

Villas Homeowners Association, Inc.

NE Financials

December 31, 2022

		<b>12100 NE CADENCE BK OPERATING</b>			<b>23,523.17</b>
		<b>12902 NE TAL STATE BK RESERVE</b>			<b>25,531.04</b>
		Roof Reserve			<b>5,007.59</b>
			<b>Total Checking/Savings</b>		<b>54,061.80</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>
<b>DRAFT</b>	<b>12/07/2022</b>	<b>City of Tallahassee</b>	<b>Water - Nov Payment (100%)</b>		<b>-2215.1</b>
<b>4201</b>	<b>11/18/2022</b>	<b>Executive Management</b>	<b>Management Fee - Nov (40%)</b>		<b>-290</b>
<b>4209</b>	<b>12/08/2022</b>	<b>Sadler's Lawn Care</b>	<b>Lawn Service Nov 4 Trips (40%)</b>		<b>-693.60</b>
<b>4212</b>	<b>12/28/2022</b>	<b>Executive Management</b>	<b>Bill Admin Nov/Dec (40%)</b>		<b>-4.92</b>
			Copies	-2.04	
			Postage	-2.88	
<b>4208</b>	<b>12/08/2022</b>	<b>Executive Management</b>	<b>Management Fee - Dec (40%)</b>		<b>-290.00</b>
<b>4205</b>	<b>12/08/2022</b>	<b>Bobo's Cleaning</b>	<b>Pool Restroom Cleaning Dec (40%)</b>		<b>-20.00</b>
<b>4206</b>	<b>12/08/2022</b>	<b>Gulf Coast Leak</b>	<b>Leak Detection 183 NE (100%)</b>		<b>-350.00</b>
<b>4207</b>	<b>12/08/2022</b>	<b>Lance Maxwell</b>	<b>Fix Leak 183 NE (100%)</b>		<b>-1,392.00</b>
			<b>TOTAL EXPENDITURES</b>		<b>-5,255.62</b>
<b>Pending Checks:</b>					
	4210	AAA Tree	<b>Tree Work in NE</b>	\$950	
	4211	Anderson Givens	<b>Legal Opinion</b>	\$143	
	4213	Pool Tech/Wally	<b>Nov Pool Service &amp; Chem</b>	\$301.55	

