

Jones, CPA & Associates

Jones, CPA & Associates Certified Public Accountants 3670 US 1 South, Ste 290 St. Augustine, FL 32086

Accountant's Compilation Report

To: Management
Villa San Marco Condominium Association
100 Villa Club Dr
St. Augustine, FL 32086

Management is responsible for the accompanying financial statements of Villa San Marco Condominium Association Inc, which comprise the balance sheet as of December 31, 2021 and the related statements of revenues, expenses, and changes in member's equity for the year then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

A statement of Cash flows for the period ended December 31, 2021 has not been presented. Accounting principles generally accepted in the United States of America require that such a statement be presented when financial statements purport to present financial, position and results of operations.

Management has elected to omit substantially all the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

Jones, CPA & Associates

Report Date: 1-17 -2022

Villa San Marco Condominium Association Statement of Assets Liabilities & Equity

For the Period Ended December 31, 2021

	Dec 31, 21
ASSETS	
Current Assets Checking/Savings	
102 · South State Bank - Operatg	177,403.82
104 · South State Bank-Capital Contr	67,586.23
112 · South State Bank-Reserve	567,390.80
Total Checking/Savings	812,380.85
Accounts Receivable	
122 · Accounts Receivable	2,975.88
Total Accounts Receivable	2,975.88
Other Current Assets	
117 · Petty Cash	500.00
136 · Prepaid Insurance	22,782.93
147 · Prepaid Termite Bond	2,080.00
Total Other Current Assets	25,362.93
Total Current Assets	840,719.66
TOTAL ASSETS	840,719.66
LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities	
320 · Prepaid Maintenance Fees	30,626.71
334 · Accrued Payroll Taxes	1,899.26
Total Other Current Liabilities	32,525.97
Total Current Liabilities	32,525.97
Long Term Liabilities 333 · Deferred Revenue	18,046.00
Total Long Term Liabilities	18,046.00
Total Liabilities	50,571.97
Equity 503 · Capital Account	634,977.03
550 · Members Equity	141,546.45
Net Income	13,624.21
Total Equity	790,147.69
TOTAL LIABILITIES & EQUITY	840,719.66

