

*Villa Nova*  
*Condominium Association, Inc.*

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**Financial  
Statements**

FOR THE PERIOD ENDING  
April 30, 2021

REPORTS INCLUDED:

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Prepared  
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**FINANCIAL  
DIVISION**

Completed: May 07, 2021

~unaudited~

*Villa Nova Condominium Association, Inc.***Balance Sheet**  
As of April 30, 2021**ASSETS**

## Current Assets

## Operating/Reserve

1010 · Operating Account(s)	
1012 · Checking; Centennial Bank	113,452.67
<b>Total 1010 · Operating Account(s)</b>	<b>113,452.67</b>

1020 · Reserve Account(s)	
1023 · M/M; Centennial Bank	220,436.70
<b>Total 1020 · Reserve Account(s)</b>	<b>220,436.70</b>

**Total Operating/Reserve** 333,889.37

## Accounts Receivable

1040 · Assessment Receivable	1,166.00
<b>Total Accounts Receivable</b>	<b>1,166.00</b>

## Other Current Assets

1035 · Petty Cash	150.00
1041 · Expected Uncollectable	(3,166.68)
1045 · RMF L1720 Receivable	13,496.89
1050 · Prepaid Insurance	12,232.83
1051 · Prepaid Expense(s)	377.00
1210 · Utility Deposits	128.42
1499 · Posted Pending Deposit	1,029.00
<b>Total Other Current Assets</b>	<b>24,247.46</b>

**Total Current Assets** 359,302.83

**TOTAL ASSETS** **359,302.83**

**LIABILITIES & EQUITY**

## Liabilities

## Current Liabilities

## Other Current Liabilities

3020 · Prepaid Assessments	9,369.00
<b>Total Other Current Liabilities</b>	<b>9,369.00</b>

**Total Current Liabilities** 9,369.00

## Long Term Liabilities

3415 · S/A 2021; Painting & Roads	
3417 · Alloc - S/A Painting & Roads	87,500.00
3418 · Exp - S/A Painting & Roads	(17,887.50)
<b>Total 3415 · S/A 2021; Painting &amp; Roads</b>	<b>69,612.50</b>

3500 · Reserve Fund	220,436.70
<b>Total Long Term Liabilities</b>	<b>290,049.20</b>

**Total Liabilities** 299,418.20

## Equity

3900 · Retained Earnings	53,876.21
Net Income	6,008.42
<b>Total Equity</b>	<b>59,884.63</b>

**TOTAL LIABILITIES & EQUITY** **359,302.83**

*Villa Nova Condominium Association, Inc.***Month Budget vs. Month Income/Expenses**