Villas Homeowners Association, Inc.  
NORTHEAST Profit Loss  
December 31, 2022

				Dec 2022	Expended YTD 100%	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>32000 NE OPERATING REVENUE</b>							
			<b>32011 NE OPERATING FEES</b>	6,435.00	77,220.00	77,220.00	100%
			<b>32012 NE LATE FEES/NSF CHARGES</b>	0.00	0.00	0.00	0%
			<b>Total 32000 NE OPERATING REVENUE</b>	<b>6,435.00</b>	<b>77,220.00</b>	<b>77,220.00</b>	<b>100%</b>
<b>33000 NE RESERVE &amp; SPEC ASSMT</b>							
			<b>33001 NE RESERVE DUES</b>	0.00	0.00	0.00	
			<b>Roof Assessment</b>	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>							
			<b>34101 NE OPERATING INT &amp; DIV</b>				
			<b>34121 NE RESERVE INT &amp; DIV</b>	2.59	46.51		
			<b>Total 34000 NE OTHER INCOME</b>	<b>2.59</b>	<b>46.51</b>	<b>0.00</b>	
			<b>Total Income</b>	<b>6,437.59</b>	<b>77,266.51</b>	<b>77,220.00</b>	<b>100%</b>
<b>Expense</b>							
<b>45000 NE OPERATING EXPENSE</b>							
<b>45100 NE ADMIN EXPENSE</b>							
			<b>45101 NE BANK FEES &amp; PRODUCTS</b>	0.00	51.28	100.00	51%
			<b>45102 NE INSURANCE</b>	0.00	1,397.22	1,873.00	75%
			<b>45103 NE LICENSES &amp; FEES</b>	0.00	24.50	125.00	20%
			<b>45104 NE MANAGEMENT FEES</b>	580.00	3,480.00	3,480.00	100%
			<b>45105 NE WEBSITE</b>	0.00	56.00	56.00	100%
			<b>45106 NE OFFICE SUPPLY &amp; COPIES</b>	2.04	61.56	140.00	44%
			<b>45107 NE POSTAGE</b>	2.88	41.84	180.00	23%
			<b>45108 NE SERVICES-ACCOUNTING</b>	0.00	70.00	60.00	117%
			<b>45109 NE SERVICES-LEGAL</b>	0.00	60.00	300.00	20%
			<b>Total 45100 NE ADMIN EXPENSE</b>	<b>584.92</b>	<b>5,242.40</b>	<b>6,314.00</b>	<b>83%</b>
<b>45200 NE BUILDING MAINTENANCE</b>							
			<b>45201 NE WOODROT INSPECT/REPAIR</b>	0.00	9,847.50	18,618.00	53%
			<b>45203 NE PLUMBING</b>	1,742.00	3,624.00	3,000.00	121%
			<b>45204 NE OTHER MAINTENANCE</b>	0.00	821.68	100.00	822%
			<b>45205 NE PEST CONTROL/TERMITES</b>	0.00	1,777.00	1,800.00	99%
			<b>45206 NE ROOF REPAIR</b>	0.00	0.00	800.00	0%
			<b>45207 NE ROOF CLEANING</b>	0.00	750.00	1,500.00	50%
			<b>Total 45200 NE BUILDING MAINTENANCE</b>	<b>1,742.00</b>	<b>16,820.18</b>	<b>25,818.00</b>	<b>65%</b>
<b>45300 NE GROUNDS EXPENSE</b>							
			<b>45301 NE LAWN CARE</b>	693.60	9,035.30	10,490.00	86%
			<b>45302 NE LANDSCAPING</b>	0.00	665.00	500.00	133%
			<b>45303 NE TREES &amp; SHRUBS</b>	0.00	425.00	750.00	57%
			<b>45304 NE SIDEWALKS &amp; PAVING</b>	0.00	0.00	800.00	0%
			<b>45305 NE STORM WATER</b>	0.00	420.00	2,000.00	21%
			<b>Total 45300 NE GROUNDS EXPENSE</b>	<b>693.60</b>	<b>10,125.30</b>	<b>14,540.00</b>	<b>70%</b>
<b>45400 NE POOL EXPENSE</b>							
			<b>45401 NE POOL SERVICE</b>	0.00	2,740.00	3,376.00	81%
			<b>45402 POOL TREATMENT/EQUIPMEN</b>	0.00	758.22	700.00	108%
			<b>45403 NE POOL UTILITIES</b>	0.00	698.31	887.00	79%
			<b>45405 NE POOL REPAIR</b>	0.00	2,997.01	1,000.00	300%
			<b>45406 NE POOL AREA CLEANING</b>	20.00	520.00	585.00	89%
			<b>Total 45400 NE POOL EXPENSE</b>	<b>20.00</b>	<b>7,713.54</b>	<b>6,548.00</b>	<b>118%</b>
<b>45500 NE UTILITIES</b>							
			<b>45501 NE UTILITIES (WATER)</b>	2,215.10	23,319.95	20,000.00	117%

Villas Homeowners Association, Inc.  
 NORTHEAST Profit Loss  
 December 31, 2022

		<b>Total 45500 NE UTILITIES</b>	2,215.10	23,319.95	20,000.00	117%
		<b>Total 45000 NE OPERATING EXPENSE</b>	5,255.62	63,221.37	73,220.00	86%
	<b>Other Expense</b>					
		<b>65000 NE RESERVE EXPENSE</b>				
		<b>65006 NE RES EXP - OTHER BLDG</b>	0.00	10,279.50	10,866.00	95%
		<b>XXXXX NE RES EXP - ROOFS</b>	0.00	138,192.41	143,200.00	97%
		<b>65015 NE RES EXP - OTHER</b>	0.00	8,925.00	7,600.00	117%
		<b>Total 65000 NE RESERVE EXPENSE</b>	0.00	157,396.91	161,666.00	97%
	<b>Total Other Expense</b>		0.00	157,396.91	161,666.00	97%