For The Period Ended December 31, 2021

Ordinary Income/Expense Income 45,849.32 45,849.32 0.00 601 - Association Dues 45,849.32 45,849.32 0.00 601 - Garage/Storage income 504.95 561.30 3.65 605 - Rental Income 20.00 80.00 170.00 625 - Other Income 20.00 80.00 170.00 680 - Cable Incentive Income 247.25 247.25 0.00 Total Income 46,938.66 46,987.87 (49.21) Gross Profit 48,938.86 46,987.87 (49.21) Expense 31.34 58.00 (26.65) 705 - Accounting Fees 425.00 0.00 20.00 90.00 705 - Accounting Fees/Services 114.48 20.00 94.48 707 - Engloyee Expenses 0.00 29.00 (29.00) 709 - Legal Fees 20.00 83.00 137.00 710 - Division Fees 0.00 59.00 (59.00) 712 - Licenses, Taxes, Permits 0.00 45.00 (50.00) 715 - Postage/Fedex 0.00		Dec 21	Budget	\$ Over Budget	
600 - Association Dues	Ordinary Income/Expense				
Maintenance 564.95 561.30 3.65					
605 - Rental Income 0.00 25.00 (25.00) 625 - Other Income 250.00 80.00 170.00 675 - Interest Earned 27.14 27.14 0.00 680 - Cable Incentive Income 46,938.66 46,987.87 (49.21) Total Income 46,938.66 46,987.87 (49.21) Expense General & Administrative 700 - Administrative Expenses 31.34 58.00 (26.66) 705 - Accounting Fees 425.00 425.00 0.00 94.48 707 - Employee Expenses 10.00 29.00 (28.00) 709 - Legal Fees 220.00 83.00 137.00 709 - Legal Fees 220.00 83.00 137.00 710 - Division Fees 0.00 59.00 (58.00) 712 - Licenses, Taxes, Permits 0.00 50.00 (50.00) 715 - Petagorledex 0.00 50.00 (50.00) 716 - Telephone/Pagers 372.80 300.00 50.00 (50.00) 716 - Telephone/Pagers 372.80					
625 - Other Income 250.00 80.00 170.00 675 - Interest Earned 247.25 247.25 0.00 Total Income 46,938.66 46,987.87 (49.21) Gross Profit 46,938.66 46,987.87 (49.21) Expense Ceneral & Administrative 31.34 58.00 (26.66) 700 - Administrative Expenses 31.34 58.00 0.00 705 - Accounting Fees 425.00 425.00 0.00 705 - Computer Supplies/Services 114.48 20.00 94.48 707 - Employee Expenses 0.00 29.00 (29.00) 709 - Legal Fees 220.00 83.00 137.00 710 - Division Fees 0.00 59.00 (50.00) 712 - Licenses, Taxes, Permits 0.00 50.00 (50.00) 714 - Office Supplies 0.00 50.00 (50.00) 715 - Postage/Fedex 0.00 50.00 (50.00) 716 - Telephone/Pagers 372.90 300.00 72.90 Total General & Administrative 1,163.					
675 - Interest Earned 27.14 247.25 247.25 0.00 Total Income 46,938.66 46,987.87 (49.21) Gross Profit 46,938.66 46,987.87 (49.21) Expense General & Administrative Security Security Condition of Se					
Total Income			80.00	170.00	
Total Income					
Expense General & Administrative General & Administrative T00	680 · Cable Incentive Income	247.25	247.25	0.00	
Expense General & Administrative Formation For	Total Income	46,938.66	46,987.87	(49.21)	
General & Administrative 700 - Administrative Expenses 31.34 58.00 (26.65) 705 - Accounting Fees 425.00 425.00 0.00 706 - Computer Supplies/Services 114.48 20.00 94.48 707 - Employee Expenses 0.00 29.00 (29.00) 709 - Legal Fees 220.00 83.00 137.00 710 - Division Fees 0.00 59.00 (59.00) 712 - Licenses, Taxes, Permits 0.00 46.00 (46.00) 714 - Office Supplies 0.00 50.00 (50.00) 715 - Postage/Fedex 0.00 50.00 (50.00) 715 - Postage/Fedex 0.00 50.00 (50.00) 715 - Total General & Administrative 1,163.72 1,120.00 43.72 1,120.00 72.90 72	Gross Profit	46,938.66	46,987.87	(49.21)	
1900	Expense				
705 - Accounting Fees 425.00 425.00 94.48 707 - Employee Expenses 114.48 20.00 94.48 707 - Employee Expenses 0.00 29.00 (29.00) 709 - Legal Fees 220.00 83.00 137.00 710 - Division Fees 0.00 59.00 (59.00) 712 - Licenses, Taxes, Permits 0.00 46.00 (46.00) 714 - Office Supplies 0.00 50.00 (50.00) 715 - Postage/Fedex 0.00 50.00 (50.00) 716 - Telephone/Pagers 372.90 300.00 72.80 Total General & Administrative 1,163.72 1,120.00 43.72 Maintenance 802 - Landscape Services/Plants 2,138.00 2,083.00 55.00 804 - Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 805 - Plumbing Supplies/Repairs 90.415 458.00 47.55 807 - Pool/Club/Amenitles 450.45 458.00 (7.55) 810 - Electrical Supplies/Repairs 0.00 183.00	General & Administrative				
114.48	700 · Administrative Expenses	31.34	58.00	(26.66)	
