

**VILLA TOWERS**  
**CONDOMINIUM ASSOCIATION, INC.**  
**FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

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

**VILLA TOWERS  
CONDOMINIUM ASSOCIATION, INC.**

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South Florida  
**Audit & Assurance**  
Services

April 5<sup>th</sup>, 2022

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 12/31/2021, 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. We do not express an opinion, a conclusion, nor provide any assurance on the statement of cash receipts and disbursements.

The financial statements are prepared in accordance with the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

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

The supplementary information contained in Schedule of Reserve Fund Activity - Cash Basis and the Schedule of Operating Expenses - Cash Basis is presented for purposes of additional analysis and is 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. The 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.

**VILLA TOWERS CONDOMINIUM ASSOCIATION, INC**  
**STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	<u>Operating Fund</u>	<u>Special Assessment Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
<b>REVENUE</b>				
Maintenance Assessments	\$ 320,964	\$ -	\$ 74,244	\$ 395,208
Rental Income	13,750	-	-	13,750
Interest Income	-	-	161	161
Other Income	800	-	-	800
Special Assessment Income	-	97,129	-	97,129
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL RECEIPTS</b>	<b>\$ 335,514</b>	<b>\$ 97,129</b>	<b>\$ 74,405</b>	<b>\$ 507,048</b>
<b>DISBURSEMENTS</b>				
Administrative	\$ 113,384	\$ -	\$ -	\$ 113,384
Utilities	106,220	-	-	106,220
Contract Services	69,307	-	-	69,307
Maintenance/Supplies	5,651	-	-	5,651
Reserve Expenses	-	-	8,753	8,753
Special Assessment Expenses	-	97,129	-	97,129
Total Administrative	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL DISBURSEMENTS</b>	<b>294,562</b>	<b>97,129</b>	<b>8,753</b>	<b>400,444</b>
<b>SURPLUS/DEFICIT OF CASH RECEIPTS LESS DISBURSEMENTS</b>	<b>40,952</b>	<b>-</b>	<b>65,652</b>	<b>106,604</b>
<b>BEGINNING FUND BALANCE</b>	<b>28,318</b>	<b>-</b>	<b>193,381</b>	<b>221,699</b>
<b>ENDING FUND BALANCE</b>	<b>\$ <u>69,270</u></b>	<b>\$ <u>-</u></b>	<b>\$ <u>259,033</u></b>	<b>\$ <u>328,303</u></b>

**SUPPLEMENTARY INFORMATION**

**VILLA TOWERS  
 CONDOMINIUM ASSOCIATION, INC.  
 SUPPLEMENTARY SCHEDULE OF FUTURE  
 MAJOR REPAIRS AND REPLACEMENTS  
 FOR THE YEAR ENDED DECEMBER 31, 2021**

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:

<b>Replacement Item</b>	<b>Total Estimated Life (Years)</b>	<b>Total Estimated Remaining Life (Years)</b>	<b>Estimated Replacement Costs</b>	<b>Estimated Fund Balance 12/31/2021</b>	<b>Required Annual Funding</b>	<b>2022 Funding Adopted</b>
Roofing	5 - 15	4 - 11	94,520	6,509	9,216	8,688
Painting	4 - 12	0 - 6	189,930	140,081	44,581	36,000
Paving	4 - 60	0 - 13	65,897	16,116	31,501	2,004
Elevators	16 - 50	0 - 16	533,698	35,011	31,168	10,008
Restoration	4 - 60	0 - 24	983,693	63,221	211,162	36,000
Totals			1,867,738	260,938	327,628	92,700

**VILLA TOWERS CONDOMINIUM ASSOCIATION**  
**SUPPLEMENTARY SCHEDULE OF RESERVE FUND ACTIVITY - CASH BASIS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

<b>Reserve Component</b>	<b>Beginning Balance</b>	<b>2021 Reserve Assessments / Interest Income</b>	<b>2021 Reserve Disbursements</b>	<b>2021 Reserve Reimbursements</b>	<b>2020 Reserve Transfer</b>	<b>Ending Balance</b>
Roofing	2,248	4,260	-	-	-	6,508
Painting	122,310	24,000	(6,365)	-	-	139,945
Paving	14,112	2,004	-	-	-	16,116
Elevators	38,040	5,004	(8,034)	-	-	35,010
Restoration	16,018	38,976	(19,338)	25,000	653	61,309
Unallocated Interest	653	161	(16)	-	(653)	145
<b>Total</b>	<b>193,381</b>	<b>74,405</b>	<b>(33,753)</b>	<b>25,000</b>	<b>-</b>	<b>259,033</b>

**VILLA TOWERS CONDOMINIUM ASSOCIATION, INC**  
**SUPPLEMENTAL SCHEDULE OF OPERATING EXPENSES - CASH BASIS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

**OPERATING EXPENSES**

Administrative		
Meetings	\$	118
Bank Service Charges		248
Accounting		6,950
General Liab/Flood Ins		104,347
Office Expense		1,052
Taxes, Fees, & License		<u>669</u>
Total Administrative	\$	113,384
Utilities		
Electric FPL	\$	11,516
Irrigation		3,100
Natural Gas		14,440
Comcast Phone & Intern		3,268
Comcast Cable TV		36,209
Water/Sewer/Trash		<u>37,687</u>
Total Utilities	\$	106,220
Contract Services		
Fire Pump Sys Inspect	\$	1,455
Backflow Preventers		195
Generator System		928
Domestic Water Pump		812
Drinking Water		838
Water Heater (Inspect)		349
Lawn Sprinkler System		1,950
Clean Dryer Ducts		450
Sewer Cleaning & Plumb		295
Janitorial Services		32,200
Fire Alarm & Exist.		2,022
Landscaping Service		11,138
Pest Control		975
Pool Maintenance		5,256
Beach Service		1,780
Elevator Maintenance		<u>8,664</u>
Total Contract Services	\$	69,307
Maintenance / Supplies		
Maintenance	\$	5,020
Equipment		342
Locksmith Expense		<u>289</u>
Total Maintenance / Supplies	\$	5,651
<b>TOTAL OPERATING EXPENSES</b>	<b>\$</b>	<b>294,562</b>