	APR '21	APR '21	VARIANCE	
	INC / EXP	BUDGET	\$	%
<b>Income</b>				
5010 · Operating Assessments	17,194.75	17,194.75	0.00	
5011 · Reserve Assessments	5,105.25	5,105.25	0.00	
5030 · Sales & Lease Fees	50.00	0.00	(50.00)	
5040 · Other	0.00	0.00	0.00	
5045 · Late Fees	0.00	0.00	0.00	
5050 · Operating Interest	10.59	0.00	(10.59)	
5052 · Reserve Interest	27.48	0.00	(27.48)	
<b>Total Income</b>	<b>22,388.07</b>	<b>22,300.00</b>	<b>(88.07)</b>	
<b>Expense</b>				
<b>7000 · Disbursements</b>				
<b>7100 · Grounds</b>				
7110 · Grounds Contract	2,208.00	2,200.00	(8.00)	(0.36%)
7113 · Tree Trimming	0.00	0.00	0.00	0.0%
7115 · Lawn & Ground Supplies	0.00	50.00	50.00	100.0%
7150 · Irrigation Supplies/Repairs	211.35	166.75	(44.60)	(26.75%)
<b>Total 7100 · Grounds</b>	<b>2,419.35</b>	<b>2,416.75</b>	<b>(2.60)</b>	<b>(0.11%)</b>
<b>7200 · Building Maintenance</b>				
7210 · Repairs & Maintenance	926.11	1,416.75	490.64	34.63%
7220 · Pest Control	377.00	291.75	(85.25)	(29.22%)
<b>Total 7200 · Building Maintenance</b>	<b>1,303.11</b>	<b>1,708.50</b>	<b>405.39</b>	<b>23.73%</b>
<b>7300 · Swimming Pool</b>				
7310 · Pool Contract	220.00	220.00	0.00	0.0%
7320 · Pool Supplies/Repairs	0.00	125.00	125.00	100.0%
<b>Total 7300 · Swimming Pool</b>	<b>220.00</b>	<b>345.00</b>	<b>125.00</b>	<b>36.23%</b>
<b>7500 · Utilities</b>				
7510 · Water/Sewer	53.81	50.00	(3.81)	(7.62%)
7520 · Electric	258.16	530.00	271.84	51.29%
7530 · Cable TV	1,882.51	1,882.50	(0.01)	(0.0%)
<b>Total 7500 · Utilities</b>	<b>2,194.48</b>	<b>2,462.50</b>	<b>268.02</b>	<b>10.88%</b>
<b>7800 · Administration</b>				
7810 · Insurance - Property	6,598.35	8,044.50	1,446.15	17.98%
7813 · Insurance Appraisal	0.00	0.00	0.00	0.0%
7820 · Legal/Professional	0.00	416.75	416.75	100.0%
7825 · Accounting Services	350.00	0.00	(350.00)	100.0%
7830 · Division Fees	0.00	0.00	0.00	0.0%
7835 · State Corp Filing Fee	0.00	0.00	0.00	0.0%
7836 · Licenses & Fees	0.00	0.00	0.00	0.0%
7870 · Management Fee	956.50	956.50	0.00	0.0%
7880 · Office Supplies, Postage, etc.	52.00	60.00	8.00	13.33%
7885 · Annual Fire Inspection	0.00	0.00	0.00	0.0%
<b>Total 7800 · Administration</b>	<b>7,956.85</b>	<b>9,477.75</b>	<b>1,520.90</b>	<b>16.05%</b>
<b>7900 · Reserve / Other</b>				
7988 · Misc / Expected Uncollected	0.00	449.25	449.25	100.0%
7995 · Reserve Alloc Trans	5,105.25	5,105.25	0.00	0.0%
7996 · Reserve Int Trans	27.48	0.00	(27.48)	100.0%
<b>Total 7900 · Reserve / Other</b>	<b>5,132.73</b>	<b>5,554.50</b>	<b>421.77</b>	<b>7.59%</b>
<b>Total 7000 · Disbursements</b>	<b>19,226.52</b>	<b>21,965.00</b>	<b>2,738.48</b>	<b>12.47%</b>
<b>Total Expense</b>	<b>19,226.52</b>	<b>21,965.00</b>	<b>2,738.48</b>	<b>12.47%</b>
<b>Net Income</b>	<b>3,161.55</b>	<b>335.00</b>		

*Villa Nova Condominium Association, Inc.*

## YTD Budget vs. YTD Income/Expenses

	JAN - APR '21	JAN - APR '21	VARIANCE	