707 · Employee Expenses 0.00 29.00 (29.00) 709 · Legal Fees 220.00 83.00 137.00 710 · Division Fees 0.00 59.00 (59.00) 712 · Licenses, Taxes, Permits 0.00 46.00 (46.00) 714 · Office Supplies 0.00 50.00 (50.00) 715 · Postage/Fedex 0.00 50.00 (50.00) 716 · Telephone/Pagers 372.90 300.00 72.90 Total General & Administrative 1,163.72 1,120.00 43.72 Maintenance 802 · Landscape Services/Plants 2,138.00 2,083.00 55.00 804 · Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 806 · Plumbing Supplies/Repairs 904.15 458.00 (7.55) 810 · Electrical Supplies/Repairs 904.15 458.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 183.00 (183.00) 813 · Maintenance Contracts 200.00 1,758.00 (7.55) 810 · Electrical Supplies/Repairs 0.00<	705 · Accounting Fees	425.00	425.00	0.00	
709 · Legal Fees 220.00 83.00 137.00 710 · Division Fees 0.00 59.00 (59.00) 712 · Licenses, Taxes, Permits 0.00 50.00 (50.00) 714 · Office Supplies 0.00 50.00 (50.00) 715 · Postage/Fedex 0.00 50.00 (50.00) 716 · Telephone/Pagers 372.90 300.00 72.90 Total General & Administrative 1,163.72 1,120.00 43.72 Maintenance 802 · Landscape Services/Plants 2,138.00 2,083.00 55.00 804 · Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 806 · Plumbing Supplies/Repairs 904.15 458.00 446.15 807 · Pool/Club/Amenities 450.45 458.00 (7.55) 810 · Electrical Supplies/Repairs 90.415 458.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 1,83.00 (183.00) 813 · Maintenance Contracts 200.00 1,758.00 (15.58.00) 815 · Pest Control 719.00	706 · Computer Supplies/Services	114.48	20.00	94.48	
710 · Division Fees 0.00 59.00 (59.00) 712 · Licenses, Taxes, Permits 0.00 46.00 (46.00) 714 · Office Supplies 0.00 50.00 (50.00) 715 · Postage/Fedex 0.00 50.00 (50.00) 716 · Telephone/Pagers 372.90 300.00 72.90 Total General & Administrative 1,163.72 1,120.00 43.72 Maintenance 802 · Landscape Services/Plants 2,138.00 2,083.00 55.00 804 · Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 806 · Plumbing Supplies/Repairs 904.15 458.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 183.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 1,758.00 (7.55) 811 · Electrical Supplies/Repairs 0.00 1,758.00 (1,558.00) 813 · Maintenance Contracts 20.00 1,758.00 (1,558.00) 815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety	707 · Employee Expenses	0.00	29.00	(29.00)	
712 - Licenses, Taxes, Permits 0.00 48.00 (46.00) 714 - Office Supplies 0.00 50.00 (50.00) 715 - Postage/Fedex 0.00 50.00 (50.00) 716 - Telephone/Pagers 372.90 300.00 72.90 Total General & Administrative 1,163.72 1,120.00 43.72 Maintenance 802 - Landscape Services/Plants 2,138.00 2,083.00 55.00 804 - Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 806 - Plumbing Supplies/Repairs 904.15 488.00 446.15 807 - Pool/Club/Amenities 450.45 458.00 (7.55) 810 - Electrical Supplies/Repairs 0.00 133.00 (183.00) 813 - Maintenance Contracts 200.00 1,758.00 (1,558.00) 815 - Pest Control 719.00 750.00 (31.00) 817 - Fire/Life/Safety 493.10 665.00 (171.90) 819 - Lake Maintenance 520.00 125.00 395.00 821 - Mulch, Tirrigation & Trimming	709 · Legal Fees	220.00	83.00	137.00	
714 - Office Supplies 0.00 \$50.00 (\$0.00) 715 - PostagelFedex 0.00 \$50.00 (\$0.00) 716 - Telephone/Pagers 372.90 300.00 72.90 Total General & Administrative 1,163.72 1,120.00 43.72 Maintenance 802 - Landscape Services/Plants 2,138.00 2,083.00 55.00 804 - Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 806 - Plumbing Supplies/Repairs 904.15 458.00 446.15 807 - Pool/Club/Amenitles 450.45 458.00 (7.55) 810 - Electrical Supplies/Repairs 0.00 183.00 (183.00) 813 - Maintenance Contracts 200.00 1,758.00 (1,558.00) 815 - Pest Control 719.00 750.00 (31.00) 817 - Fire/Life/Safety 493.10 665.00 (17.190) 819 - Lake Maintenance 520.00 125.00 395.00 821 - Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 - Other Special Maintenance 13,247.78 10,	710 · Division Fees	0.00	59.00	(59.00)	
715 - Postage/Fedex 716 · Telephone/Pagers 0.00 372.90 50.00 72.90 (50.00) 72.90 Total General & Administrative 1,163.72 1,120.00 43.72 Maintenance 802 · Landscape Services/Plants 2,138.00 2,083.00 55.00 804 · Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 805 · Plumbing Supplies/Repairs 904.15 458.00 446.15 807 · Pool/Club/Amenities 450.45 458.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 183.00 (183.00) 813 · Maintenance Contracts 200.00 1,758.00 (1558.00) 815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 125.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (2	712 · Licenses, Taxes, Permits	0.00	46.00	(46.00)	
