

**VILLA NOVA CONDOMINIUM ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**November 30, 2021**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

**Prepared By: Sunstate Association Management Group, Inc.**

**Villa Nova Condominium Association, Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of November 30, 2021

12/09/21

	Nov 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating Account(s)	
1012 · Centennial OP 1186	63,001.63
<b>Total 1010 · Operating Account(s)</b>	63,001.63
1020 · Reserve Account(s)	
1023 · Centennial MM 1228	142,516.41
<b>Total 1020 · Reserve Account(s)</b>	142,516.41
<b>Total Checking/Savings</b>	205,518.04
<b>Accounts Receivable</b>	
1040 · Assessment Receivable	1,778.70
<b>Total Accounts Receivable</b>	1,778.70
<b>Other Current Assets</b>	
1035 · Petty Cash	150.00
1041 · Expected Uncollectable	(3,166.68)
1045 · RMF L1720 Receivable	13,496.89
1050 · Prepaid Insurance	51,991.92
1210 · Utility Deposits	128.42
<b>Total Other Current Assets</b>	62,600.55
<b>Total Current Assets</b>	269,897.29
<b>TOTAL ASSETS</b>	<b>269,897.29</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · *Accounts Payable	2,819.00
<b>Total Accounts Payable</b>	2,819.00
<b>Other Current Liabilities</b>	
3020 · Prepaid Assessments	7,189.00
3035 · Note Payable - Insurance	44,065.02
<b>Total Other Current Liabilities</b>	51,254.02
<b>Total Current Liabilities</b>	54,073.02
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	142,516.41
<b>Total Long Term Liabilities</b>	142,516.41
<b>Total Liabilities</b>	196,589.43
<b>Equity</b>	
3900 · Retained Earnings	53,876.21
Net Income	19,431.65
<b>Total Equity</b>	73,307.86
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>269,897.29</b>

