

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

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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 June 30, 2022

07/11/22

	Jun 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating Account(s)	
1012 · Centennial OP 1186	68,949.40
<b>Total 1010 · Operating Account(s)</b>	68,949.40
1020 · Reserve Account(s)	
1023 · Centennial MM 1228	106,274.21
<b>Total 1020 · Reserve Account(s)</b>	106,274.21
<b>Total Checking/Savings</b>	175,223.61
<b>Accounts Receivable</b>	
1040 · Assessment Receivable	449.39
<b>Total Accounts Receivable</b>	449.39
<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	349.39
1210 · Utility Deposits	128.42
<b>Total Other Current Assets</b>	10,958.02
<b>Total Current Assets</b>	186,631.02
<b>TOTAL ASSETS</b>	<b>186,631.02</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · *Accounts Payable	2,449.22
<b>Total Accounts Payable</b>	2,449.22
<b>Other Current Liabilities</b>	
3020 · Prepaid Assessments	9,015.95
<b>Total Other Current Liabilities</b>	9,015.95
<b>Total Current Liabilities</b>	11,465.17
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	106,274.21
<b>Total Long Term Liabilities</b>	106,274.21
<b>Total Liabilities</b>	117,739.38
<b>Equity</b>	
3900 · Retained Earnings	69,968.70
Net Income	(1,077.06)
<b>Total Equity</b>	68,891.64
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>186,631.02</b>

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

	Jun 22	Budget	Over Budget	Jan - Jun 22	YTD Budget	Over Budget	Annual Budget
<b>Income</b>							
5010 · Operating Assessments	16,640.17	16,639.92	0.25	99,840.98	99,839.48	1.50	199,679.00
5011 · Reserve Assessments	5,659.83	5,659.83	0.00	33,959.02	33,959.02	0.00	67,918.00
5030 · Sales & Lease Fees	100.00	0.00	100.00	750.00	0.00	750.00	0.00
5045 · Late Fees	7.94	0.00	7.94	108.48	0.00	108.48	0.00
5050 · Operating Interest	6.23	0.00	6.23	21.52	0.00	21.52	0.00
5052 · Reserve Interest	30.96	0.00	30.96	96.03	0.00	96.03	0.00
<b>Total Income</b>	<b>22,445.13</b>	<b>22,299.75</b>	<b>145.38</b>	<b>134,776.03</b>	<b>133,798.50</b>	<b>977.53</b>	<b>267,597.00</b>
<b>Gross Profit</b>	<b>22,445.13</b>	<b>22,299.75</b>	<b>145.38</b>	<b>134,776.03</b>	<b>133,798.50</b>	<b>977.53</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	13,645.44	13,500.00	145.44	27,000.00
7113 · Tree Trimming	150.00	83.33	66.67	450.00	500.02	(50.02)	1,000.00
7115 · Lawn & Ground Supplies	0.00	125.00	(125.00)	1,425.50	750.00	675.50	1,500.00
7150 · Irrigation Supplies/Repairs	357.00	83.33	273.67	575.44	500.02	75.42	1,000.00
<b>Total 7100 · Grounds</b>	<b>2,781.24</b>	<b>2,541.66</b>	<b>239.58</b>	<b>16,096.38</b>	<b>15,250.04</b>	<b>846.34</b>	<b>30,500.00</b>
<b>7200 · Building Maintenance</b>							
7210 · Repairs & Maintenance	2,690.10	1,416.67	1,273.43	15,402.99	8,499.98	6,903.01	17,000.00
7220 · Pest Control	176.55	416.67	(240.12)	1,059.30	2,499.98	(1,440.68)	5,000.00
<b>Total 7200 · Building Maintenance</b>	<b>2,866.65</b>	<b>1,833.34</b>	<b>1,033.31</b>	<b>16,462.29</b>	<b>10,999.96</b>	<b>5,462.33</b>	<b>22,000.00</b>
<b>7300 · Swimming Pool</b>							
7310 · Pool Contract	220.00	225.00	(5.00)	1,320.00	1,350.00	(30.00)	2,700.00
7320 · Pool Supplies/Repairs	113.57	125.00	(11.43)	183.57	750.00	(566.43)	1,500.00
<b>Total 7300 · Swimming Pool</b>	<b>333.57</b>	<b>350.00</b>	<b>(16.43)</b>	<b>1,503.57</b>	<b>2,100.00</b>	<b>(596.43)</b>	<b>4,200.00</b>
<b>7500 · Utilities</b>							
7510 · Water/Sewer	50.20	83.33	(33.13)	334.58	500.02	(165.44)	1,000.00
7520 · Electric	258.71	300.00	(41.29)	2,236.62	1,800.00	436.62	3,600.00
7530 · Cable TV	1,958.06	1,947.75	10.31	11,748.36	11,686.50	61.86	23,373.00
<b>Total 7500 · Utilities</b>	<b>2,266.97</b>	<b>2,331.08</b>	<b>(64.11)</b>	<b>14,319.56</b>	<b>13,986.52</b>	<b>333.04</b>	<b>27,973.00</b>
<b>7800 · Administration</b>							
7810 · Insurance - Property	7,462.67	8,111.33	(648.66)	44,777.44	48,668.02	(3,890.58)	97,336.00
7820 · Legal/Professional	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
7825 · Accounting Services	0.00	20.83	(20.83)	250.00	125.02	124.98	250.00
7830 · Division Fees	0.00	16.67	(16.67)	200.00	99.98	100.02	200.00
7835 · State Corp Filling Fee	0.00	7.17	(7.17)	86.25	42.98	43.27	86.00
7836 · Licenses & Fees	275.35	22.92	252.43	275.35	137.48	137.87	275.00
7870 · Management Fee	927.00	927.00	0.00	5,762.00	5,562.00	200.00	11,124.00
7880 · Office Supplies, Postage, ...	463.39	119.58	343.81	2,065.20	717.52	1,347.68	1,435.00
7885 · Annual Fire Inpection	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00
<b>Total 7800 · Administration</b>	<b>9,128.41</b>	<b>9,500.50</b>	<b>(372.09)</b>	<b>53,416.24</b>	<b>57,003.00</b>	<b>(3,586.76)</b>	<b>114,006.00</b>
<b>7900 · Reserve / Other</b>							
7988 · Misc / Expected Uncollect...	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
7995 · Reserve Alloc Trans	5,659.83	5,659.83	0.00	33,959.02	33,959.02	0.00	67,918.00
7996 · Reserve Int Trans	30.96	0.00	30.96	96.03	0.00	96.03	0.00
<b>Total 7900 · Reserve / Other</b>	<b>5,690.79</b>	<b>5,743.16</b>	<b>(52.37)</b>	<b>34,055.05</b>	<b>34,459.04</b>	<b>(403.99)</b>	<b>68,918.00</b>
<b>Total 7000 · Disbursements</b>	<b>23,067.63</b>	<b>22,299.74</b>	<b>767.89</b>	<b>135,853.09</b>	<b>133,798.56</b>	<b>2,054.53</b>	<b>267,597.00</b>
<b>Total Expense</b>	<b>23,067.63</b>	<b>22,299.74</b>	<b>767.89</b>	<b>135,853.09</b>	<b>133,798.56</b>	<b>2,054.53</b>	<b>267,597.00</b>
<b>Net Income</b>	<b>(622.50)</b>	<b>0.01</b>	<b>(622.51)</b>	<b>(1,077.06)</b>	<b>(0.06)</b>	<b>(1,077.00)</b>	<b>0.00</b>