	INC / EXP	BUDGET	\$	%
<b>Income</b>				
5010 · Operating Assessments	68,781.00	68,780.00	(1.00)	
5011 · Reserve Assessments	20,419.00	20,419.00	0.00	
5030 · Sales & Lease Fees	150.00	0.00	(150.00)	
5040 · Other	58.97	0.00	(58.97)	
5045 · Late Fees	0.00	0.00	0.00	
5050 · Operating Interest	45.26	0.00	(45.26)	
5052 · Reserve Interest	126.79	0.00	(126.79)	
<b>Total Income</b>	<b>89,581.02</b>	<b>89,199.00</b>	<b>(382.02)</b>	
<b>Expense</b>				
<b>7000 · Disbursements</b>				
<b>7100 · Grounds</b>				
7110 · Grounds Contract	8,832.00	8,800.00	(32.00)	(0.36%)
7113 · Tree Trimming	375.00	0.00	(375.00)	100.0%
7115 · Lawn & Ground Supplies	0.00	200.00	200.00	100.0%
7150 · Irrigation Supplies/Repairs	611.51	666.75	55.24	8.29%
<b>Total 7100 · Grounds</b>	<b>9,818.51</b>	<b>9,666.75</b>	<b>(151.76)</b>	<b>(1.57%)</b>
<b>7200 · Building Maintenance</b>				
7210 · Repairs & Maintenance	5,529.06	5,666.75	137.69	2.43%
7220 · Pest Control	1,508.00	1,166.75	(341.25)	(29.25%)
<b>Total 7200 · Building Maintenance</b>	<b>7,037.06</b>	<b>6,833.50</b>	<b>(203.56)</b>	<b>(2.98%)</b>
<b>7300 · Swimming Pool</b>				
7310 · Pool Contract	898.00	880.00	(18.00)	(2.05%)
7320 · Pool Supplies/Repairs	608.58	500.00	(108.58)	(21.72%)
<b>Total 7300 · Swimming Pool</b>	<b>1,506.58</b>	<b>1,380.00</b>	<b>(126.58)</b>	<b>(9.17%)</b>
<b>7500 · Utilities</b>				
7510 · Water/Sewer	239.92	271.00	31.08	11.47%
7520 · Electric	1,237.93	1,540.00	302.07	19.62%
7530 · Cable TV	7,530.06	7,530.00	(0.06)	(0.0%)
<b>Total 7500 · Utilities</b>	<b>9,007.91</b>	<b>9,341.00</b>	<b>333.09</b>	<b>3.57%</b>
<b>7800 · Administration</b>				
7810 · Insurance - Property	26,445.68	32,177.50	5,731.82	17.81%
7813 · Insurance Appraisal	900.00	0.00	(900.00)	100.0%
7820 · Legal/Professional	2,994.35	1,666.75	(1,327.60)	(79.65%)
7825 · Accounting Services	350.00	350.00	0.00	0.0%
7830 · Division Fees	200.00	200.00	0.00	0.0%
7835 · State Corp Filing Fee	61.25	61.00	(0.25)	(0.41%)
7836 · Licenses & Fees	0.00	0.00	0.00	0.0%
7870 · Management Fee	3,826.00	3,826.00	0.00	0.0%
7880 · Office Supplies, Postage, etc.	879.47	470.00	(409.47)	(87.12%)
7885 · Annual Fire Inspection	0.00	0.00	0.00	0.0%
<b>Total 7800 · Administration</b>	<b>35,656.75</b>	<b>38,751.25</b>	<b>3,094.50</b>	<b>7.99%</b>
<b>7900 · Reserve / Other</b>				
7988 · Misc / Expected Uncollected	0.00	1,798.00	1,798.00	100.0%
7995 · Reserve Alloc Trans	20,419.00	20,419.00	0.00	0.0%
7996 · Reserve Int Trans	126.79	0.00	(126.79)	100.0%
<b>Total 7900 · Reserve / Other</b>	<b>20,545.79</b>	<b>22,217.00</b>	<b>1,671.21</b>	<b>7.52%</b>
<b>Total 7000 · Disbursements</b>	<b>83,572.60</b>	<b>88,189.50</b>	<b>4,616.90</b>	<b>5.24%</b>
<b>Total Expense</b>	<b>83,572.60</b>	<b>88,189.50</b>	<b>4,616.90</b>	<b>5.24%</b>
<b>Net Income</b>	<b>6,008.42</b>	<b>1,009.50</b>		