716 · Telephone/Pagers 372.90 300.00 72.90 Total General & Administrative 1,163.72 1,120.00 43.72 Maintenance 802 · Landscape Services/Plants 2,138.00 2,083.00 55.00 804 · Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 806 · Plumbing Supplies/Repairs 904.15 458.00 446.15 807 · Pool/Club/Amenities 450.45 458.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 183.00 (183.00) 813 · Maintenance Contracts 200.00 1,758.00 (1,558.00) 815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 125.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Manager <td>714 · Office Supplies</td> <td>0.00</td> <td>50.00</td> <td>(50.00)</td>	714 · Office Supplies	0.00	50.00	(50.00)	
Total General & Administrative 1,163.72 1,120.00 43.72 Maintenance 802 · Landscape Services/Plants 2,138.00 2,083.00 55.00 804 · Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 806 · Plumbing Supplies/Repairs 904.15 458.00 446.15 807 · Pool/Club/Amenities 450.45 458.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 183.00 (183.00) 813 · Maintenance Contracts 200.00 1,758.00 (1,568.00) 815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 125.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 <		0.00	50.00	(50.00)	
Maintenance 802 · Landscape Services/Plants 2,138.00 2,083.00 55.00 804 · Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 806 · Plumbing Supplies/Repairs 904.15 458.00 446.15 807 · Pool/Club/Amenities 450.45 458.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 183.00 (183.00) 813 · Maintenance Contracts 200.00 1,758.00 (1,558.00) 815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 125.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (35.00) 830 · Other Special Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Manager 3,000.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 2,516.00 284.00 7	716 · Telephone/Pagers	372.90	300.00	72.90	
802 · Landscape Services/Plants 2,138.00 2,083.00 55.00 804 · Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 806 · Plumbing Supplies/Repairs 904.15 458.00 446.15 807 · Pool/Club/Amenities 450.45 458.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 183.00 (183.00) 813 · Maintenance Contracts 200.00 1,758.00 (1,558.00) 815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 1,250.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Manager 3,000.00 166.00 1,334.00 741 · Payroll Taxes </th <td>Total General & Administrative</td> <td>1,163.72</td> <td>1,120.00</td> <td>43.72</td>	Total General & Administrative	1,163.72	1,120.00	43.72	
802 · Landscape Services/Plants 2,138.00 2,083.00 55.00 804 · Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 806 · Plumbing Supplies/Repairs 904.15 458.00 446.15 807 · Pool/Club/Amenities 450.45 458.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 183.00 (183.00) 813 · Maintenance Contracts 200.00 1,758.00 (1,558.00) 815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 1,250.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Manager 3,000.00 166.00 1,334.00 741 · Payroll Taxes </th <td>Maintenance</td> <td></td> <td></td> <td></td>	Maintenance				
804 · Maintenance Supplies/Repairs 2,423.08 2,250.00 173.08 806 · Plumbing Supplies/Repairs 904.15 458.00 446.15 807 · Pool/Club/Amenities 450.45 458.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 183.00 (183.00) 813 · Maintenance Contracts 200.00 1,758.00 (1,558.00) 815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 125.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 5,400.00 1,000.00 4,400.00 Total Maintenance 3,000.00 3,250.00 (250.00) 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 735 · Salaries-Manager 3,000.00 2,516.00 284.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00		2 138 00	2 083 00	55.00	