**Villa Nova Condominium Association, Inc.**  
**Revenue & Expense Budget Performance**  
 November 2021

	Nov 21	Budget	Over Budget	Jan - Nov 21	YTD Budget	Over Budget	Annual Budget
<b>Income</b>							
5010 · Operating Assessments	17,194.75	17,194.75	0.00	189,144.25	189,143.25	1.00	206,338.00
5011 · Reserve Assessments	5,105.25	5,105.25	0.00	56,155.75	56,155.75	0.00	61,261.00
5030 · Sales & Lease Fees	200.00	0.00	200.00	750.00	0.00	750.00	0.00
5040 · Other	0.00	0.00	0.00	68.97	0.00	68.97	0.00
5045 · Late Fees	0.00	0.00	0.00	8.70	0.00	8.70	0.00
5050 · Operating Interest	3.70	0.00	3.70	82.42	0.00	82.42	0.00
5052 · Reserve Interest	11.42	0.00	11.42	242.31	0.00	242.31	0.00
<b>Total Income</b>	<b>22,515.12</b>	<b>22,300.00</b>	<b>215.12</b>	<b>246,452.40</b>	<b>245,299.00</b>	<b>1,153.40</b>	<b>267,599.00</b>
<b>Gross Profit</b>	<b>22,515.12</b>	<b>22,300.00</b>	<b>215.12</b>	<b>246,452.40</b>	<b>245,299.00</b>	<b>1,153.40</b>	<b>267,599.00</b>
<b>Expense</b>							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract	2,208.00	2,200.00	8.00	24,288.00	24,200.00	88.00	26,400.00
7113 · Tree Trimming	1,910.00	0.00	1,910.00	2,285.00	1,600.00	685.00	3,000.00
7115 · Lawn & Ground Supplies	0.00	50.00	(50.00)	0.00	550.00	(550.00)	600.00
7150 · Irrigation Supplies/Repairs	0.00	166.75	(166.75)	1,699.86	1,833.50	(133.64)	2,000.00
<b>Total 7100 · Grounds</b>	<b>4,118.00</b>	<b>2,416.75</b>	<b>1,701.25</b>	<b>28,272.86</b>	<b>28,183.50</b>	<b>89.36</b>	<b>32,000.00</b>
7200 · Building Maintenance							
7210 · Repairs & Maintenance	829.62	1,416.75	(587.13)	11,396.97	15,583.50	(4,186.53)	17,000.00
7220 · Pest Control	176.55	291.75	(115.20)	6,311.30	3,208.50	3,102.80	3,500.00
<b>Total 7200 · Building Maintenance</b>	<b>1,006.17</b>	<b>1,708.50</b>	<b>(702.33)</b>	<b>17,708.27</b>	<b>18,792.00</b>	<b>(1,083.73)</b>	<b>20,500.00</b>
7300 · Swimming Pool							
7310 · Pool Contract	220.00	220.00	0.00	2,438.00	2,420.00	18.00	2,640.00
7320 · Pool Supplies/Repairs	0.00	125.00	(125.00)	1,264.34	1,375.00	(110.66)	1,500.00
<b>Total 7300 · Swimming Pool</b>	<b>220.00</b>	<b>345.00</b>	<b>(125.00)</b>	<b>3,702.34</b>	<b>3,795.00</b>	<b>(92.66)</b>	<b>4,140.00</b>
7500 · Utilities							
7510 · Water/Sewer	42.78	50.00	(7.22)	853.31	670.00	183.31	720.00
7520 · Electric	280.11	275.00	5.11	3,116.45	3,505.00	(388.55)	3,840.00
7530 · Cable TV	1,958.06	2,322.50	(364.44)	20,935.20	22,027.50	(1,092.30)	24,350.00
<b>Total 7500 · Utilities</b>	<b>2,280.95</b>	<b>2,647.50</b>	<b>(366.55)</b>	<b>24,904.96</b>	<b>26,202.50</b>	<b>(1,297.54)</b>	<b>28,910.00</b>
7800 · Administration							
7810 · Insurance - Property	7,464.09	8,044.25	(580.16)	76,853.88	88,487.75	(11,633.87)	96,532.00
7813 · Insurance Appraisal	0.00	0.00	0.00	900.00	0.00	900.00	0.00
7820 · Legal/Professional	0.00	416.75	(416.75)	3,384.35	4,583.50	(1,199.15)	5,000.00
7825 · Accounting Services	0.00	0.00	0.00	350.00	350.00	0.00	350.00
7830 · Division Fees	0.00	0.00	0.00	200.00	200.00	0.00	200.00
7835 · State Corp Filing Fee	0.00	0.00	0.00	147.50	61.00	86.50	61.00
7836 · Licenses & Fees	0.00	0.00	0.00	275.00	275.00	0.00	275.00
7870 · Management Fee	900.00	956.50	(56.50)	11,082.50	10,521.50	561.00	11,478.00
7880 · Office Supplies, Postage, ...	428.77	125.00	303.77	2,597.07	1,130.00	1,467.07	1,200.00
7885 · Annual Fire Inpection	0.00	300.00	(300.00)	243.96	300.00	(56.04)	300.00
<b>Total 7800 · Administration</b>	<b>8,792.86</b>	<b>9,842.50</b>	<b>(1,049.64)</b>	<b>96,034.26</b>	<b>105,908.75</b>	<b>(9,874.49)</b>	<b>115,396.00</b>
7900 · Reserve / Other							
7988 · Misc / Expected Uncollect...	0.00	449.25	(449.25)	0.00	4,942.75	(4,942.75)	5,392.00
7995 · Reserve Alloc Trans	5,105.25	5,105.25	0.00	56,155.75	56,155.75	0.00	61,261.00
7996 · Reserve Int Trans	11.42	0.00	11.42	242.31	0.00	242.31	0.00
<b>Total 7900 · Reserve / Other</b>	<b>5,116.67</b>	<b>5,554.50</b>	<b>(437.83)</b>	<b>56,398.06</b>	<b>61,098.50</b>	<b>(4,700.44)</b>	<b>66,653.00</b>
<b>Total 7000 · Disbursements</b>	<b>21,534.65</b>	<b>22,514.75</b>	<b>(980.10)</b>	<b>227,020.75</b>	<b>243,980.25</b>	<b>(16,959.50)</b>	<b>267,599.00</b>
<b>Total Expense</b>	<b>21,534.65</b>	<b>22,514.75</b>	<b>(980.10)</b>	<b>227,020.75</b>	<b>243,980.25</b>	<b>(16,959.50)</b>	<b>267,599.00</b>
<b>Net Income</b>	<b>980.47</b>	<b>(214.75)</b>	<b>1,195.22</b>	<b>19,431.65</b>	<b>1,318.75</b>	<b>18,112.90</b>	<b>0.00</b>