

**VILLA NOVA CONDOMINIUM ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**January 31, 2023**

**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 January 31, 2023

	Jan 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating Account(s)	
1012 · Centennial OP 1186	32,508.88
<b>Total 1010 · Operating Account(s)</b>	32,508.88
1020 · Reserve Account(s)	
1023 · Centennial MM 1228	138,847.93
<b>Total 1020 · Reserve Account(s)</b>	138,847.93
<b>Total Checking/Savings</b>	171,356.81
<b>Accounts Receivable</b>	
1040 · Assessment Receivable	3,210.73
<b>Total Accounts Receivable</b>	3,210.73
<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	41,135.70
1210 · Utility Deposits	128.42
<b>Total Other Current Assets</b>	51,744.33
<b>Total Current Assets</b>	226,311.87
<b>TOTAL ASSETS</b>	<b>226,311.87</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · *Accounts Payable	3,690.35
<b>Total Accounts Payable</b>	3,690.35
<b>Other Current Liabilities</b>	
3020 · Prepaid Assessments	9,909.92
3035 · Note Payable - Insurance	32,456.60
<b>Total Other Current Liabilities</b>	42,366.52
<b>Total Current Liabilities</b>	46,056.87
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	138,847.93
<b>Total Long Term Liabilities</b>	138,847.93
<b>Total Liabilities</b>	184,904.80
<b>Equity</b>	
3900 · Retained Earnings	46,636.24
3915 · Prior Year Adjustment	(3,087.00)
Net Income	(2,142.17)
<b>Total Equity</b>	41,407.07
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>226,311.87</b>

**Villa Nova Condominium Association, Inc.**  
**Revenue & Expense Budget Performance**  
**January 2023**

	Jan 23	Budget	Over Budget	Jan 23	YTD Budget	Over Budget	Annual Budget
<b>Income</b>							
5010 · Operating Assessments	17,298.50	17,298.41	0.09	17,298.50	17,298.41	0.09	207,581.00
5011 · Reserve Assessments	6,551.50	6,551.50	0.00	6,551.50	6,551.50	0.00	78,618.00
5050 · Operating Interest	5.37	0.00	5.37	5.37	0.00	5.37	0.00
5052 · Reserve Interest	198.54	0.00	198.54	198.54	0.00	198.54	0.00
<b>Total Income</b>	<b>24,053.91</b>	<b>23,849.91</b>	<b>204.00</b>	<b>24,053.91</b>	<b>23,849.91</b>	<b>204.00</b>	<b>286,199.00</b>
<b>Expense</b>							
<b>7000 · Disbursements</b>							
<b>7100 · Grounds</b>							
7110 · Grounds Contract	2,342.47	2,342.50	(0.03)	2,342.47	2,342.50	(0.03)	28,110.00
7113 · Tree Trimming	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7115 · Lawn & Ground Supplies	677.06	166.63	510.43	677.06	166.63	510.43	2,000.00
7150 · Irrigation Supplies/Repairs	1,051.90	83.37	968.53	1,051.90	83.37	968.53	1,000.00
<b>Total 7100 · Grounds</b>	<b>4,071.43</b>	<b>2,675.87</b>	<b>1,395.56</b>	<b>4,071.43</b>	<b>2,675.87</b>	<b>1,395.56</b>	<b>32,110.00</b>
<b>7200 · Building Maintenance</b>							
7210 · Repairs & Maintenance	2,507.50	1,147.88	1,359.62	2,507.50	1,147.88	1,359.62	13,775.00
7220 · Pest Control	176.55	183.37	(6.82)	176.55	183.37	(6.82)	2,200.00
<b>Total 7200 · Building Maintenance</b>	<b>2,684.05</b>	<b>1,331.25</b>	<b>1,352.80</b>	<b>2,684.05</b>	<b>1,331.25</b>	<b>1,352.80</b>	<b>15,975.00</b>
<b>7300 · Swimming Pool</b>							
7310 · Pool Contract	245.00	255.00	(10.00)	245.00	255.00	(10.00)	3,060.00
7320 · Pool Supplies/Repairs	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
<b>Total 7300 · Swimming Pool</b>	<b>245.00</b>	<b>380.00</b>	<b>(135.00)</b>	<b>245.00</b>	<b>380.00</b>	<b>(135.00)</b>	<b>4,560.00</b>
<b>7500 · Utilities</b>							
7510 · Water/Sewer	52.47	57.50	(5.03)	52.47	57.50	(5.03)	690.00
7520 · Electric	384.45	375.00	9.45	384.45	375.00	9.45	4,500.00
7530 · Cable TV	2,036.59	2,036.38	0.21	2,036.59	2,036.38	0.21	24,437.00
<b>Total 7500 · Utilities</b>	<b>2,473.51</b>	<b>2,468.88</b>	<b>4.63</b>	<b>2,473.51</b>	<b>2,468.88</b>	<b>4.63</b>	<b>29,627.00</b>
<b>7800 · Administration</b>							
7810 · Insurance - Property	8,164.07	8,984.00	(819.93)	8,164.07	8,984.00	(819.93)	107,808.00
7820 · Legal/Professional	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7825 · Accounting Services	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
7830 · Division Fees	200.00	16.63	183.37	200.00	16.63	183.37	200.00
7835 · State Corp Filing Fee	0.00	7.13	(7.13)	0.00	7.13	(7.13)	86.00
7836 · Licenses & Fees	0.00	22.88	(22.88)	0.00	22.88	(22.88)	275.00
7870 · Management Fee	973.35	990.87	(17.52)	973.35	990.87	(17.52)	11,890.00
7880 · Office Supplies, Postage, ...	634.63	125.00	509.63	634.63	125.00	509.63	1,500.00
7885 · Annual Fire Inpection	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
<b>Total 7800 · Administration</b>	<b>9,972.05</b>	<b>10,442.38</b>	<b>(470.33)</b>	<b>9,972.05</b>	<b>10,442.38</b>	<b>(470.33)</b>	<b>125,309.00</b>
<b>7900 · Reserve / Other</b>							
7995 · Reserve Alloc Trans	6,551.50	6,551.50	0.00	6,551.50	6,551.50	0.00	78,618.00
7996 · Reserve Int Trans	198.54	0.00	198.54	198.54	0.00	198.54	0.00
<b>Total 7900 · Reserve / Other</b>	<b>6,750.04</b>	<b>6,551.50</b>	<b>198.54</b>	<b>6,750.04</b>	<b>6,551.50</b>	<b>198.54</b>	<b>78,618.00</b>
<b>Total 7000 · Disbursements</b>	<b>26,196.08</b>	<b>23,849.88</b>	<b>2,346.20</b>	<b>26,196.08</b>	<b>23,849.88</b>	<b>2,346.20</b>	<b>286,199.00</b>
<b>Total Expense</b>	<b>26,196.08</b>	<b>23,849.88</b>	<b>2,346.20</b>	<b>26,196.08</b>	<b>23,849.88</b>	<b>2,346.20</b>	<b>286,199.00</b>
<b>Net Income</b>	<b>(2,142.17)</b>	<b>0.03</b>	<b>(2,142.20)</b>	<b>(2,142.17)</b>	<b>0.03</b>	<b>(2,142.20)</b>	<b>0.00</b>