

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

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

07/18/22

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

	Jun 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Accts	
1010 · Cadence OP 2796	31,751.69
1050 · Cadence CD 4967 8/1/22 .25%	6,339.97
Total Operating Accts	38,091.66
Reserve Accts	
1210 · Cadence MM 1011	10,330.61
Total Reserve Accts	10,330.61
Total Checking/Savings	48,422.27
Accounts Receivable	
1100 · Accounts Receivable	-2,183.39
Total Accounts Receivable	-2,183.39
Total Current Assets	46,238.88
Other Assets	
1610 · Prepaid Insurance	2,775.46
Total Other Assets	2,775.46
TOTAL ASSETS	49,014.34
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	825.10
Total Accounts Payable	825.10
Other Current Liabilities	
3420 · Special Assess.Irrig Dripline	3,150.00
3425 · 2021 S/A Roof Cleaning	21.00
3430 · 2022 S/A Zone 1 Enhancement	11,004.00
Total Other Current Liabilities	14,175.00
Total Current Liabilities	15,000.10
Long Term Liabilities	
Reserves	10,330.61
Total Long Term Liabilities	10,330.61
Total Liabilities	25,330.71
Equity	
5510 · Prior Years Fund Balance	18,240.64
Net Income	5,442.99
Total Equity	23,683.63
TOTAL LIABILITIES & EQUITY	49,014.34

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

June 2022

	Jun 22	Budget	\$ Over Budget	Jan - Jun 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
6200 · Assessment Fees	6,769.08	6,769.00	0.08	40,614.50	40,614.00	0.50	81,228.00
6210 · Reserve Fees	0.00	0.00	0.00	1,805.50	1,805.50	0.00	3,611.00
6910 · Interest Income	1.35	0.00	1.35	7.89	0.00	7.89	0.00
6930 · Shared Expense Reimbursement	100.00	100.00	0.00	600.00	600.00	0.00	1,200.00
Total Income	6,870.43	6,869.00	1.43	43,027.89	43,019.50	8.39	86,039.00
Gross Profit	6,870.43	6,869.00	1.43	43,027.89	43,019.50	8.39	86,039.00
Expense							
Administrative							
7020 · Dues/Licenses/Permits	86.25	5.08	81.17	86.25	30.52	55.73	61.00
7100 · Insurance	308.38	300.00	8.38	1,738.89	1,800.00	-61.11	3,600.00
7150 · Professional Fees - Legal	0.00	38.25	-38.25	0.00	229.50	-229.50	459.00
7170 · Professional Fees - Tax Prep	0.00	16.67	-16.67	200.00	99.98	100.02	200.00
7200 · Management Fees	1,067.00	1,067.00	0.00	6,402.00	6,402.00	0.00	12,804.00
7250 · Office Svc/Supplies/Misc	58.90	45.83	13.07	339.85	275.02	64.83	550.00
7260 · Postage & Printing	9.89	20.83	-10.94	260.19	125.02	135.17	250.00
Total Administrative	1,530.42	1,493.66	36.76	9,027.18	8,962.04	65.14	17,924.00
Grounds							
7520 · Irrigation Maint/Repairs	629.56	88.33	541.23	1,515.78	530.02	985.76	1,060.00
7600 · Landscape Contract	3,443.34	3,443.33	0.01	20,660.04	20,660.02	0.02	41,320.00
7640 · Out of Contract Mulch Expense	0.00	500.00	-500.00	0.00	3,000.00	-3,000.00	6,000.00
7650 · Landscape Svc/Replacement/Other	0.00	333.33	-333.33	1,040.00	2,000.02	-960.02	4,000.00
7670 · Out of Contract Tree Trimming	0.00	416.67	-416.67	0.00	2,499.98	-2,499.98	5,000.00
Total Grounds	4,072.90	4,781.66	-708.76	23,215.82	28,690.04	-5,474.22	57,380.00
Utilities							
8620 · Electric	265.16	260.33	4.83	1,717.10	1,562.02	155.08	3,124.00
Total Utilities	265.16	260.33	4.83	1,717.10	1,562.02	155.08	3,124.00
Other							
9730 · Contribution to CDA/Pool	195.54	333.33	-137.79	1,819.30	2,000.02	-180.72	4,000.00
9970 · Transfer to Reserves	0.00	300.92	-300.92	1,805.50	1,805.48	0.02	3,611.00
Total Other	195.54	634.25	-438.71	3,624.80	3,805.50	-180.70	7,611.00
Total Expense	6,064.02	7,169.90	-1,105.88	37,584.90	43,019.60	-5,434.70	86,039.00
Net Income	806.41	-300.90	1,107.31	5,442.99	-0.10	5,443.09	0.00

VILLA PARADISO NEIGHBORHOOD ASSOCIATION

Reserve Balances

June 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		-		1.71	6.49
Total Reserves	\$ 12,885.10	1,805.50	-	(4,361.70)	1.71	10,330.61

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