Total Reserves	\$ 10,923.28	2,290.00	-	(332.96)	4.13	12,884.45

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