

Villas Homeowners Association, Inc.  
NE Financials  
April 30, 2022

		12100 NE CADENCE BK OPERATING			7,342.11
		12900 NE UTIL DEP - CAP CTY BK (to be closed and added to operating)			1,468.50
		12902 NE TAL STATE BK RESERVE			34,438.32
		Roof Reserve			72,514.00
			<b>Total Checking/Savings</b>		<b>115,762.93</b>
<b>OUTSTANDING HOMEOWNER DUES</b>					
<b>EXPENDITURES &amp; TRANSFERS DURING MONTH</b>					
<b>Num</b>	<b>Date</b>	<b>Name</b>	<b>Memo</b>		<b>Paid Amount</b>
DRAFT	04/07/2022	City of Tallahassee	Water - March Payment (100%)***		-2415.33
DRAFT	04/12/2022	Cadence Bank	Account Analysis Fee (100%)		-4.23
4141	04/01/2022	Executive Mgmt Serv	HOA Management - April (40%)		-290.00
4137	03/29/2022	Executive Mgmt Serv	Billed Admin March (40%)		-61.78
			Copies	-40.02	
			Postage	-21.76	
4147	03/29/2022	Executive Mgmt Serv	Billed Admin April (40%)		-4.45
			Copies	-2.82	
			Postage	-1.63	
4142	04/11/2022	Sadler's Lawn Care	Lawn Service March 5 Trips (40%)		-868.00
4145	04/12/2022	Blackhawk Engineerig	Site Obersvations for Retaining Walls (40%)		-568.00
DRAFT	04/29/2022	Villas SE	Utility Deposit Payments (3)		361.75
DRAFT	04/29/2022	Villas SE	Pool Utility Payments (Dec-Feb) (40%)		-234.43
4136	03/28/2022	Pool Tech	Pool Service Feb (40%)		-296.35
			Service	-232.00	
			Chemicals	-64.35	
4143	04/11/2022	Pool Tech	Pool Service March (40%)		-281.56
			Service	-232.00	
			Chemicals	-49.56	
4144	04/12/2022	Brooks Harrison Cayer	1120 Tax Filing 2021 (40%)		-70.00
4140	03/31/2022	Tower Hill Insurance	Insurance - D&O (49%)		-935.87
4138	03/31/2022	Calvert Construction	Woodrot repairs (100%)		-1,550.00
			186NE siding:back,left,right,louvers,chimney		
4146	04/18/2022	Calvert Construction	Woodrot repairs (100%)		-3,245.00
			182NE siding:left,front door,brick mold,gab	-2,520.00	
			184NE siding: garage door area	-725.00	
4139	03/31/2022	Massey Services	Pest Control Service Jan - March (40%)		-72.00
1037	04/11/2022	Stubbs Roofing Co	Reroof Project - 50% complete draw**		-70,686.00
1036	04/06/2022	Calvert Construction	Woodrot repairs (100%)**		-1,912.00
			170NE siding:right,back,garage door,termite damage		
			<b>TOTAL EXPENDITURES</b>		<b>-83,133.25</b>

\*\*Paid wth reserve funds

\*\*\* City of Tallahassee will no longer allow for CDs to be used for desposits; issued full deposits for both NE/SE on same bill as they cannot bill it across two accounts. Would allow the deposits to be split across

Villas Homeowners Association, Inc.

NE Financials

April 30, 2022

6 months however, when City employee entered the payment agreement they did not remove the auto					
pay on the file and drafted the entire balance and then issued credit on the NE bill (no bill will be drafted in					
February and March bill will have remainder of credit on it). Deposit will be drafted at NE \$241.17 per					
month and SE at \$361.75 per month. The SE will reimburse the NE for the SE share each of those months.					

