

Villas Homeowners Association, Inc.

NE Financials

December 31, 2021

		12100 NE CADENCE BK OPERATING			7,499.01
		12900 NE UTIL DEP - CAP CTY BK			1,468.50
		12902 NE TAL STATE BK RESERVE			44,689.03
		Roof Reserve			143,200.00
			Total Checking/Savings		196,856.54
OUTSTANDING HOMEOWNER DUES					
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	12/05/2021	City of Tallahassee	Water - November Payment (100%)		-1512.13
DRAFT	12/15/2021	Cadence Bank	Account Analysis Fee (100%)		-4.73
4108	12/03/2021	Executive Mgmt Serv	HOA Management - December (40%)		-290.00
4108	12/03/2021	Executive Mgmt Serv	Billed Admin (40%)		-4.12
			Copies	2.76	
			Postage	1.36	
4112	12/08/2021	Sadler's Lawn Care	Lawn Service		-663.00
			December 4 Trips (40%)	-638.00	
			Tree at NE Entry (100%)	-25.00	
4106	11/12/2021	Wally Womble	Oct Pool Service (40%)		-303.15
			Service	-210.00	
			Chemicals	-59.15	
			Chlorinator Repair	-34.00	
4107	11/23/2021	Omni Service Group	Pole Light at Pool Repair (40%)		-41.36
4111	12/08/2021	Calvert Construction	Maintenance Work (100%)		-302.00
			193NE - Latch on front gate	-145.00	
			185NE - Vent in brick & loose brick	-157.00	
4110	12/08/2021	Bobo's Cleaning	Pool area cleaning - Dec (40%)		-20.00
4109	12/03/2021	Villas NE	Reserve - Nov & December (100%)		-2,319.66
1031	12/08/2021	Calvert Construction	Retaining Wall NE side - rest of project (40%)***		-2,464.00
1032	12/27/2021	Calvert Construction	Woodrot repairs (100%)***		-3,175.00
			175NE 1x2, siding on left & right	-525.00	
			177NE siding on right, brick mold	-375.00	
			171NE siding on right & left, gate	-475.00	
			173NE siding on left & right, 1x2	-975.00	
			179NE brick molding, siding	-825.00	
			TOTAL EXPENDITURES		-11,099.15

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 December 31, 2021

				Dec 21	Expended YTD 100%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,690.17	56,282.00	56,282.00	100%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,690.17	56,282.00	56,282.00	100%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	1,159.83	13,917.96	13,918.00	100%
			Roof Assessment	0.00	213,200.00	213,200.00	100%
			Total 33000 NE RESERVE & SPEC ASSMT	1,159.83	227,117.96	227,118.00	100%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	8.11	36.56	14.00	
			Total 34000 NE OTHER INCOME	8.11	36.56	14.00	
			Total Income	5,858.11	283,436.52	283,414.00	100%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	4.73	83.97	74.00	113%
			45102 NE INSURANCE	0.00	1,765.35	1,873.00	94%
			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	2.76	179.29	140.00	128%
			45107 NE POSTAGE	1.36	115.06	132.00	87%
			45108 NE SERVICES-ACCOUNTING	0.00	60.00	60.00	100%
			45109 NE SERVICES-LEGAL	0.00	110.00	300.00	37%
			Total 45100 NE ADMIN EXPENSE	298.85	5,974.17	6,240.00	96%
45200 NE BUILDING MAINTENANCE							
			45201 NE WOODROT INSPECT/REPAIR	302.00	4,522.00	5,000.00	90%
			45203 NE PLUMBING	0.00	2,736.50	1,900.00	144%
			45204 NE OTHER MAINTENANCE	0.00	100.00	300.00	33%
			45205 NE PEST CONTROL/TERMITES	0.00	1,705.00	1,777.00	96%
			45206 NE ROOF REPAIR	0.00	100.00	1,500.00	7%
			45207 NE ROOF CLEANING	0.00	900.00	500.00	180%
			Total 45200 NE BUILDING MAINTENANCE	302.00	10,063.50	10,977.00	92%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	638.00	8,322.00	9,050.00	92%
			45302 NE LANDSCAPING	0.00	395.00	500.00	79%
			45303 NE TREES & SHRUBS	25.00	570.00	2,800.00	20%
			45304 NE SIDEWALKS & PAVING	0.00	6,024.55	800.00	753%
			45305 NE STORM WATER	0.00	1,298.00	3,500.00	37%
			Total 45300 NE GROUNDS EXPENSE	663.00	15,311.55	16,650.00	92%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	210.00	2,520.00	2,880.00	88%
			45402 POOL TREATMENT/EQUIPMEN	59.15	648.98	580.00	112%
			45403 NE POOL UTILITIES	0.00	722.00	887.00	81%
			45405 NE POOL REPAIR	75.36	565.94	1,750.00	32%
			45406 NE POOL AREA CLEANING	20.00	520.00	518.00	100%
			Total 45400 NE POOL EXPENSE	364.51	4,976.92	6,615.00	75%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,512.13	18,844.60	15,800.00	119%
			Total 45500 NE UTILITIES	1,512.13	18,844.60	15,800.00	119%
			Total 45000 NE OPERATING EXPENSE	3,140.49	55,170.74	56,282.00	98%
Other Expense							