806 · Plumbing Supplies/Repairs 904.15 458.00 446.15 807 · Pool/Club/Amenities 450.45 458.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 183.00 (183.00) 813 · Maintenance Contracts 200.00 1,758.00 (1,558.00) 815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 125.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 5,400.00 1,000.00 4,400.00 Total Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll <td< th=""><td></td><td></td><td></td><td></td></td<>					
807 · Pool/Club/Amenities 450.45 458.00 (7.55) 810 · Electrical Supplies/Repairs 0.00 183.00 (183.00) 813 · Maintenance Contracts 200.00 1,758.00 (1,558.00) 815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 125.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 5,400.00 1,000.00 4,400.00 Total Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 1,0				01 AD0001270080	
810 · Electrical Supplies/Repairs 0.00 183.00 (183.00) 813 · Maintenance Contracts 200.00 1,758.00 (1,558.00) 815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 125.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 5,400.00 1,000.00 4,400.00 Total Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94)					
813 · Maintenance Contracts 200.00 1,758.00 (1,558.00) 815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 125.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 5,400.00 1,000.00 4,400.00 Total Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) <t< th=""><td></td><td>5. A S.</td><td></td><td></td></t<>		5. A S.			
815 · Pest Control 719.00 750.00 (31.00) 817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 125.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 5,400.00 1,000.00 4,400.00 Total Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) <td colspa<="" th=""><td></td><td></td><td></td><td></td></td>	<td></td> <td></td> <td></td> <td></td>				
817 · Fire/Life/Safety 493.10 665.00 (171.90) 819 · Lake Maintenance 520.00 125.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 5,400.00 1,000.00 4,400.00 Total Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560	(2012) (2013) (2013) (2013) (2013) (2013) (2013) (2013) (2013) (2013) (2013) (2013) (2013) (2013) (2013) (2013)				
819 · Lake Maintenance 520.00 125.00 395.00 821 · Mulch, Irrigation & Trimming 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 5,400.00 1,000.00 4,400.00 Total Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40					
821 · Mulch, Irrigation & Trimming 830 · Other Special Maintenance 0.00 1,250.00 (1,250.00) 830 · Other Special Maintenance 5,400.00 1,000.00 4,400.00 Total Maintenance 13,247.78 10,980.00 2,267.78 Payroll 735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40					
830 · Other Special Maintenance 5,400.00 1,000.00 4,400.00 Total Maintenance 13,247.78 10,980.00 2,267.78 Payroll 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40					
Payroll 35 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40					
735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40	Total Maintenance	13,247.78	10,980.00	2,267.78	
735 · Salaries-Manager 3,000.00 3,250.00 (250.00) 738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40	Payroll				
738 · Salaries-Maintenance 2,800.00 2,516.00 284.00 740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40		3.000.00	3.250.00	(250.00)	
740 · Employee Bonus 2,000.00 166.00 1,834.00 741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40					
741 · Payroll Taxes 596.70 499.00 97.70 Total Payroll 8,396.70 6,431.00 1,965.70 Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40					
Utilities 835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40					
835 · Electric 1,017.06 1,166.00 (148.94) 836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40	Total Payroll	8,396.70	6,431.00	1,965.70	
836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40	Utilities				
836 · Water/Sewer 9,630.48 10,000.00 (369.52) 838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40	835 · Electric		1,166.00	(148.94)	
838 · Trash Removal 2,361.98 2,916.00 (554.02) Total Utilities 13,009.52 14,082.00 (1,072.48) 766 · Insurance 6,726.40 4,166.00 2,560.40	836 · Water/Sewer		10,000.00		
766 · Insurance 6,726.40 4,166.00 2,560.40	838 · Trash Removal				
	Total Utilities	13,009.52	14,082.00	(1,072.48)	
Total Expense 42,544.12 36,779.00 5,765.12	766 · Insurance	6,726.40	4,166.00	2,560.40	
	Total Expense	42,544.12	36,779.00	5,765.12	