Villas Homeowners Association, Inc.  
 NORTHEAST Profit Loss  
 April 30, 2022

				April 2022	Expended YTD 33%	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>32000 NE OPERATING REVENUE</b>							
			32011 NE OPERATING FEES	6,435.00	25,740.00	77,220.00	33%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			<b>Total 32000 NE OPERATING REVENUE</b>	<b>6,435.00</b>	<b>25,740.00</b>	<b>77,220.00</b>	<b>33%</b>
<b>33000 NE RESERVE &amp; SPEC ASSMT</b>							
			33001 NE RESERVE DUES	0.00	0.00	0.00	
			Roof Assessment	0.00	0.00	0.00	
			<b>Total 33000 NE RESERVE &amp; SPEC ASSMT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>34000 NE OTHER INCOME</b>							
			34101 NE OPERATING INT & DIV				
			34121 NE RESERVE INT & DIV	6.06	28.79		
			<b>Total 34000 NE OTHER INCOME</b>	<b>6.06</b>	<b>28.79</b>	<b>0.00</b>	
			<b>Total Income</b>	<b>6,441.06</b>	<b>25,768.79</b>	<b>77,220.00</b>	<b>33%</b>
<b>Expense</b>							
<b>45000 NE OPERATING EXPENSE</b>							
<b>45100 NE ADMIN EXPENSE</b>							
			45101 NE BANK FEES & PRODUCTS	4.23	24.49	100.00	24%
			45102 NE INSURANCE	935.87	935.87	1,873.00	50%
			45103 NE LICENSES & FEES	0.00	0.00	125.00	0%
			45104 NE MANAGEMENT FEES	290.00	1,160.00	3,480.00	33%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	42.84	47.52	140.00	34%
			45107 NE POSTAGE	23.39	25.84	180.00	14%
			45108 NE SERVICES-ACCOUNTING	70.00	70.00	60.00	117%
			45109 NE SERVICES-LEGAL	0.00	60.00	300.00	20%
			<b>Total 45100 NE ADMIN EXPENSE</b>	<b>1,366.33</b>	<b>2,379.72</b>	<b>6,314.00</b>	<b>38%</b>
<b>45200 NE BUILDING MAINTENANCE</b>							
			45201 NE WOODROT INSPECT/REPAIR	4,795.00	9,847.50	18,618.00	53%
			45203 NE PLUMBING	0.00	0.00	3,000.00	0%
			45204 NE OTHER MAINTENANCE	568.00	568.00	100.00	568%
			45205 NE PEST CONTROL/TERMITES	72.00	120.00	1,800.00	7%
			45206 NE ROOF REPAIR	0.00	0.00	800.00	0%
			45207 NE ROOF CLEANING	0.00	0.00	1,500.00	0%
			<b>Total 45200 NE BUILDING MAINTENANCE</b>	<b>5,435.00</b>	<b>10,535.50</b>	<b>25,818.00</b>	<b>41%</b>
<b>45300 NE GROUNDS EXPENSE</b>							
			45301 NE LAWN CARE	868.00	3,047.70	10,490.00	29%
			45302 NE LANDSCAPING	0.00	0.00	500.00	0%
			45303 NE TREES & SHRUBS	0.00	0.00	750.00	0%
			45304 NE SIDEWALKS & PAVING	0.00	0.00	800.00	0%
			45305 NE STORM WATER	0.00	220.00	2,000.00	11%
			<b>Total 45300 NE GROUNDS EXPENSE</b>	<b>868.00</b>	<b>3,047.70</b>	<b>14,540.00</b>	<b>21%</b>
<b>45400 NE POOL EXPENSE</b>							
			45401 NE POOL SERVICE	464.00	1,116.00	3,376.00	33%
			45402 POOL TREATMENT/EQUIPMEN	113.91	281.77	700.00	40%
			45403 NE POOL UTILITIES	234.43	542.51	887.00	61%
			45405 NE POOL REPAIR	0.00	1,606.40	1,000.00	161%
			45406 NE POOL AREA CLEANING	0.00	40.00	585.00	7%
			<b>Total 45400 NE POOL EXPENSE</b>	<b>812.34</b>	<b>3,586.68</b>	<b>6,548.00</b>	<b>55%</b>
<b>45500 NE UTILITIES</b>							
			45501 NE UTILITIES (WATER)	2,053.58	7,596.60	20,000.00	38%
			<b>Total 45500 NE UTILITIES</b>	<b>2,053.58</b>	<b>7,596.60</b>	<b>20,000.00</b>	<b>38%</b>
			<b>Total 45000 NE OPERATING EXPENSE</b>	<b>10,535.25</b>	<b>27,146.20</b>	<b>73,220.00</b>	<b>37%</b>

Villas Homeowners Association, Inc.  
 NORTHEAST Profit Loss  
 April 30, 2022

	<b>Other Expense</b>					
		<b>65000 NE RESERVE EXPENSE</b>				
		<b>65006 NE RES EXP - OTHER BLDG</b>	1,912.00	10,279.50	10,866.00	95%
		<b>XXXXX NE RES EXP - ROOFS</b>	70,686.00	70,686.00	143,200.00	49%
		<b>65015 NE RES EXP - OTHER</b>	0.00	0.00	7,600.00	0%
		<b>Total 65000 NE RESERVE EXPENSE</b>	<b>72,598.00</b>	<b>80,965.50</b>	<b>161,666.00</b>	<b>50%</b>
	<b>Total Other Expense</b>		<b>72,598.00</b>	<b>80,965.50</b>	<b>161,666.00</b>	<b>50%</b>

