

**VILLA NOVA CONDOMINIUM ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**April 30, 2023**

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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 April 30, 2023

	Apr 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Operating Account(s)	
1012 · Centennial OP 1186	33,617.27
<b>Total 1010 · Operating Account(s)</b>	33,617.27
1020 · Reserve Account(s)	
1023 · Centennial MM 1228	159,192.19
<b>Total 1020 · Reserve Account(s)</b>	159,192.19
<b>Total Checking/Savings</b>	192,809.46
<b>Accounts Receivable</b>	
1040 · Assessment Receivable	5,053.75
<b>Total Accounts Receivable</b>	5,053.75
<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	16,652.01
1210 · Utility Deposits	128.42
<b>Total Other Current Assets</b>	27,260.64
<b>Total Current Assets</b>	225,123.85
<b>TOTAL ASSETS</b>	<b>225,123.85</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · *Accounts Payable	2,508.41
<b>Total Accounts Payable</b>	2,508.41
<b>Other Current Liabilities</b>	
3020 · Prepaid Assessments	6,970.01
3035 · Note Payable - Insurance	8,140.97
<b>Total Other Current Liabilities</b>	15,110.98
<b>Total Current Liabilities</b>	17,619.39
<b>Long Term Liabilities</b>	
3500 · Reserve Fund	159,192.19
<b>Total Long Term Liabilities</b>	159,192.19
<b>Total Liabilities</b>	176,811.58
<b>Equity</b>	
3900 · Retained Earnings	46,636.24
3915 · Prior Year Adjustment	(3,087.00)
Net Income	4,763.03
<b>Total Equity</b>	48,312.27
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>225,123.85</b>

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

April 2023

	Apr 23	Budget	Over Budget	Jan - Apr 23	YTD Budget	Over Budget	Annual Budget
<b>Income</b>							
5010 · Operating Assessments	17,298.50	17,298.41	0.09	69,194.00	69,193.66	0.34	207,581.00
5011 · Reserve Assessments	6,551.50	6,551.50	0.00	26,206.00	26,206.00	0.00	78,618.00
5041 · Insurance Claim/Rebate	0.00	0.00	0.00	18,436.65	0.00	18,436.65	0.00
5045 · Late Fees	9.66	0.00	9.66	67.02	0.00	67.02	0.00
5050 · Operating Interest	5.40	0.00	5.40	23.39	0.00	23.39	0.00
5052 · Reserve Interest	252.65	0.00	252.65	888.30	0.00	888.30	0.00
<b>Total Income</b>	<b>24,117.71</b>	<b>23,849.91</b>	<b>267.80</b>	<b>114,815.36</b>	<b>95,399.66</b>	<b>19,415.70</b>	<b>286,199.00</b>
<b>Expense</b>							
<b>7000 · Disbursements</b>							
7100 · Grounds							
7110 · Grounds Contract	2,342.47	2,342.50	(0.03)	9,369.88	9,370.00	(0.12)	28,110.00
7113 · Tree Trimming	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7115 · Lawn & Ground Supplies	0.00	166.67	(166.67)	677.06	666.64	10.42	2,000.00
7150 · Irrigation Supplies/Repairs	149.96	83.33	66.63	1,337.87	333.36	1,004.51	1,000.00
<b>Total 7100 · Grounds</b>	<b>2,492.43</b>	<b>2,675.83</b>	<b>(183.40)</b>	<b>11,384.81</b>	<b>10,703.36</b>	<b>681.45</b>	<b>32,110.00</b>
7200 · Building Maintenance							
7210 · Repairs & Maintenance	2,056.05	1,147.92	908.13	20,346.85	4,591.64	15,755.21	13,775.00
7220 · Pest Control	206.50	183.33	23.17	766.10	733.36	32.74	2,200.00
<b>Total 7200 · Building Maintenance</b>	<b>2,262.55</b>	<b>1,331.25</b>	<b>931.30</b>	<b>21,112.95</b>	<b>5,325.00</b>	<b>15,787.95</b>	<b>15,975.00</b>
7300 · Swimming Pool							
7310 · Pool Contract	245.00	255.00	(10.00)	1,005.00	1,020.00	(15.00)	3,060.00
7320 · Pool Supplies/Repairs	116.50	125.00	(8.50)	156.50	500.00	(343.50)	1,500.00
<b>Total 7300 · Swimming Pool</b>	<b>361.50</b>	<b>380.00</b>	<b>(18.50)</b>	<b>1,161.50</b>	<b>1,520.00</b>	<b>(358.50)</b>	<b>4,560.00</b>
7500 · Utilities							
7510 · Water/Sewer	59.16	57.50	1.66	232.63	230.00	2.63	690.00
7520 · Electric	414.96	375.00	39.96	1,532.96	1,500.00	32.96	4,500.00
7530 · Cable TV	2,037.04	2,036.42	0.62	8,148.62	8,145.64	2.98	24,437.00
<b>Total 7500 · Utilities</b>	<b>2,511.16</b>	<b>2,468.92</b>	<b>42.24</b>	<b>9,914.21</b>	<b>9,875.64</b>	<b>38.57</b>	<b>29,627.00</b>
7800 · Administration							
7810 · Insurance - Property	8,161.23	8,984.00	(822.77)	32,647.76	35,936.00	(3,288.24)	107,808.00
7820 · Legal/Professional	280.00	250.00	30.00	280.00	1,000.00	(720.00)	3,000.00
7825 · Accounting Services	0.00	20.83	(20.83)	275.00	83.36	191.64	250.00
7830 · Division Fees	0.00	16.67	(16.67)	200.00	66.64	133.36	200.00
7835 · State Corp Filing Fee	25.00	7.17	17.83	86.25	28.64	57.61	86.00
7836 · Licenses & Fees	0.00	22.92	(22.92)	0.00	91.64	(91.64)	275.00
7870 · Management Fee	973.35	990.83	(17.48)	3,893.40	3,963.36	(69.96)	11,890.00
7880 · Office Supplies, Postage, ...	379.35	125.00	254.35	2,002.15	500.00	1,502.15	1,500.00
7885 · Annual Fire Inspection	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
<b>Total 7800 · Administration</b>	<b>9,818.93</b>	<b>10,442.42</b>	<b>(623.49)</b>	<b>39,384.56</b>	<b>41,769.64</b>	<b>(2,385.08)</b>	<b>125,309.00</b>
7900 · Reserve / Other							
7995 · Reserve Alloc Trans	6,551.50	6,551.50	0.00	26,206.00	26,206.00	0.00	78,618.00
7996 · Reserve Int Trans	252.65	0.00	252.65	888.30	0.00	888.30	0.00
<b>Total 7900 · Reserve / Other</b>	<b>6,804.15</b>	<b>6,551.50</b>	<b>252.65</b>	<b>27,094.30</b>	<b>26,206.00</b>	<b>888.30</b>	<b>78,618.00</b>
<b>Total 7000 · Disbursements</b>	<b>24,250.72</b>	<b>23,849.92</b>	<b>400.80</b>	<b>110,052.33</b>	<b>95,399.64</b>	<b>14,652.69</b>	<b>286,199.00</b>
<b>Total Expense</b>	<b>24,250.72</b>	<b>23,849.92</b>	<b>400.80</b>	<b>110,052.33</b>	<b>95,399.64</b>	<b>14,652.69</b>	<b>286,199.00</b>
<b>Net Income</b>	<b>(133.01)</b>	<b>(0.01)</b>	<b>(133.00)</b>	<b>4,763.03</b>	<b>0.02</b>	<b>4,763.01</b>	<b>0.00</b>