Villas Homeowners Association, Inc.  
SE Financials  
December 31, 2022

<b>11100 SE CADENCE BK OPERATING</b>				<b>19,256.36</b>
<b>11902 SE TAL STATE BK RESERVE</b>				<b>51,860.18</b>
			Speical Assessment	4,616.38
			Reroof Assessment	120,286.14
			<b>Total Checking/Savings</b>	<b>196,019.06</b>
<b>OUTSTANDING HOMEOWNER DUES</b>				<b>\$132.77</b>
<b>EXPENDITURES &amp; TRANSFERS DURING MONTH</b>				
Num	Date	Name	Memo	Paid Amount
DRAFT	12/07/2022	City of Tallahassee	Water Nov Payment (100%)	-1,652.31
DRAFT	12/07/2022	City of Tallahassee	Pool Electric Nov (100%)	-244.48
DRAFT	12/29/2022	Cadence Bank	Account Analysis Fee (100%)	-5.09
8231	12/08/2022	Executive Mgmt Svcs	HOA Management Dec (60%)	-435.00
8233	12/16/2022	Lance Maxwell	Plumbing Leak 115 SE (100%)	-593.00
8236	12/28/2022	Executive Mgmt Svcs	Billed Admin Nov/Dec (60%)	-7.38
			Copies	-3.06
			Postage	-4.32
8230	12/08/2022	Bobo's Cleaning	Pool Restroom Cleaning Dec (60%)	-30.00
8232	12/08/2022	Sadler Lawn Care	Lawn Service Nov 4 Trips (60%)	-1,040.40
1039	12/08/2022	Stubbs Roofing**	Reroof Payment (100%)	-71,613.86
			<b>Total Expenditure</b>	<b>(75,621.52)</b>
Pending Payments:				
	8239	\$1,172.92	Villas SE Reserve Dec	
	8234	\$1,225	AAA Tree Experts - Tree Work	
	8235	\$214.50	Anderson Givens - Legal Opinion	
	8237	\$391	Lance Maxwell - Plumbing Leaks	
	8238	\$452.33	Pool Tech/Wally - Nov Pool Service	
** Reserve Funds				

