

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2022**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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Prepared By: Sunstate Association Management Group, Inc.

02/18/22

Villa Paradiso Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2022

	Jan 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	31,459.14
1050 · Cadence CD 4967 8/1/22 .25%	6,333.42
Total Operating Accts	37,792.56
Reserve Accts	
1210 · Cadence MM 1011	13,788.18
Total Reserve Accts	13,788.18
Total Checking/Savings	51,580.74
Accounts Receivable	
1100 · Accounts Receivable	-2,284.39
Total Accounts Receivable	-2,284.39
Total Current Assets	49,296.35
Other Assets	
1610 · Prepaid Insurance	542.50
Total Other Assets	542.50
TOTAL ASSETS	49,838.85
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	370.52
Total Accounts Payable	370.52
Other Current Liabilities	
3050 · Deferred Revenue	13,538.16
3420 · Special Assess.Irrig Dripline	3,150.00
3425 · 2021 S/A Roof Cleaning	21.00
Total Other Current Liabilities	16,709.16
Total Current Liabilities	17,079.68
Long Term Liabilities	
Reserves	13,788.18
Total Long Term Liabilities	13,788.18
Total Liabilities	30,867.86
Equity	
5510 · Prior Years Fund Balance	18,240.64
Net Income	730.35
Total Equity	18,970.99
TOTAL LIABILITIES & EQUITY	49,838.85

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

January 2022

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,769.09	6,769.00	0.09	6,769.09	6,769.00	0.09	81,228.00
6210 · Reserve Fees	902.75	902.75	0.00	902.75	902.75	0.00	3,611.00
6215 · Electric Reimbursement	0.00	100.00	-100.00	0.00	100.00	-100.00	1,200.00
6910 · Interest Income	1.34	0.00	1.34	1.34	0.00	1.34	0.00
6930 · Shared Expense Reimbursement	100.00	0.00	100.00	100.00	0.00	100.00	0.00
Total Income	7,773.18	7,771.75	1.43	7,773.18	7,771.75	1.43	86,039.00
Gross Profit	7,773.18	7,771.75	1.43	7,773.18	7,771.75	1.43	86,039.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	5.12	-5.12	0.00	5.12	-5.12	61.00
7100 · Insurance	271.25	300.00	-28.75	271.25	300.00	-28.75	3,600.00
7150 · Professional Fees - Legal	0.00	38.25	-38.25	0.00	38.25	-38.25	459.00
7170 · Professional Fees - Tax Prep	0.00	16.63	-16.63	0.00	16.63	-16.63	200.00
7200 · Management Fees	1,067.00	1,067.00	0.00	1,067.00	1,067.00	0.00	12,804.00
7250 · Office Svc/Supplies/Misc	42.91	45.87	-2.96	42.91	45.87	-2.96	550.00
7260 · Postage & Printing	33.90	20.87	13.03	33.90	20.87	13.03	250.00
Total Administrative	1,415.06	1,493.74	-78.68	1,415.06	1,493.74	-78.68	17,924.00
Grounds							
7520 · Irrigation Maint/Repairs	512.78	88.37	424.41	512.78	88.37	424.41	1,060.00
7600 · Landscape Contract	3,443.34	3,443.37	-0.03	3,443.34	3,443.37	-0.03	41,320.00
7640 · Out of Contract Mulch Expense	0.00	500.00	-500.00	0.00	500.00	-500.00	6,000.00
7650 · Landscape Svc/Replacement/Other	60.00	333.37	-273.37	60.00	333.37	-273.37	4,000.00
7670 · Out of Contract Tree Trimming	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000.00
Total Grounds	4,016.12	4,781.74	-765.62	4,016.12	4,781.74	-765.62	57,380.00
Utilities							
8620 · Electric	398.38	260.37	138.01	398.38	260.37	138.01	3,124.00
Total Utilities	398.38	260.37	138.01	398.38	260.37	138.01	3,124.00
Other							
9730 · Contribution to CDA/Pool	310.52	333.37	-22.85	310.52	333.37	-22.85	4,000.00
9970 · Transfer to Reserves	902.75	300.88	601.87	902.75	300.88	601.87	3,611.00
Total Other	1,213.27	634.25	579.02	1,213.27	634.25	579.02	7,611.00
Total Expense	7,042.83	7,170.10	-127.27	7,042.83	7,170.10	-127.27	86,039.00
Net Income	730.35	601.65	128.70	730.35	601.65	128.70	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

January 31, 2022

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clbhse Bldg Restoration	\$ 3,639.28	41.25				3,680.53
5103 Clubhouse Restoration	3,421.48	72.50				3,493.98
5340 Pool	4,222.96	95.00		-		4,317.96
5400 Irrigation Replacement	1,596.60	427.50	-			2,024.10
5420 Zone 1 Drive Planting Replace	-	266.50				266.50
5490 Res Int-Current	4.78		-		0.33	5.11
Total Reserves	\$ 12,885.10	902.75	-	-	0.33	13,788.18

Expense Details

Allocation Details

Total \$ -