

**VILLA NOVA CONDOMINIUM ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**April 30, 2022**

**TABLE OF CONTENTS:**

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 April 30, 2022

05/10/22

	Apr 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating Account(s)	
1012 · Centennial OP 1186	64,261.79
<b>Total 1010 · Operating Account(s)</b>	64,261.79
1020 · Reserve Account(s)	
1023 · Centennial MM 1228	145,142.05
<b>Total 1020 · Reserve Account(s)</b>	145,142.05
<b>Total Checking/Savings</b>	209,403.84
<b>Accounts Receivable</b>	
1040 · Assessment Receivable	509.16
<b>Total Accounts Receivable</b>	509.16
<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	15,274.73
1210 · Utility Deposits	128.42
<b>Total Other Current Assets</b>	25,883.36
<b>Total Current Assets</b>	235,796.36
<b>TOTAL ASSETS</b>	<b>235,796.36</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · *Accounts Payable	1,066.29
<b>Total Accounts Payable</b>	1,066.29
<b>Other Current Liabilities</b>	
3020 · Prepaid Assessments	8,619.95
3035 · Note Payable - Insurance	7,344.17
<b>Total Other Current Liabilities</b>	15,964.12
<b>Total Current Liabilities</b>	17,030.41
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	145,142.05
<b>Total Long Term Liabilities</b>	145,142.05
<b>Total Liabilities</b>	162,172.46
<b>Equity</b>	
3900 · Retained Earnings	69,968.70
Net Income	3,655.20
<b>Total Equity</b>	73,623.90
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>235,796.36</b>

