

Villas Homeowners Association, Inc.
NE Financials
February 28, 2022

		12100 NE CADENCE BK OPERATING			6,493.12
		12900 NE UTIL DEP - CAP CTY BK			1,468.50
		12902 NE TAL STATE BK RESERVE			39,036.55
		Roof Reserve			143,200.00
			Total Checking/Savings		190,198.17
OUTSTANDING HOMEOWNER DUES					
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	02/03/2022	City of Tallahassee	Water - December Payments & Dep (100%)***		0
DRAFT	01/15/2022	Cadence Bank	Account Analysis Fee (100%)		-4.57
4123	02/03/2022	Executive Mgmt Serv	HOA Management - February (40%)		-290.00
4121	01/26/2022	Executive Mgmt Serv	Billed Admin (40%)		-4.15
			Copies	-3.06	
			Postage	-1.09	
4125	02/14/2022	Sadler's Lawn Care	Lawn Service January 4 Trips (40%)		-693.60
4122	01/26/2022	Wally Womble	Dec Pool Service (40%)		-259.56
			Service	-210.00	
			Chemicals	-49.56	
4118	01/11/2022	Glen Rushing	Website Hosting (40%)		-56.00
4124	02/14/2022	Calvert Construction	Pool House (40%) & 193 NE (100%)		-1,669.40
			193NE New latch on gate	-105.00	
			Pool gate repair	-38.00	
			Pool house - clean up, sealing, doors	-1,526.40	
DRAFT	02/16/2022	Villas SE	Pool Electric Dec/Jan(40%)		-159.89
4126	02/14/2022	Wally Womble	Jan Pool Service (40%)		-333.15
			Service	-232.00	
			Chemicals	-59.15	
			Repair - Unclog impeller	-42.00	
1034	02/20/2022	Calvert Construction	Woodrot repairs (100%)**		-2,997.50
4127			192NE roofline,brick mold,siding	-1,125.00	-2,997.50
			193NE roofline,siding,back siding	-850.00	
			195NE siding,brick mold,1x4,new door	-1,650.00	
			194NE garage door area, brick mold, siding	-2,370.00	
			TOTAL EXPENDITURES		-9,465.32
**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 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.
NE Financials
February 28, 2022

The CDs will be closed at CCB and added back into each sides operating accounts.					

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 February 28, 2022

				Feb 22	Expended YTD 17%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	6,435.00	12,870.00	77,220.00	17%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			Total 32000 NE OPERATING REVENUE	6,435.00	12,870.00	77,220.00	17%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	0.00	0.00	0.00	
			Roof Assessment	0.00	0.00	0.00	
			Total 33000 NE RESERVE & SPEC ASSMT	0.00	0.00	0.00	
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV				
			34121 NE RESERVE INT & DIV	7.09	15.02		
			Total 34000 NE OTHER INCOME	7.09	15.02	0.00	
			Total Income	6,442.09	12,885.02	77,220.00	17%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	4.57	15.73	100.00	16%
			45102 NE INSURANCE	0.00	0.00	1,873.00	0%
			45103 NE LICENSES & FEES	0.00	0.00	125.00	0%
			45104 NE MANAGEMENT FEES	290.00	580.00	3,480.00	17%
			45105 NE WEBSITE	56.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	3.06	4.68	140.00	3%
			45107 NE POSTAGE	1.09	2.45	180.00	1%
			45108 NE SERVICES-ACCOUNTING	0.00	0.00	60.00	0%
			45109 NE SERVICES-LEGAL	0.00	0.00	300.00	0%
			Total 45100 NE ADMIN EXPENSE	354.72	658.86	6,314.00	10%
45200 NE BUILDING MAINTENANCE							
			45201 NE WOODROT INSPECT/REPAIR	3,102.50	4,877.50	18,618.00	26%
			45203 NE PLUMBING	0.00	0.00	3,000.00	0%
			45204 NE OTHER MAINTENANCE	0.00	0.00	100.00	0%
			45205 NE PEST CONTROL/TERMITES	0.00	48.00	1,800.00	3%
			45206 NE ROOF REPAIR	0.00	0.00	800.00	0%
			45207 NE ROOF CLEANING	0.00	0.00	1,500.00	0%
			Total 45200 NE BUILDING MAINTENANCE	3,102.50	4,925.50	25,818.00	19%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	693.60	1,486.10	10,490.00	14%
			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%
			Total 45300 NE GROUNDS EXPENSE	693.60	1,486.10	14,540.00	10%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	442.00	652.00	3,376.00	19%
			45402 POOL TREATMENT/EQUIPMEN	108.71	167.86	700.00	24%
			45403 NE POOL UTILITIES	159.89	308.08	887.00	35%
			45405 NE POOL REPAIR	1,606.40	1,606.40	1,000.00	161%
			45406 NE POOL AREA CLEANING	0.00	20.00	585.00	3%
			Total 45400 NE POOL EXPENSE	2,317.00	2,754.34	6,548.00	42%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	0.00	5,300.89	20,000.00	27%
			Total 45500 NE UTILITIES	0.00	5,300.89	20,000.00	27%
			Total 45000 NE OPERATING EXPENSE	6,467.82	15,125.69	73,220.00	21%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 February 28, 2022