For The Period Ended December 31, 2021

	Dec 21	Budget	\$ Over Budget
Net Ordinary Income	4,394.54	10,208.87	(5,814.33)
Other Income/Expense Other Income			
685 · Capital Contributions	617.60	125.00	492.60
Total Other Income	617.60	125.00	492.60
Other Expense			
856 · Reserve Expenses	7,980.07		
Total Other Expense	7,980.07		
Net Other Income	(7,362.47)	125.00	(7,487.47
et Income	(2,967.93)	10,333.87	(13,301.80

January through December 2021

	Jan - Dec 21	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
600 · Association Dues	550,191.84	550,191.84	0.00
601 · Garage/Storage Income	6,779.40	6,735.60	43.80
605 · Rental Income	750.00	3,000.00	(2,250.00)
616 · Late Fee Income	250.00		
625 · Other Income	9,975.70	981.40	8,994.30
675 · Interest Earned	830.26		
680 · Cable Incentive Income	2,967.00	2,967.00	0.00
Total Income	571,744.20	563,875.84	7,868.36
Gross Profit	571,744.20	563,875.84	7,868.36
Expense		*	
General & Administrative			
700 · Administrative Expenses	638.77	700.00	(61.23)
705 · Accounting Fees	9,450.00	9,100.00	350.00
706 · Computer Supplies/Services	1,019.98	250.00	769.98
707 · Employee Expenses	0.00	350.00	(350.00)
709 · Legal Fees	495.00	1,000.00	(505.00)
710 · Division Fees	0.00	712.00	(712.00)
712 · Licenses, Taxes, Permits	1,123.60	562.00	561.60
714 · Office Supplies	303.10	600.00	(296.90)
715 · Postage/Fedex	389.11	600.00	
			(210.89)
716 · Telephone/Pagers 730 · Bank Charges	3,603.21 6.00	3,600.00	3.21
730 · Bank Charges	0.00		
Total General & Administrative	17,028.77	17,474.00	(445.23)
Maintenance			
802 · Landscape Services/Plants	24,890.45	25,000.00	(109.55)
804 · Maintenance Supplies/Repairs	10,931.62	27,000.00	(16,068.38)
806 · Plumbing Supplies/Repairs	7,397.88	5,500.00	1,897.88
807 · Pool/Club/Amenities	4,929.79	5,500.00	(570.21)
810 · Electrical Supplies/Repairs	1,465.21	2,200.00	(734.79)
813 · Maintenance Contracts	800.00	21,096.00	(20,296.00)
815 · Pest Control	7,073.00	9,000.00	(1,927.00)
817 · Fire/Life/Safety	7,427.52	8,000.00	(572.48)
819 · Lake Maintenance	1,598.00	1,500.00	98.00
821 · Mulch, Irrigation & Trimming	13,150.04	15,000.00	
830 · Other Special Maintenance	5,400.00	12,000.00	(1,849.96) (6,600.00)
Total Maintenance	85,063.51	131,796.00	(46,732.49)
Payroll			
735 · Salaries-Manager	39,000.00	39,000.00	0.00
738 · Salaries-Maintenance	37,653.75	30,200.00	7,453.75
740 · Employee Bonus	2,000.00	2,000.00	0.00
741 · Payroll Taxes	6,579.12	5,900.00	679.12
Total Payroll	85,232.87	77,100.00	8,132.87
Utilities			
835 · Electric	12,878.28	14,000.00	(1,121.72)
836 · Water/Sewer	110,785.07	120,000.00	(9,214.93)
838 · Trash Removal	34,545.45	35,000.00	(454.55)
Total Utilities	158,208.80	169,000.00	(10,791.20)
766 · Insurance	69,633.40	50,000.00	19,633.40

January through December 2021

	Jan - Dec 21	Budget	\$ Over Budget
Total Expense	415,167.35	445,370.00	(30,202.65)
Net Ordinary Income	156,576.85	118,505.84	38,071.01
Other Income/Expense Other Income 685 · Capital Contributions	14,322.40	1,500.00	12,822.40
Total Other Income	14,322.40	1,500.00	12,822.40
Other Expense 645 · Homeowners Fees - Uncollected 856 · Reserve Expenses	2.82 157,272.22		
Total Other Expense	157,275.04		
Net Other Income	(142,952.64)	1,500.00	(144,452.64)
Net Income	13,624.21	120,005.84	(106,381.63)

Villa San Marco Condominium Association Statement of Changes in Members Equity For the Month Ended December 31, 2021

Ending Equity 155,170.66 67,586.23 567,390.80	790,147.69	
Change in Equity (6,005.12) * 992.98 2,044.21	(2,967.93)	(2,967.93) (27.14) (3,010.05) (6,005.12)
Beginning Equity 161,175.78 66,593.25 565,346.59	793,115.62	Net Ordinary Income (loss) Reserve Interest Reserve Transfers/Exp *Change in Member's Equity
550 - Members Equity 503- Capital Contributions 503- Capital Reserves	Total	