

Villas Homeowners Association, Inc.

NE Financials

December 31, 2020

	12100	NE CADENCE BK OPERATING			8,272.07
	12900	NE UTIL DEP - CAP CTY BK			1,464.65
	12902	NE TAL STATE BK RESERVE			40,429.12
			Total Checking/Savings		50,165.84
OUTSTANDING HOMEOWNER DUES					
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	12/08/2020	City of Tallahassee	Water - November Payment (100%)		-1489.63
DRAFT	12/15/2020	Cadence Bank	Account Analysis Fee (100%)		-4.69
4004	12/09/2020	Executive Mgmt Serv	HOA Management - December(40%)		-290.00
4004	12/09/2020	Executive Mgmt Serv	Billed Admin Fee - Nov (40%)		-2.94
			Copies	-1.38	
			Postage	-1.56	
4010	12/30/2020	Executive Mgmt Serv	Billed Admin Fee - Dec (40%)		-3.76
			Copies	-.96	
			Postage	-2.80	
4005	12/09/2020	Sadler's Lawn Care	Lawn Service November 4 trips - (40%)		-638.00
4002	11/20/2020	Anderson Givens	Legal: review of docs relative to rules (40%)		-130.00
4006	12/09/2020	Total Quality Roofing	Roof Repair - 182 NE shingles at wall (100%)		-300.00
4009	12/21/2020	Massey Services	Pest Control - Oct, Nov, Dec (40%)		-72.00
4003	12/09/2020	Bobo's Cleaning Svc	Pool Area Cleaning December (40%)		-20.00
DRAFT	12/31/2020	Villas SE	Pool Utilties (40%) - November		-69.64
4001	12/21/2020	Villas NE	Reserve Trasnfer (100%) - Nov & Transfer		-5,159.83
4008	12/21/2020	Villas NE	Reserve Trasnfer (100%) - Dec		-1,159.83
			TOTAL EXPENDITURES		-9,340.32

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 December 31, 2020

				Dec 20	Expended YTD 100%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,690.17	56,282.04	56,282.00	100%
			32012 NE LATE FEES/NSF CHARGES	0.00	26.76	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,690.17	56,308.80	56,282.00	100%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	1,159.83	13,917.96	13,918.00	100%
			Total 33000 NE RESERVE & SPEC ASSMT	1,159.83	13,917.96	13,918.00	100%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	1.53	14.84	0.00	
			Total 34000 NE OTHER INCOME	1.53	14.84	0.00	
			Total Income	5,851.53	70,241.60	70,200.00	100%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	4.69	273.54	17.00	1609%
			45102 NE INSURANCE	0.00	1,767.14	1,690.00	105%
			45103 NE LICENSES & FEES	0.00	124.50	125.00	100%
			45104 NE MANAGEMENT FEES	290.00	3,480.00	3,480.00	100%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	2.34	117.02	103.00	114%
			45107 NE POSTAGE	4.36	116.08	104.00	112%
			45108 NE SERVICES-ACCOUNTING	0.00	60.00	60.00	100%
			45109 NE SERVICES-LEGAL	130.00	166.00	400.00	42%
			Total 45100 NE ADMIN EXPENSE	431.39	6,160.28	6,035.00	102%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	0.00	3,248.00	2,000.00	162%
			45203 NE PLUMBING	0.00	1,072.00	3,000.00	36%
			45204 NE OTHER MAINTENANCE	0.00	0.00	460.00	0%
			45205 NE PEST CONTROL/TERMITES	72.00	1,777.00	1,309.00	136%
			45206 NE ROOF REPAIR	300.00	1,375.00	1,273.00	108%
			45207 NE ROOF CLEANING	0.00	250.00	425.00	59%
			Total 45200 NE BUILDING MAINTENANCE	372.00	7,722.00	8,467.00	91%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	638.00	8,322.00	8,942.00	93%
			45302 NE LANDSCAPING	0.00	256.00	1,500.00	17%
			45303 NE TREES & SHRUBS	0.00	2,250.00	3,100.00	73%
			45304 NE SIDEWALKS & PAVING	0.00	255.00	750.00	34%
			45305 NE STORM WATER	0.00	0.00	3,650.00	0%
			Total 45300 NE GROUNDS EXPENSE	638.00	11,083.00	17,942.00	62%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	0.00	2,460.00	2,496.00	99%
			45402 POOL TREATMENT/EQUIPMEN	0.00	604.47	520.00	116%
			45403 NE POOL UTILITIES	69.64	861.18	800.00	108%
			45405 NE POOL REPAIR	0.00	1,850.39	1,500.00	123%
			45406 NE POOL AREA CLEANING	20.00	518.00	522.00	99%
			Total 45400 NE POOL EXPENSE	89.64	6,294.04	5,838.00	108%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,489.63	19,828.73	18,000.00	110%
			Total 45500 NE UTILITIES	1,489.63	19,828.73	18,000.00	110%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 December 31, 2020

	Total 45000 NE OPERATING EXPENSE	3,020.66	51,088.05	56,282.00	91%
Other Expense					
	65000 NE RESERVE EXPENSE				
	65006 NE RES EXP - OTHER BLDG	0.00	0.00	0.00	
	65015 NE RES EXP - OTHER	0.00	0.00	0.00	
	Total 65000 NE RESERVE EXPENSE	0.00	0.00	0.00	
Total Other Expense		0.00	0.00	0.00	

