

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

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COMPARISON OF ACTUAL TO BUDGET

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Prepared By: Sunstate Association Management Group, Inc.

01/17/22

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

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	20,200.46
1050 · Cadence CD 4967 08/1/22 .25%	6,332.08
Total Operating Accts	26,532.54
Reserve Accts	
1210 · Cadence MM 1011	12,885.10
Total Reserve Accts	12,885.10
Total Checking/Savings	39,417.64
Accounts Receivable	
1100 · Accounts Receivable	-5,337.39
Total Accounts Receivable	-5,337.39
Total Current Assets	34,080.25
Other Assets	
1610 · Prepaid Insurance	813.75
Total Other Assets	813.75
TOTAL ASSETS	34,894.00
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	597.26
Total Accounts Payable	597.26
Other Current Liabilities	
3420 · Special Assess.Irrig Dripline	3,150.00
3425 · 2021 S/A Roof Cleaning	21.00
Total Other Current Liabilities	3,171.00
Total Current Liabilities	3,768.26
Long Term Liabilities	
Reserves	12,885.10
Total Long Term Liabilities	12,885.10
Total Liabilities	16,653.36
Equity	
5510 · Prior Years Fund Balance	20,065.98
Net Income	-1,825.34
Total Equity	18,240.64
TOTAL LIABILITIES & EQUITY	34,894.00

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

December 2021

	Dec 21	Budget	\$ Over Budget	Jan - Dec 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,389.17	6,389.17	0.00	76,670.00	76,670.00	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	1.30	0.00	1.30	36.65	0.00	36.65	0.00
6930 · Shared Expense Reimbursement	100.00	0.00	100.00	700.00	0.00	700.00	0.00
Total Income	6,490.47	6,389.17	101.30	79,632.99	78,960.00	672.99	78,960.00
Gross Profit	6,490.47	6,389.17	101.30	79,632.99	78,960.00	672.99	78,960.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	20.92	-20.92	61.25	251.00	-189.75	251.00
7100 · Insurance	271.25	291.67	-20.42	3,239.72	3,500.00	-260.28	3,500.00
7150 · Professional Fees - Legal	0.00	41.67	-41.67	0.00	500.00	-500.00	500.00
7170 · Professional Fees - Tax Prep	0.00	15.83	-15.83	200.00	190.00	10.00	190.00
7200 · Management Fees	1,042.00	1,042.00	0.00	12,504.00	12,504.00	0.00	12,504.00
7250 · Office Svc/Supplies/Misc	40.90	50.00	-9.10	757.23	600.00	157.23	600.00
7260 · Postage & Printing	234.84	25.00	209.84	481.09	300.00	181.09	300.00
Total Administrative	1,588.99	1,487.09	101.90	17,243.29	17,845.00	-601.71	17,845.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	41.67	-41.67	2,570.00	500.00	2,070.00	500.00
7600 · Landscape Contract	3,900.00	4,000.00	-100.00	46,800.00	48,000.00	-1,200.00	48,000.00
7650 · Landscape Svc/Replacement/Other	0.00	335.42	-335.42	4,520.00	4,025.00	495.00	4,025.00
7680 · Fountain Maintenance	0.00	41.67	-41.67	275.00	500.00	-225.00	500.00
Total Grounds	3,900.00	4,418.76	-518.76	54,165.00	53,025.00	1,140.00	53,025.00
Utilities							
8620 · Electric	325.42	150.00	175.42	2,643.83	1,800.00	843.83	1,800.00
Total Utilities	325.42	150.00	175.42	2,643.83	1,800.00	843.83	1,800.00
Other							
9730 · Contribution to CDA/Pool	423.15	333.33	89.82	5,116.21	4,000.00	1,116.21	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	423.15	333.33	89.82	7,406.21	6,290.00	1,116.21	6,290.00
Total Expense	6,237.56	6,389.18	-151.62	81,458.33	78,960.00	2,498.33	78,960.00
Net Income	252.91	-0.01	252.92	-1,825.34	0.00	-1,825.34	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

December 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)		4.78	4.78
Total Reserves	\$ 10,923.28	2,290.00	-	(332.96)	4.78	12,885.10

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