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 December 31, 2021

	65000 NE RESERVE EXPENSE				
	65006 NE RES EXP - OTHER BLDG	3,175.00	6,175.00	2,500.00	
	XXXXX NE RES EXP - ROOFS	0.00	70,000.00		
	65015 NE RES EXP - OTHER	2,464.00	3,520.00	2,000.00	
	Total 65000 NE RESERVE EXPENSE	5,639.00	79,695.00	4,500.00	
	Total Other Expense	5,639.00	79,695.00	4,500.00	

Villas Homeowners Association, Inc.
SE Financials
December 31, 2021

11100 SE CADENCE BK OPERATING					11,711.30
11700 SE UTIL DEP - CAP CTY BK					2,202.75
11902 SE TAL STATE BK RESERVE					25,492.81
				Speical Assessment	38,534.56
				Total Checking/Savings	77,941.42
OUTSTANDING HOMEOWNER DUES				165B	\$ 1,033.34
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	12/05/2021	City of Tallahassee	Water November Payment (100%)		-1,516.81
DRAFT	12/05/2021	City of Tallahassee	Pool Electric November (100%)		-184.03
DRAFT	12/15/2021	Cadence Bank	Account Analysis Fee (100%)		-7.51
8127	12/03/2021	Executive Mgmt Svcs	HOA Management December (60%)		-435.00
8127	12/03/2021	Executive Mgmt Svcs	Billed Admin (60%)		-44.40
			Copies	15.84	
			Postage	28.56	
8126	11/23/2021	Omni Service Group	Pole Light repair at pool (60%)		-62.05
8125	11/12/2021	Wally Womble	Pool Service (60%)		-454.73
			Service - October	-315	
			Chemicals	-88.73	
			Chlorinator Repair	-51	
8130	12/08/2021	Sadlers Lawn Care	Lawn Service Nov(60%)		-1,132.00
			4 trips	-957	
			Limbs large tree	-25	
			Rye Grass	-150	
8129	12/08/2021	Bobo's Cleaning	Pool Cleaning Service - Dec (60%)		-30.00
8132	12/27/2021	Calvert Construction	165C Utiltiy room,woodrot, reinstalled roof		-1,875.00
8128	12/03/2021	Villas SE	Reserve Nov & Dec (100%)		-2,000.00
8135	12/27/2021	Villas SE	Transfer 3 Assessment payments via CC (100%)		-3,645.14
1029	12/08/2021	Calvert Construction	Retaining Wall Completion (60%)***		-3,696.00
				Total Expenditure	(15,082.67)
*** Paid with Reserve Funds					

