

VILLA TOWERS
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL STATEMENTS
DECEMBER 31, 2020

South Florida Audit and Assurance Services LLC
North Palm Beach, Florida

**VILLA TOWERS
CONDOMINIUM ASSOCIATION, INC.**

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SOUTH FLORIDA AUDIT AND ASSURANCE SERVICES, LLC

ACCOUNTANTS' COMPILATION REPORT

To the Board of Directors
Villa Towers Condominium Association, Inc.
3640 North Ocean Drive
Singer Island, Florida

Management is responsible for the accompanying statement of cash receipts and disbursements of Villa Towers Condominium Association, Inc. (a common interest realty corporation) for the year ended December 31, 2020, and the related notes to the financial statement in accordance with the cash basis of accounting, and for determining that the cash basis of accounting is an acceptable financial reporting framework. 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 statement of cash receipts and disbursements 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 the statement of cash receipts and disbursements.

Management has elected to omit substantially all the disclosures ordinarily included in a financial statement prepared in accordance with the cash basis of accounting. If the omitted disclosures were included in the financial statement, they might influence the user's conclusions about the Company's cash receipts and disbursements. Accordingly, the financial statement is not designed for those who are not informed about such matters.

The supplementary information contained in the Schedules of Reserve Fund Activity - Cash Basis and the Schedule of Operating Expenses - Cash Basis are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such Information is the responsibility of management. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Accounting principles generally accepted in the United States of America require that information about future major repairs and replacements of common property on page 4 be presented to supplement the basic financial statements. Such information is presented for purposes of additional analysis and, although not a required part of the basic financial statements, is required by the Financial Accounting Standards Board who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. We have not audited, reviewed, or compiled the required supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

We are not independent with respect to Villa Towers Condominium Association, Inc.

South Florida Audit and Assurance Services, LLC

North Palm Beach, Florida

June 8th, 2021

VILLA TOWERS CONDOMINIUM ASSOCIATION, INC
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020

	Operating Fund	Special Assessment Fund	Reserve Fund	Total
RECEIPTS				
Maintenance Assessments	\$ 263,736	\$ -	\$ 80,244	\$ 343,980
Rental Income	13,050	-	-	13,050
Interest Income	-	-	702	702
Other Income	1,186	-	-	1,186
Special Assessment Income	-	2,392	-	2,392
	<u>277,972</u>	<u>2,392</u>	<u>80,946</u>	<u>361,310</u>
DISBURSEMENTS				
Administrative	\$ 105,008	\$ -	\$ -	\$ 105,008
Utilities	108,649	-	-	108,649
Contract Services	64,673	-	-	64,673
Maintenance / Supplies	3,804	-	-	3,804
Reserve Expenses	-	-	169,208	169,208
Special Assessment Expenses	-	2,392	-	2,392
	<u>282,134</u>	<u>2,392</u>	<u>169,208</u>	<u>453,734</u>
TOTAL DISBURSEMENTS	<u>282,134</u>	<u>2,392</u>	<u>169,208</u>	<u>453,734</u>
DEFICIT OF CASH RECEIPTS LESS DISBURSEMENTS	(4,162)	-	(88,262)	(92,424)
BEGINNING FUND BALANCE	32,480	-	281,643	314,123
ENDING FUND BALANCE	<u>\$ 28,318</u>	<u>\$ -</u>	<u>\$ 193,381</u>	<u>\$ 221,699</u>

See accountant's report

SUPPLEMENTARY INFORMATION

VILLA TOWERS CONDOMINIUM ASSOCIATION
SUPPLEMENTARY SCHEDULE OF RESERVE FUND ACTIVITY
FOR THE YEAR ENDED DECEMBER 31, 2020

Reserve Component	Beginning Balance	2020 Reserve Assessments / Interest Income	2020 Reserve Disbursements	2019 Reserve Transfer	Ending Balance
Roofing	87,998	9,000	(84,750)	(10,000)	2,248
Painting	95,211	30,000	(2,901)	-	122,310
Paving	12,108	2,004	-	-	14,112
Elevators	68,569	5,004	(35,533)	-	38,040
Restoration	15,918	34,236	(45,975)	11,839	16,018
Unallocated Interest	1,839	702	(49)	(1,839)	653
Total	281,643	80,946	(169,208)	-	193,381

See Accountant's Report

**VILLA TOWERS
CONDOMINIUM ASSOCIATION, INC.
SUPPLEMENTARY SCHEDULE OF FUTURE
MAJOR REPAIRS AND REPLACEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

The Board annually estimates the remaining useful lives and reserve costs of components of common property. The following estimates are based in part on the reserve study conducted in 2019, contractor quotations and historical replacement cost. The actual time and expenditures may vary from these estimates, and the variations may be material. Additionally, other major repairs and improvements may be necessary in the future which are not identified on this schedule. The following table is based on the study and presents significant information about the components of common property:

Replacement Item	Total Estimated Life (Years)	Total Estimated Remaining Life (Years)	Estimated Replacement Costs	Estimated Fund Balance 12/31/2020	2021 Funding Adopted
Roofing	5-15	5-15	\$ 91,800	\$ 2,249	\$ 4,260
Painting	4-12	1-7	175,300	123,744	24,000
Paving	4-60	1-14	60,500	14,112	2,004
Elevators	16-50	1-17	489,600	38,041	5,004
Restoration	4-60	0-23	905,900	17,667	38,976
Total			<u>\$ 1,723,100</u>	<u>\$ 195,813</u>	<u>\$ 74,244</u>

See accountant's report.

VILLA TOWERS CONDOMINIUM ASSOCIATION, INC
SUPPLEMENTAL SCHEDULE OF OPERATING EXPENSES - CASH BASIS
FOR THE YEAR ENDED DECEMBER 31, 2020

OPERATING EXPENSES

Administrative		
Meetings	\$	100
Legal		525
Bank Service Charges		553
Accounting		11,861
General Liab/Flood Ins		88,012
Office Expense		2,084
Taxes, Fees, & License		1,873
Total Administrative	\$	<u>105,008</u>
Utilities		
Electric FPL	\$	11,811
Irrigation		3,862
Natural Gas		13,235
Comcast Phone & Intern		2,489
Comcast Cable TV		34,697
Water/Sewer/Trash		42,555
Total Utilities	\$	<u>108,649</u>
Contract Services		
Fire Pump Sys Inspect	\$	580
A/C Inspection		365
Backflow Preventers		760
Generator System		1,109
Domestic Water Pump		425
Drinking Water		603
Lawn Sprinkler System		1,949
Clean Dryer Ducts		450
Sewer Cleaning & Plumb		195
Janitorial Services		29,524
Fire Alarm & Exist.		2,831
Landscaping Service		10,691
Pest Control		775
Pool Maintenance		4,706
Beach Service		1,346
Elevator Maintenance		8,364
Total Contract Services	\$	<u>64,673</u>
Maintenance / Supplies		
Maintenance	\$	2,058
Equipment		963
Electrical Repairs		95
Locksmith Expense		688
Total Maintenance / Supplies	\$	<u>3,804</u>
TOTAL OPERATING EXPENSES	\$	<u><u>282,134</u></u>

See Accountant's Report