Villas Homeowners Association, Inc.
SE Financials
December 31 2020

11100	SE CADENCE BK OPERATING			5,509.82
11700	SE UTIL DEP - CAP CTY BK			2,196.97
11902	SE TAL STATE BK RESERVE			26,912.88
			Total Checking/Savings	34,619.67
OUTSTANDING HOMEOWNER DUES				
				2,139.64
				16.66
				81.91
				\$2,041.07
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	12/08/2020	City of Tallahassee	Water November Payment (100%)	-1,579.60
DRAFT	12/08/2020	City of Tallahassee	Pool Electric November(100%)	-174.10
DRAFT	12/15/2020	Cadence Bank	Account Analysis Fee	-7.89
8017	12/08/2020	Executive Mgmt Svcs	HOA Management - December (60%)	-435.00
8017	12/08/2020	Executive Mgmt Svcs	Billed Admin Nov (60%)	-4.41
			Copies	-2.07
			Postage	-2.34
8023	12/30/2020	Executive Mgmt Svcs	Billed Admin Dec (60%) *	-73.89
			Copies	-20.07
			Postage	-53.82
8013	12/03/2020	Anderson & Givens	Legal Advice Documents and Rules (60%)	-195.00
8016	12/08/2020	Bobo's Cleaning Svc	Pool Area Cleaning December (60%)	-30.00
8014	11/20/2020	Gutterhawk Inc	Gutter & Roof Cleaning (100%)	-1,027.00
8018	12/08/2020	Sadlers Lawn Care	Lawn Service Nov - 4 Trips (60%)	-957.00
8020	12/09/2020	Total Quality Roofing	Roof Repair - 196A Valley Shingles (100%)	-640.00
8022	12/21/2020	Massey Services	Pest Control - Oct, Nov, Dec (60%)	-108.00
CREDIT	12/31/2020	Villas NE	Pool Utilities (40%) November	69.64
8015	11/25/2020	Villas SE	Reserve Transfer October (100%)	-1,100.00
8021	12/21/2020	Villas SE	Reserve Transfer November & Dec (100%)	-2,200.00
			Total Expenditure	(8,462.25)
* Includes Speical Assessment Mailing				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
December 31, 2020

					Dec 20	EXPENDED YTD (92%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	6,115.00	73,380.00	73,380.00	100%
				31012 SE LATE FEES /NSF CHARGES	49.17	305.97	0.00	0%
				Total 31000 SE OPERATING REVENUES	6,164.17	73,685.97	73,380.00	100%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,100.00	13,200.00	13,200.00	100%
				Total 31500 SE RESERVE & SPEC ASSMT	1,100.00	13,200.00	13,200.00	100%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	0.68	8.03	10.00	80%
				Total 34000 SE OTHER INCOME	0.68	8.03	10.00	80%
				Total Income	7,264.17	86,885.97	86,590.00	100%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	7.89	327.08	50.00	654%
				41102 SE INSURANCE	0.00	1,839.15	1,760.00	104%
				41103 SE LICENSES & FEES	0.00	186.75	187.00	100%
				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	22.14	194.01	115.00	169%
				41107 SE POSTAGE	56.16	237.89	168.00	142%
				41108 SE SERVICES-ACCOUNTING	0.00	90.00	90.00	100%
				41109 SE SERVICES-LEGAL	195.00	299.00	0.00	100%
				Total 41000 SE ADMIN EXPENSE	716.19	8,477.88	7,674.00	110%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	0.00	12,595.00	15,068.00	84%
				41203 SE PLUMBING	0.00	1,008.50	700.00	144%
				41205 SE PEST CONTROL/TERMITES	108.00	9,243.00	2,226.00	415%
				41206 SE ROOF REPAIR	640.00	1,390.00	750.00	185%
				41207 SE ROOF & GUTTER CLEANIN	1,027.00	2,054.00	2,850.00	72%
				Total 41200 SE BUILDING MAINTENANCE	1,775.00	26,290.50	21,594.00	122%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	957.00	12,483.00	12,506.00	100%
				41302 SE LANDSCAPING EXPENSE	0.00	439.00	1,000.00	44%
				41303 SE TREES & SHRUBS EXPENSE	0.00	525.00	1,500.00	35%
				41304 SE SIDEWALKS & PAVING EXP	0.00	0.00	350.00	0%
				Total 41300 SE GROUNDS EXPENSE	957.00	13,447.00	15,356.00	88%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	0.00	3,690.00	3,669.00	101%
				41403 SE POOL REPAIRS	0.00	2,682.59	1,300.00	206%
				41405 SE POOL UTILITIES	104.46	1,106.00	1,200.00	92%
				41406 SE POOL AREA CLEANING	30.00	777.00	837.00	93%
				41407 SE POOL TREATMENT/EQUIPMENT	0.00	907.70	750.00	121%
				Total 41400 SE POOL EXPENSE	134.46	9,163.29	7,756.00	118%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	1,579.60	19,598.96	21,000.00	93%
				Total 41500 SE UTILITIES EXPENSE	1,579.60	19,598.96	21,000.00	93%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
December 31, 2020

		Total 41000 SE OPERATING EXPENSE	5,162.25	76,977.63	73,380.00	105%
		Total Expense	5,162.25	76,977.63	73,380.00	105%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	0.00	5,993.00	8,000.00	75%
		61015 SE RES EXP - OTHER	0.00	0.00	5,000.00	0%
		Total 61000 SE RESERVE EXPENSE	0.00	5,993.00	13,000.00	46%