# Villa Nova Condominium Association, Inc.

## 2021 Budget vs Monthly YTD Income/Expense

	INCOME / EXPENSE					YTD INC / EXP	2021 BUDGET	VARIANCE	
	JAN '21	FEB '21	MAR '21	APR '21				BUDGET	%
<b>Income</b>									
5010 · Operating Assessments	17,196.75	17,194.75	17,194.75	17,194.75	68,781.00	206,338.00	(137,557.00)		
5011 · Reserve Assessments	5,103.25	5,105.25	5,105.25	5,105.25	20,419.00	61,261.00	(40,842.00)		
5030 · Sales & Lease Fees	0.00	100.00	0.00	50.00	150.00	0.00	150.00		
5040 · Other	30.58	28.39	0.00	0.00	58.97	0.00	58.97		
5045 · Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
5050 · Operating Interest	14.75	10.20	9.72	10.59	45.26	0.00	45.26		
5052 · Reserve Interest	38.76	30.94	29.61	27.48	126.79	0.00	126.79		
<b>Total Income</b>	<b>22,384.09</b>	<b>22,469.53</b>	<b>22,339.33</b>	<b>22,388.07</b>	<b>89,581.02</b>	<b>267,599.00</b>	<b>(178,017.98)</b>		
<b>Expense</b>									
7000 · Disbursements									
7100 · Grounds									
7110 · Grounds Contract	2,208.00	2,208.00	2,208.00	2,208.00	8,832.00	26,400.00	17,568.00	66.55%	
7113 · Tree Trimming	375.00	0.00	0.00	0.00	375.00	3,000.00	2,625.00	87.5%	
7115 · Lawn & Ground Sups	0.00	0.00	0.00	0.00	0.00	600.00	600.00	100.0%	
7150 · Irrigation Sups/Rprs	0.00	400.16	0.00	211.35	611.51	2,000.00	1,388.49	69.43%	
<b>Total 7100 · Grounds</b>	<b>2,583.00</b>	<b>2,608.16</b>	<b>2,208.00</b>	<b>2,419.35</b>	<b>9,818.51</b>	<b>32,000.00</b>	<b>22,181.49</b>	<b>69.32%</b>	
7200 · Building Maintenance									
7210 · Repairs & Maintenance	2,244.88	1,024.50	1,333.57	926.11	5,529.06	17,000.00	11,470.94	67.48%	
7220 · Pest Control	377.00	377.00	377.00	377.00	1,508.00	3,500.00	1,992.00	56.91%	
<b>Total 7200 · Building Maintenance</b>	<b>2,621.88</b>	<b>1,401.50</b>	<b>1,710.57</b>	<b>1,303.11</b>	<b>7,037.06</b>	<b>20,500.00</b>	<b>13,462.94</b>	<b>65.67%</b>	
7300 · Swimming Pool									
7310 · Pool Contract	220.00	220.00	238.00	220.00	898.00	2,640.00	1,742.00	65.99%	
7320 · Pool Supplies/Repairs	294.00	314.58	0.00	0.00	608.58	1,500.00	891.42	59.43%	
<b>Total 7300 · Swimming Pool</b>	<b>514.00</b>	<b>534.58</b>	<b>238.00</b>	<b>220.00</b>	<b>1,506.58</b>	<b>4,140.00</b>	<b>2,633.42</b>	<b>63.61%</b>	
7500 · Utilities									
7510 · Water/Sewer	42.06	44.41	99.64	53.81	239.92	720.00	480.08	66.68%	
7520 · Electric	346.20	322.66	310.91	258.16	1,237.93	3,840.00	2,602.07	67.76%	
7530 · Cable TV	1,882.52	1,882.52	1,882.51	1,882.51	7,530.06	24,350.00	16,819.94	69.08%	
<b>Total 7500 · Utilities</b>	<b>2,270.78</b>	<b>2,249.59</b>	<b>2,293.06</b>	<b>2,194.48</b>	<b>9,007.91</b>	<b>28,910.00</b>	<b>19,902.09</b>	<b>68.84%</b>	
7800 · Administration									
7810 · Insurance - Property	6,870.64	6,158.35	6,818.34	6,598.35	26,445.68	96,532.00	70,086.32	72.6%	
7813 · Insurance Appraisal	0.00	0.00	900.00	0.00	900.00	0.00	(900.00)	100.0%	
7820 · Legal/Professional	0.00	2,514.35	480.00	0.00	2,994.35	5,000.00	2,005.65	40.11%	
7825 · Accounting Services	0.00	0.00	0.00	350.00	350.00	350.00	0.00	0.0%	
7830 · Division Fees	200.00	0.00	0.00	0.00	200.00	200.00	0.00	0.0%	
7835 · State Corp Filing Fee	0.00	61.25	0.00	0.00	61.25	61.00	(0.25)	(0.41%)	
7836 · Licenses & Fees	0.00	0.00	0.00	0.00	0.00	275.00	275.00	100.0%	
7870 · Management Fee	956.50	956.50	956.50	956.50	3,826.00	11,478.00	7,652.00	66.67%	
7880 · Office Supplies, Postage,	481.41	238.70	107.36	52.00	879.47	1,200.00	320.53	26.71%	
7885 · Annual Fire Inpection	0.00	0.00	0.00	0.00	0.00	300.00	300.00	100.0%	
<b>Total 7800 · Administration</b>	<b>8,508.55</b>	<b>9,929.15</b>	<b>9,262.20</b>	<b>7,956.85</b>	<b>35,656.75</b>	<b>115,396.00</b>	<b>79,739.25</b>	<b>69.1%</b>	
7900 · Reserve / Other									
7988 · Misc / Expected Uncollec	0.00	0.00	0.00	0.00	0.00	5,392.00	5,392.00	100.0%	
7995 · Reserve Alloc Trans	5,103.25	5,105.25	5,105.25	5,105.25	20,419.00	61,261.00	40,842.00	66.67%	
7996 · Reserve Int Trans	38.76	30.94	29.61	27.48	126.79	0.00	(126.79)	100.0%	
<b>Total 7900 · Reserve / Other</b>	<b>5,142.01</b>	<b>5,136.19</b>	<b>5,134.86</b>	<b>5,132.73</b>	<b>20,545.79</b>	<b>66,653.00</b>	<b>46,107.21</b>	<b>69.18%</b>	
<b>Total 7000 · Disbursements</b>	<b>21,640.22</b>	<b>21,859.17</b>	<b>20,846.69</b>	<b>19,226.52</b>	<b>83,572.60</b>	<b>267,599.00</b>	<b>184,026.40</b>	<b>68.77%</b>	
<b>Total Expense</b>	<b>21,640.22</b>	<b>21,859.17</b>	<b>20,846.69</b>	<b>19,226.52</b>	<b>83,572.60</b>	<b>267,599.00</b>	<b>184,026.40</b>	<b>68.77%</b>	
<b>Net Income</b>	<b>743.87</b>	<b>610.36</b>	<b>1,492.64</b>	<b>3,161.55</b>	<b>6,008.42</b>	<b>0.00</b>			