Villas Homeowners Association, Inc.  
SE Financials  
April 30, 2022

11100 SE CADENCE BK OPERATING				15,729.18
11700 SE UTIL DEP - CAP CTY BK (to be closed and put into operating)				2,202.75
11902 SE TAL STATE BK RESERVE				28,922.60
Speical Assessment				17,696.38
<b>Total Checking/Savings</b>				<b>64,550.91</b>
OUTSTANDING HOMEOWNER DUES				\$432.72
				\$214.80
EXPENDITURES & TRANSFERS DURING MONTH				\$73.79
Num	Date	Name	Memo	Paid Amount
DRAFT	04/07/2022	City of Tallahassee	Water March Payment (100%)	-1,515.97
DRAFT	04/07/2022	City of Tallahassee	Pool Electric March (100%)	-199.03
DRAFT	04/15/2022	Cadence Bank	Account Analysis Fee (100%)	-5.58
8163	04/01/2022	Executive Mgmt Svcs	HOA Management March (60%)	-435.00
8158	03/28/2022	Executive Mgmt Svcs	Billed Admin - March (60%)	-92.67
			Copies	-60.03
			Postage	-32.64
8169	04/29/2022	Executive Mgmt Svcs	Billed Admin - April (60%)	-6.68
			Copies	-4.23
			Postage	-2.45
8120	10/29/2021	Signs Now	Entry Sign Letter Replacment (100%)	-161.25
8162	03/31/2022	Tower Hill Insurance	D&O Insurance (51%)	-974.07
8165	04/11/2022	Sadlers Lawn Care	Lawn Service	1,852.00
			March 5 Trips (60%)	-1302
			Sod (100%)	-550
8159	03/28/2022	Pool Tech	Pool Service March (60%)	-444.53
			Service	-348
			Chemicals	-96.53
8166	04/11/2022	Pool Tech	Pool Service April (60%)	-422.33
			Service	-348
			Chemicals	-74.33
8160	03/31/2022	Calvert Construction	Concrete Work (100%) 196SE	-1,100.00
8164	04/07/2022	CJC Painting	Painting Repairs (100%)	-1,360.00
			196A Utility doors and trim	-300
			181A Chimney area,gable,fascia	-550
			132C Gate,boards,utility door, trim	-510
8161	03/31/2022	Massey Services	Pest Control (Jan-Mar) (60%)	-108.00
8169	04/12/2022	Blackhawk Engineering	Site Inspection Retaining wall (60%)	-852.00
8167	04/12/2022	Brooks Harrison Cayer	1120 H 2021 Filing (60%)	-105.00
1036	03/28/2022	James Jones	Pressure Washing Units (100%)**	-1,600.00
DRAFT	04/29/2022	Villas NE	Pool Utility (Dec-Feb)	234.43
DRAFT	04/29/2022	Villas NE	Utility Bill Deposit Payment 3 (60%)	-361.75
<b>Total Expenditure</b>				<b>(7,657.43)</b>
*** Paid with Reserve Funds				