**Villa Nova Condominium Association, Inc.**  
**Revenue & Expense Budget Performance**  
**April 2022**

	Apr 22	Budget	Over Budget	Jan - Apr 22	YTD Budget	Over Budget	Annual Budget
<b>Income</b>							
5010 · Operating Assessments	16,640.17	16,639.92	0.25	66,560.64	66,559.64	1.00	199,679.00
5011 · Reserve Assessments	5,659.83	5,659.83	0.00	22,639.36	22,639.36	0.00	67,918.00
5030 · Sales & Lease Fees	100.00	0.00	100.00	450.00	0.00	450.00	0.00
5045 · Late Fees	0.00	0.00	0.00	91.85	0.00	91.85	0.00
5050 · Operating Interest	2.88	0.00	2.88	11.52	0.00	11.52	0.00
5052 · Reserve Interest	12.03	0.00	12.03	47.38	0.00	47.38	0.00
<b>Total Income</b>	<b>22,414.91</b>	<b>22,299.75</b>	<b>115.16</b>	<b>89,800.75</b>	<b>89,199.00</b>	<b>601.75</b>	<b>267,597.00</b>
<b>Gross Profit</b>	<b>22,414.91</b>	<b>22,299.75</b>	<b>115.16</b>	<b>89,800.75</b>	<b>89,199.00</b>	<b>601.75</b>	<b>267,597.00</b>
<b>Expense</b>							
<b>7000 · Disbursements</b>							
<b>7100 · Grounds</b>							
7110 · Grounds Contract	2,274.24	2,250.00	24.24	9,096.96	9,000.00	96.96	27,000.00
7113 · Tree Trimming	0.00	83.33	(83.33)	300.00	333.36	(33.36)	1,000.00
7115 · Lawn & Ground Supplies	0.00	125.00	(125.00)	1,425.50	500.00	925.50	1,500.00
7150 · Irrigation Supplies/Repairs	41.14	83.33	(42.19)	218.44	333.36	(114.92)	1,000.00
<b>Total 7100 · Grounds</b>	<b>2,315.38</b>	<b>2,541.66</b>	<b>(226.28)</b>	<b>11,040.90</b>	<b>10,166.72</b>	<b>874.18</b>	<b>30,500.00</b>
<b>7200 · Building Maintenance</b>							
7210 · Repairs & Maintenance	1,951.07	1,416.67	534.40	5,570.36	5,666.64	(96.28)	17,000.00
7220 · Pest Control	176.55	416.67	(240.12)	706.20	1,666.64	(960.44)	5,000.00
<b>Total 7200 · Building Maintenance</b>	<b>2,127.62</b>	<b>1,833.34</b>	<b>294.28</b>	<b>6,276.56</b>	<b>7,333.28</b>	<b>(1,056.72)</b>	<b>22,000.00</b>
<b>7300 · Swimming Pool</b>							
7310 · Pool Contract	220.00	225.00	(5.00)	880.00	900.00	(20.00)	2,700.00
7320 · Pool Supplies/Repairs	0.00	125.00	(125.00)	70.00	500.00	(430.00)	1,500.00
<b>Total 7300 · Swimming Pool</b>	<b>220.00</b>	<b>350.00</b>	<b>(130.00)</b>	<b>950.00</b>	<b>1,400.00</b>	<b>(450.00)</b>	<b>4,200.00</b>
<b>7500 · Utilities</b>							
7510 · Water/Sewer	71.22	83.33	(12.11)	226.76	333.36	(106.60)	1,000.00
7520 · Electric	414.87	300.00	114.87	1,697.48	1,200.00	497.48	3,600.00
7530 · Cable TV	1,958.06	1,947.75	10.31	7,832.24	7,791.00	41.24	23,373.00
<b>Total 7500 · Utilities</b>	<b>2,444.15</b>	<b>2,331.08</b>	<b>113.07</b>	<b>9,756.48</b>	<b>9,324.36</b>	<b>432.12</b>	<b>27,973.00</b>
<b>7800 · Administration</b>							
7810 · Insurance - Property	7,462.67	8,111.33	(648.66)	29,852.10	32,445.36	(2,593.26)	97,336.00
7820 · Legal/Professional	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
7825 · Accounting Services	250.00	20.83	229.17	250.00	83.36	166.64	250.00
7830 · Division Fees	0.00	16.67	(16.67)	200.00	66.64	133.36	200.00
7835 · State Corp Filing Fee	61.25	7.17	54.08	61.25	28.64	32.61	86.00
7836 · Licenses & Fees	0.00	22.92	(22.92)	0.00	91.64	(91.64)	275.00
7870 · Management Fee	927.00	927.00	0.00	3,708.00	3,708.00	0.00	11,124.00
7880 · Office Supplies, Postage, ...	233.04	119.58	113.46	1,363.52	478.36	885.16	1,435.00
7885 · Annual Fire Inpection	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
<b>Total 7800 · Administration</b>	<b>8,933.96</b>	<b>9,500.50</b>	<b>(566.54)</b>	<b>35,434.87</b>	<b>38,002.00</b>	<b>(2,567.13)</b>	<b>114,006.00</b>
<b>7900 · Reserve / Other</b>							
7988 · Misc / Expected Uncollect...	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7995 · Reserve Alloc Trans	5,659.83	5,659.83	0.00	22,639.36	22,639.36	0.00	67,918.00
7996 · Reserve Int Trans	12.03	0.00	12.03	47.38	0.00	47.38	0.00
<b>Total 7900 · Reserve / Other</b>	<b>5,671.86</b>	<b>5,743.16</b>	<b>(71.30)</b>	<b>22,686.74</b>	<b>22,972.72</b>	<b>(285.98)</b>	<b>68,918.00</b>
<b>Total 7000 · Disbursements</b>	<b>21,712.97</b>	<b>22,299.74</b>	<b>(586.77)</b>	<b>86,145.55</b>	<b>89,199.08</b>	<b>(3,053.53)</b>	<b>267,597.00</b>
<b>Total Expense</b>	<b>21,712.97</b>	<b>22,299.74</b>	<b>(586.77)</b>	<b>86,145.55</b>	<b>89,199.08</b>	<b>(3,053.53)</b>	<b>267,597.00</b>
<b>Net Income</b>	<b>701.94</b>	<b>0.01</b>	<b>701.93</b>	<b>3,655.20</b>	<b>(0.08)</b>	<b>3,655.28</b>	<b>0.00</b>