

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

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Prepared By: Sunstate Association Management Group, Inc.

12/27/21

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

	Nov 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	28,821.47
1050 · Cadence CD 4967 08/1/22 .25%	6,330.78
Total Operating Accts	35,152.25
Reserve Accts	
1210 · Cadence MM 1011	12,884.77
Total Reserve Accts	12,884.77
Total Checking/Savings	48,037.02
Accounts Receivable	
1100 · Accounts Receivable	-739.39
Total Accounts Receivable	-739.39
Other Current Assets	
1200 · Undeposited Funds	188.00
Total Other Current Assets	188.00
Total Current Assets	47,485.63
Other Assets	
1610 · Prepaid Insurance	1,085.00
Total Other Assets	1,085.00
TOTAL ASSETS	48,570.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	8,137.96
Total Accounts Payable	8,137.96
Other Current Liabilities	
3050 · Deferred Revenue	6,389.17
3420 · Special Assess.Irrig Dripline	3,150.00
3425 · 2021 S/A Roof Cleaning	21.00
Total Other Current Liabilities	9,560.17
Total Current Liabilities	17,698.13
Long Term Liabilities	
Reserves	12,884.77
Total Long Term Liabilities	12,884.77
Total Liabilities	30,582.90
Equity	
5510 · Prior Years Fund Balance	20,065.98
Net Income	-2,078.25
Total Equity	17,987.73
TOTAL LIABILITIES & EQUITY	48,570.63

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

November 2021

	Nov 21	Budget	\$ Over Budget	Jan - Nov 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,389.17	6,389.17	0.00	70,280.83	70,280.83	0.00	76,670.00
6210 · Reserve Fees	0.00	0.00	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	1.34	0.00	1.34	35.35	0.00	35.35	0.00
6930 · Shared Expense Reimbursement	100.00	0.00	100.00	600.00	0.00	600.00	0.00
Total Income	6,490.51	6,389.17	101.34	73,142.52	72,570.83	571.69	78,960.00
Gross Profit	6,490.51	6,389.17	101.34	73,142.52	72,570.83	571.69	78,960.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	20.92	-20.92	61.25	230.08	-168.83	251.00
7100 · Insurance	271.25	291.67	-20.42	2,968.47	3,208.33	-239.86	3,500.00
7150 · Professional Fees - Legal	0.00	41.67	-41.67	0.00	458.33	-458.33	500.00
7170 · Professional Fees - Tax Prep	0.00	15.83	-15.83	200.00	174.17	25.83	190.00
7200 · Management Fees	1,042.00	1,042.00	0.00	11,462.00	11,462.00	0.00	12,504.00
7250 · Office Svc/Supplies/Misc	190.72	50.00	140.72	716.33	550.00	166.33	600.00
7260 · Postage & Printing	76.04	25.00	51.04	246.25	275.00	-28.75	300.00
Total Administrative	1,580.01	1,487.09	92.92	15,654.30	16,357.91	-703.61	17,845.00
Grounds							
7520 · Irrigation Maint/Repairs	1,960.00	41.67	1,918.33	2,570.00	458.33	2,111.67	500.00
7600 · Landscape Contract	3,900.00	4,000.00	-100.00	42,900.00	44,000.00	-1,100.00	48,000.00
7650 · Landscape Svc/Replacement/Other	0.00	335.42	-335.42	4,520.00	3,689.58	830.42	4,025.00
7680 · Fountain Maintenance	0.00	41.67	-41.67	275.00	458.33	-183.33	500.00
Total Grounds	5,860.00	4,418.76	1,441.24	50,265.00	48,606.24	1,658.76	53,025.00
Utilities							
8620 · Electric	259.55	150.00	109.55	2,318.41	1,650.00	668.41	1,800.00
Total Utilities	259.55	150.00	109.55	2,318.41	1,650.00	668.41	1,800.00
Other							
9730 · Contribution to CDA/Pool	262.96	333.33	-70.37	4,693.06	3,666.67	1,026.39	4,000.00
9970 · Transfer to Reserves	0.00	0.00	0.00	2,290.00	2,290.00	0.00	2,290.00
Total Other	262.96	333.33	-70.37	6,983.06	5,956.67	1,026.39	6,290.00
Total Expense	7,962.52	6,389.18	1,573.34	75,220.77	72,570.82	2,649.95	78,960.00
Net Income	-1,472.01	-0.01	-1,472.00	-2,078.25	0.01	-2,078.26	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

November 30, 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)		4.45	4.45
Total Reserves	<u>\$ 10,923.28</u>	<u>2,290.00</u>	<u>-</u>	<u>(332.96)</u>	<u>4.45</u>	<u>12,884.77</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