**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**April 30, 2022**

					April 22	EXPENDED YTD (33%)	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>31000 SE OPERATING REVENUES</b>								
				<b>31011 SE OPERATING DUES</b>	6,763.77	27,055.08	81,163.00	33%
				<b>31012 SE LATE FEES /NSF CHARGES</b>	29.07	71.73		
				<b>Total 31000 SE OPERATING REVENUES</b>	<b>6,792.84</b>	<b>27,126.81</b>	<b>81,163.00</b>	<b>33%</b>
<b>31500 SE RESERVE &amp; SPEC ASSMT</b>								
				<b>31501 SE RESERVE DUES</b>	1,172.92	4,691.68	14,075.00	33%
				Special Assessment				
				Special Assessment x2				
				<b>Total 31500 SE RESERVE &amp; SPEC ASSMT</b>	<b>1,172.92</b>	<b>4,691.68</b>	<b>14,075.00</b>	<b>33%</b>
<b>34000 SE OTHER INCOME</b>								
				<b>34101 SE OPERATING INT &amp; DIV</b>				
				<b>34121 SE RESERVE INT &amp; DIV</b>	1.93	10.03		
				<b>Total 34000 SE OTHER INCOME</b>	<b>1.93</b>	<b>10.03</b>	<b>0.00</b>	
				<b>Total Income</b>	<b>7,965.76</b>	<b>31,818.49</b>	<b>95,238.00</b>	<b>33%</b>
<b>Expense</b>								
<b>41000 SE OPERATING EXPENSE</b>								
<b>41000 SE ADMIN EXPENSE</b>								
				<b>41101 SE BANK FEES &amp; PRODUCTS</b>	5.58	33.97	170.00	20%
				<b>41102 SE INSURANCE</b>	974.07	974.07	2,000.00	49%
				<b>41103 SE LICENSES &amp; FEES</b>	0.00	0.00	187.00	0%
				<b>41104 SE MANAGEMENT FEES</b>	435.00	1,740.00	5,220.00	33%
				<b>41105 SE WEBSITE</b>	0.00	84.00	84.00	100%
				<b>41106 SE OFFICE SUPPLY &amp; COPIES</b>	64.26	74.70	210.00	36%
				<b>41107 SE POSTAGE</b>	35.09	41.21	230.00	18%
				<b>41108 SE SERVICES-ACCOUNTING</b>	105.00	105.00	90.00	117%
				<b>41109 SE SERVICES-LEGAL</b>	0.00	90.00	200.00	45%
				<b>Total 41000 SE ADMIN EXPENSE</b>	<b>1,619.00</b>	<b>3,142.95</b>	<b>8,391.00</b>	<b>37%</b>
<b>41200 SE BUILDING MAINTENANCE</b>								
				<b>41201 SE CARPENTRY</b>	2,373.25	3,373.25	7,500.00	45%
				<b>41203 SE PLUMBING</b>	0.00	0.00	1,000.00	0%
				<b>41205 SE PEST CONTROL/TERMITES</b>	108.00	180.00	2,625.00	7%
				<b>41206 SE ROOF REPAIR</b>	0.00	2,160.00	3,000.00	72%
				<b>41208 SE PRESSURE WASHING</b>	0.00	0.00	3,250.00	0%
				<b>41207 SE ROOF &amp; GUTTER CLEANIN</b>	0.00	0.00	1,370.00	0%
				<b>Total 41200 SE BUILDING MAINTENANCE</b>	<b>2,481.25</b>	<b>5,713.25</b>	<b>18,745.00</b>	<b>30%</b>
<b>41300 SE GROUNDS EXPENSE</b>								
				<b>41301 SE LAWN CARE</b>	1,302.00	4,571.55	13,347.00	34%
				<b>41302 SE LANDSCAPING EXPENSE</b>	550.00	575.00	700.00	82%
				<b>41303 SE TREES &amp; SHRUBS EXPENSE</b>	0.00	0.00	4,000.00	0%
				<b>XXXXX SE DRAINAGE</b>	0.00	330.00	5,000.00	7%
				<b>41304 SE SIDEWALKS &amp; PAVING EXP</b>	1,100.00	1,100.00	350.00	314%
				<b>Total 41300 SE GROUNDS EXPENSE</b>	<b>2,952.00</b>	<b>6,576.55</b>	<b>23,397.00</b>	<b>28%</b>
<b>41400 SE POOL EXPENSE</b>								
				<b>41401 SE POOL SERVICE</b>	696.00	1,674.00	4,320.00	39%
				<b>41403 SE POOL REPAIRS</b>	0.00	2,409.60	2,000.00	120%
				<b>41405 SE POOL UTILITIES</b>	-35.40	242.59	1,300.00	19%
				<b>41406 SE POOL AREA CLEANING</b>	0.00	30.00	810.00	4%
				<b>41407 SE POOL TREATMENT/EQUIPMENT</b>	170.86	422.65	1,200.00	35%
				<b>Total 41400 SE POOL EXPENSE</b>	<b>831.46</b>	<b>4,778.84</b>	<b>9,630.00</b>	<b>50%</b>

**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**April 30, 2022**

				<b>41500 SE UTILITIES EXPENSE</b>				
				<b>41501 SE UTILITIES (WATER)</b>	1,877.72	7,125.87	21,000.00	34%
				<b>Total 41500 SE UTILITIES EXPENSE</b>	<b>1,877.72</b>	<b>7,125.87</b>	<b>21,000.00</b>	<b>34%</b>
				<b>Total 41000 SE OPERATING EXPENSE</b>	<b>9,761.43</b>	<b>27,337.46</b>	<b>81,163.00</b>	<b>34%</b>
				<b>Total Expense</b>	<b>9,761.43</b>	<b>27,337.46</b>	<b>81,163.00</b>	<b>34%</b>
				<b>Other Expense</b>				
				<b>61000 SE RESERVE EXPENSE</b>				
				<b>61012 SE RES EXP - OTHER BUILDING</b>			10,000.00	0%
				<b>XXXX SE RES ASSESMENT</b>	1,600.00	26,503.88	44,200.26	60%
				<b>61015 SE RES EXP - OTHER</b>			0.00	
				<b>Total 61000 SE RESERVE EXPENSE</b>	<b>1,600.00</b>	<b>26,503.88</b>	<b>54,200.26</b>	<b>49%</b>