**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**December 31, 2022**

					Dec 22	EXPENDED YTD (100%)	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>31000 SE OPERATING REVENUES</b>								
31011 SE OPERATING DUES					6,763.77	81,165.24	81,163.00	100%
31012 SE LATE FEES /NSF CHARGES					0.00	183.31		
<b>Total 31000 SE OPERATING REVENUES</b>					<b>6,763.77</b>	<b>81,348.55</b>	<b>81,163.00</b>	<b>100%</b>
<b>31500 SE RESERVE &amp; SPEC ASSMT</b>								
31501 SE RESERVE DUES					1,172.92	14,075.04	14,075.00	100%
Special Assessment Roof					0.00	276,900.00	276,900.00	100%
Special Assessment x2								
<b>Total 31500 SE RESERVE &amp; SPEC ASSMT</b>					<b>1,172.92</b>	<b>290,975.04</b>	<b>290,975.00</b>	<b>100%</b>
<b>34000 SE OTHER INCOME</b>								
34101 SE OPERATING INT & DIV								
34121 SE RESERVE INT & DIV					26.79	109.56		
<b>Total 34000 SE OTHER INCOME</b>					<b>26.79</b>	<b>109.56</b>	<b>0.00</b>	
<b>Total Income</b>					<b>7,936.69</b>	<b>372,323.59</b>	<b>372,138.00</b>	<b>100%</b>
<b>Expense</b>								
<b>41000 SE OPERATING EXPENSE</b>								
<b>41000 SE ADMIN EXPENSE</b>								
41101 SE BANK FEES & PRODUCTS					5.09	171.44	170.00	101%
41102 SE INSURANCE					0.00	1,454.27	2,000.00	73%
41103 SE LICENSES & FEES					0.00	36.75	187.00	20%
41104 SE MANAGEMENT FEES					435.00	5,220.00	5,220.00	100%
41105 SE WEBSITE					0.00	84.00	84.00	100%
41106 SE OFFICE SUPPLY & COPIES					3.06	96.48	210.00	46%
41107 SE POSTAGE					4.32	91.95	230.00	40%
41108 SE SERVICES-ACCOUNTING					0.00	105.00	90.00	117%
41109 SE SERVICES-LEGAL					0.00	90.00	200.00	45%
<b>Total 41000 SE ADMIN EXPENSE</b>					<b>447.47</b>	<b>7,349.89</b>	<b>8,391.00</b>	<b>88%</b>
<b>41200 SE BUILDING MAINTENANCE</b>								
41201 SE CARPENTRY					0.00	4,438.35	7,500.00	59%
41203 SE PLUMBING					593.00	593.00	1,000.00	59%
41205 SE PEST CONTROL/TERMITES					0.00	2,661.00	2,625.00	101%
41206 SE ROOF REPAIR					0.00	2,160.00	3,000.00	72%
41208 SE PRESSURE WASHING					0.00	0.00	3,250.00	0%
41207 SE ROOF & GUTTER CLEANIN					0.00	750.00	1,370.00	55%
<b>Total 41200 SE BUILDING MAINTENANCE</b>					<b>593.00</b>	<b>10,602.35</b>	<b>18,745.00</b>	<b>57%</b>
<b>41300 SE GROUNDS EXPENSE</b>								
41301 SE LAWN CARE					1,040.40	12,503.55	13,347.00	94%
41302 SE LANDSCAPING EXPENSE					0.00	875.00	700.00	125%
41303 SE TREES & SHRUBS EXPENSE					0.00	25.00	4,000.00	1%
XXXXX SE DRAINAGE					0.00	630.00	5,000.00	13%
41304 SE SIDEWALKS & PAVING EXP					0.00	1,587.00	350.00	453%
<b>Total 41300 SE GROUNDS EXPENSE</b>					<b>1,040.40</b>	<b>15,620.55</b>	<b>23,397.00</b>	<b>67%</b>
<b>41400 SE POOL EXPENSE</b>								
41401 SE POOL SERVICE					0.00	4,110.00	4,320.00	95%
41403 SE POOL REPAIRS					0.00	4,495.51	2,000.00	225%
41405 SE POOL UTILITIES					244.48	1,764.13	1,300.00	136%
41406 SE POOL AREA CLEANING					30.00	750.00	810.00	93%
41407 SE POOL TREATMENT/EQUIPMENT					0.00	1,137.36	1,200.00	95%
<b>Total 41400 SE POOL EXPENSE</b>					<b>274.48</b>	<b>12,257.00</b>	<b>9,630.00</b>	<b>127%</b>

**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**December 31, 2022**

		<b>41500 SE UTILITIES EXPENSE</b>				
		41501 SE UTILITIES (WATER)	1,652.31	20,801.70	21,000.00	99%
		<b>Total 41500 SE UTILITIES EXPENSE</b>	<b>1,652.31</b>	<b>20,801.70</b>	<b>21,000.00</b>	<b>99%</b>
		<b>Total 41000 SE OPERATING EXPENSE</b>	<b>4,007.66</b>	<b>66,631.49</b>	<b>81,163.00</b>	<b>82%</b>
		<b>Total Expense</b>	<b>4,007.66</b>	<b>66,631.49</b>	<b>81,163.00</b>	<b>82%</b>
		<b>Other Expense</b>				
		<b>61000 SE RESERVE EXPENSE</b>				
		61012 SE RES EXP - OTHER BUILDING	0.00		10,000.00	0%
		XXXX SE RES ASSESMENT	0.00	34,303.88	44,200.26	78%
		61015 SE RES EXP - OTHER	0.00		0.00	
		XXXX SE RES ASSESMENT ROOF	71,613.86	156,613.86	276,900.00	57%
		<b>Total 61000 SE RESERVE EXPENSE</b>	<b>71,613.86</b>	<b>190,917.74</b>	<b>331,100.26</b>	<b>58%</b>