

**VILLA PARADISO NEIGHBORHOOD
ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 2022**

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Prepared By: Sunstate Association Management Group, Inc.

05/09/22

Villa Paradiso Neighborhood Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2022

	<u>Apr 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	30,843.67
1050 · Cadence CD 4967 8/1/22 .25%	6,337.32
Total Operating Accts	37,180.99
Reserve Accts	
1210 · Cadence MM 1011	10,330.10
Total Reserve Accts	10,330.10
Total Checking/Savings	47,511.09
Accounts Receivable	
1100 · Accounts Receivable	-1,985.39
Total Accounts Receivable	-1,985.39
Total Current Assets	45,525.70
Other Assets	
1610 · Prepaid Insurance	3,392.22
Total Other Assets	3,392.22
TOTAL ASSETS	48,917.92
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	349.37
Total Accounts Payable	349.37
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	17,058.53
Long Term Liabilities	
Reserves	10,330.10
Total Long Term Liabilities	10,330.10
Total Liabilities	27,388.63
Equity	
5510 · Prior Years Fund Balance	18,240.64
Net Income	3,288.65
Total Equity	21,529.29
TOTAL LIABILITIES & EQUITY	48,917.92

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

April 2022

	Apr 22	Budget	\$ Over Budget	Jan - Apr 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,769.09	6,769.00	0.09	27,076.34	27,076.00	0.34	81,228.00
6210 · Reserve Fees	902.75	902.75	0.00	1,805.50	1,805.50	0.00	3,611.00
6215 · Electric Reimbursement	0.00	100.00	-100.00	0.00	400.00	-400.00	1,200.00
6910 · Interest Income	1.35	0.00	1.35	5.24	0.00	5.24	0.00
6930 · Shared Expense Reimbursement	100.00	0.00	100.00	400.00	0.00	400.00	0.00
Total Income	7,773.19	7,771.75	1.44	29,287.08	29,281.50	5.58	86,039.00
Gross Profit	7,773.19	7,771.75	1.44	29,287.08	29,281.50	5.58	86,039.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	0.00	5.08	-5.08	0.00	20.36	-20.36	61.00
7100 · Insurance	308.38	300.00	8.38	1,122.13	1,200.00	-77.87	3,600.00
7150 · Professional Fees - Legal	0.00	38.25	-38.25	0.00	153.00	-153.00	459.00
7170 · Professional Fees - Tax Prep	0.00	16.67	-16.67	200.00	66.64	133.36	200.00
7200 · Management Fees	1,067.00	1,067.00	0.00	4,268.00	4,268.00	0.00	12,804.00
7250 · Office Svc/Supplies/Misc	111.82	45.83	65.99	237.87	183.36	54.51	550.00
7260 · Postage & Printing	5.84	20.83	-14.99	119.78	83.36	36.42	250.00
Total Administrative	1,493.04	1,493.66	-0.62	5,947.78	5,974.72	-26.94	17,924.00
Grounds							
7520 · Irrigation Maint/Repairs	0.00	88.33	-88.33	886.22	353.36	532.86	1,060.00
7600 · Landscape Contract	3,443.34	3,443.33	0.01	13,773.36	13,773.36	0.00	41,320.00
7640 · Out of Contract Mulch Expense	0.00	500.00	-500.00	0.00	2,000.00	-2,000.00	6,000.00
7650 · Landscape Svc/Replacement/Other	980.00	333.33	646.67	1,040.00	1,333.36	-293.36	4,000.00
7670 · Out of Contract Tree Trimming	0.00	416.67	-416.67	0.00	1,666.64	-1,666.64	5,000.00
Total Grounds	4,423.34	4,781.66	-358.32	15,699.58	19,126.72	-3,427.14	57,380.00
Utilities							
8620 · Electric	127.79	260.33	-132.54	1,254.90	1,041.36	213.54	3,124.00
Total Utilities	127.79	260.33	-132.54	1,254.90	1,041.36	213.54	3,124.00
Other							
9730 · Contribution to CDA/Pool	349.37	333.33	16.04	1,290.67	1,333.36	-42.69	4,000.00
9970 · Transfer to Reserves	902.75	300.92	601.83	1,805.50	1,203.64	601.86	3,611.00
Total Other	1,252.12	634.25	617.87	3,096.17	2,537.00	559.17	7,611.00
Total Expense	7,296.29	7,169.90	126.39	25,998.43	28,679.80	-2,681.37	86,039.00
Net Income	476.90	601.85	-124.95	3,288.65	601.70	2,686.95	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

April 30, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
5100 Clbhse Bldg Restoration	\$ 3,639.28	82.50				3,721.78
5103 Clubhouse Restoration	3,421.48	145.00				3,566.48
5340 Pool	4,222.96	190.00		(4,361.70)		51.26
5400 Irrigation Replacement	1,596.60	855.00	-			2,451.60
5420 Zone 1 Drive Planting Replace	-	533.00				533.00
5490 Res Int-Current	4.78		-		1.20	5.98
Total Reserves	\$ 12,885.10	1,805.50	-	(4,361.70)	1.20	10,330.10

Expense Details

5340 Pool

2/21/22 Casa Di Amici - 40% Progress Pmt	\$	1,331.82
3/21/22 Casa Di Amici - Bal. on pool resurface	\$	3,029.88
Total	\$	4,361.70

Allocation Details