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
December 31, 2021

								Dec 21	EXPENDED YTD (100%)	Annual Budget	% of Budget
Ordinary Income/Expense											
Income											
31000 SE OPERATING REVENUES											
31011 SE OPERATING DUES								6,215.00	74,580.00	74,580.00	100%
31012 SE LATE FEES /NSF CHARGES								0.00	184.66	0.00	0%
Total 31000 SE OPERATING REVENUES								6,215.00	74,764.66	74,580.00	100%
31500 SE RESERVE & SPEC ASSMT											
31501 SE RESERVE DUES								1,000.00	12,000.00	12,000.00	100%
Special Assessment								0.00	11,700.00	11,700.00	100%
Special Assessment x2								30,001.18	38,534.56	44,200.26	87%
Total 31500 SE RESERVE & SPEC ASSMT								31,001.18	62,234.56	67,900.26	92%
34000 SE OTHER INCOME											
34101 SE OPERATING INT & DIV								0.00	0.00	0.00	0%
34121 SE RESERVE INT & DIV								1.97	19.49	10.00	195%
Total 34000 SE OTHER INCOME								1.97	19.49	10.00	195%
Total Income								37,216.18	136,999.22	142,490.26	96%
Expense											
41000 SE OPERATING EXPENSE											
41000 SE ADMIN EXPENSE											
41101 SE BANK FEES & PRODUCTS								7.51	174.04	126.00	138%
41102 SE INSURANCE								0.00	1,837.40	1,949.50	94%
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								15.84	165.34	210.00	79%
41107 SE POSTAGE								28.56	223.77	211.00	106%
41108 SE SERVICES-ACCOUNTING								0.00	90.00	90.00	100%
41109 SE SERVICES-LEGAL								0.00	165.00	104.00	159%
Total 41000 SE ADMIN EXPENSE								486.91	8,146.30	8,181.50	100%
41200 SE BUILDING MAINTENANCE											
41201 SE CARPENTRY								1,875.00	9,389.00	14,663.50	64%
41203 SE PLUMBING								0.00	1,207.18	1,000.00	121%
41205 SE PEST CONTROL/TERMITES								0.00	2,553.00	2,226.00	115%
41206 SE ROOF REPAIR								0.00	2,980.00	750.00	397%
41207 SE ROOF & GUTTER CLEANIN								0.00	1,370.00	2,366.00	58%
Total 41200 SE BUILDING MAINTENANCE								1,875.00	17,499.18	21,005.50	83%
41300 SE GROUNDS EXPENSE											
41301 SE LAWN CARE								957.00	12,483.00	13,573.00	92%
41302 SE LANDSCAPING EXPENSE								150.00	385.00	700.00	55%
41303 SE TREES & SHRUBS EXPENSE								25.00	1,490.00	1,000.00	149%
XXXXX SE DRAINAGE								0.00	1,047.00		
41304 SE SIDEWALKS & PAVING EXP								0.00	0.00	350.00	0%
Total 41300 SE GROUNDS EXPENSE								1,132.00	15,405.00	15,623.00	99%
41400 SE POOL EXPENSE											
41401 SE POOL SERVICE								315.00	3,780.00	4,320.00	88%
41403 SE POOL REPAIRS								113.05	681.19	1,600.00	43%
41405 SE POOL UTILITIES								184.03	1,453.49	1,200.00	121%
41406 SE POOL AREA CLEANING								30.00	780.00	800.00	98%
41407 SE POOL TREATMENT/EQUIPMENT								88.73	973.49	850.00	115%
Total 41400 SE POOL EXPENSE								730.81	7,668.17	8,770.00	87%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
December 31, 2021

		41500 SE UTILITIES EXPENSE				
		41501 SE UTILITIES (WATER)	1,516.81	19,733.91	21,000.00	94%
		Total 41500 SE UTILITIES EXPENSE	1,516.81	19,733.91	21,000.00	94%
		Total 41000 SE OPERATING EXPENSE	5,741.53	68,452.56	74,580.00	92%
		Total Expense	5,741.53	68,452.56	74,580.00	92%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	0.00	10,343.00	7,000.00	148%
		XXXX SE RES ASSESMENT	0.00	11,700.00	11,700.00	100%
		61015 SE RES EXP - OTHER	3,696.00	5,280.00	5,000.00	106%
		Total 61000 SE RESERVE EXPENSE	3,696.00	27,323.00	23,700.00	115%