	Other Expense					
		65000 NE RESERVE EXPENSE				
		65006 NE RES EXP - OTHER BLDG	2,997.50	5,667.50	10,866.00	52%
		XXXXX NE RES EXP - ROOFS	0.00	0.00	143,200.00	0%
		65015 NE RES EXP - OTHER	0.00	0.00	7,600.00	0%
		Total 65000 NE RESERVE EXPENSE	2,997.50	5,667.50	161,666.00	4%
	Total Other Expense		2,997.50	5,667.50	161,666.00	4%

Villas Homeowners Association, Inc.
SE Financials
February 28, 2022

11100 SE CADENCE BK OPERATING				18,843.19
11700 SE UTIL DEP - CAP CTY BK				2,202.75
11902 SE TAL STATE BK RESERVE				26,572.15
Speical Assessment				43,700.26
Total Checking/Savings				91,318.35
OUTSTANDING HOMEOWNER DUES				\$526.44
				\$204.58
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	02/08/2022	City of Tallahassee	Water January Payment (100%)	-1,506.60
DRAFT	02/08/2022	City of Tallahassee	Pool Electric January (100%)	-197.80
DRAFT	02/15/2022	Cadence Bank	Account Analysis Fee (100%)	-6.15
8145	02/03/2022	Executive Mgmt Svcs	HOA Management February (60%)	-435.00
8142	01/26/2022	Executive Mgmt Svcs	Billed Admin (60%)	-6.22
			Copies	-4.59
			Postage	-1.63
8150	02/25/2022	Executive Mgmt Svcs	Billed Admin (60%)	-5.87
			Copies	-3.42
			Postage	-2.45
8139	01/11/2022	Glen Rushing	Website Hosting (60%)	-84.00
8143	01/26/2022	Wally Womble	Pool Service (60%)	-389.33
			Service - Dec	-315
			Chemicals	-74.33
8147	02/14/2022	Sadlers Lawn Care	Lawn Service January 4 Trips (60%)	-1,040.40
8146	02/14/2022	Calvert Construction	Pool Gate & Pool House Repairs (60%)	-2,346.60
8149	01/26/2022	Wally Womble	Pool Service (60%)	-499.73
			Service - Jan	-348
			Chemicals	-88.73
			Repair - unclog impellar	-63
8148	02/14/2022	Stubbs Roofing	196B SE Roof Repair (100%)	-942.00
1031	02/14/2022	James Jones	Pressure Washing Concrete (100%)**	-500.00
8144	01/10/2022	Villas SE	Reserve - Jan & Special Assessment (100%)	-2,306.26
DRAFT	02/16/2022	Villas NE	Pool Utility Dec/Jan (40%)	159.89
Total Expenditure				(10,106.07)
*** Paid with Reserve Funds				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
February 28, 2022

					Feb 22	EXPENDED YTD (17%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	6,763.77	13,527.54	81,163.00	17%
				31012 SE LATE FEES /NSF CHARGES	31.58	31.58		
				Total 31000 SE OPERATING REVENUES	6,795.35	13,559.12	81,163.00	17%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	2,345.84	1,172.92	14,075.00	8%
				Special Assessment				
				Special Assessment x2				
				Total 31500 SE RESERVE & SPEC ASSMT	2,345.84	1,172.92	14,075.00	8%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV				
				34121 SE RESERVE INT & DIV	2.70	5.42		
				Total 34000 SE OTHER INCOME	2.70	5.42	0.00	
				Total Income	9,141.19	14,732.04	95,238.00	15%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	6.15	22.74	170.00	13%
				41102 SE INSURANCE	0.00	0.00	2,000.00	0%
				41103 SE LICENSES & FEES	0.00	0.00	187.00	0%
				41104 SE MANAGEMENT FEES	435.00	870.00	5,220.00	17%
				41105 SE WEBSITE	84.00	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	8.01	10.44	210.00	5%
				41107 SE POSTAGE	4.08	6.12	230.00	3%
				41108 SE SERVICES-ACCOUNTING	0.00	0.00	90.00	0%
				41109 SE SERVICES-LEGAL	0.00	0.00	200.00	0%
				Total 41000 SE ADMIN EXPENSE	537.24	993.30	8,391.00	12%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	0.00	0.00	7,500.00	0%
				41203 SE PLUMBING	0.00	0.00	1,000.00	0%
				41205 SE PEST CONTROL/TERMITES	0.00	72.00	2,625.00	3%
				41206 SE ROOF REPAIR	942.00	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	0.00	1,370.00	0%
				Total 41200 SE BUILDING MAINTENANCE	942.00	2,232.00	18,745.00	12%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	1,040.40	2,229.15	13,347.00	17%
				41302 SE LANDSCAPING EXPENSE	0.00	25.00	700.00	4%
				41303 SE TREES & SHRUBS EXPENSE	0.00	0.00	4,000.00	0%
				XXXXX SE DRAINAGE	0.00	330.00	5,000.00	7%
				41304 SE SIDEWALKS & PAVING EXP	0.00	0.00	350.00	0%
				Total 41300 SE GROUNDS EXPENSE	1,040.40	2,584.15	23,397.00	11%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	663.00	978.00	4,320.00	23%
				41403 SE POOL REPAIRS	2,409.60	2,409.60	2,000.00	120%
				41405 SE POOL UTILITIES	37.91	91.64	1,300.00	7%
				41406 SE POOL AREA CLEANING	0.00	30.00	810.00	4%
				41407 SE POOL TREATMENT/EQUIPMENT	163.06	251.79	1,200.00	21%
				Total 41400 SE POOL EXPENSE	3,273.57	3,761.03	9,630.00	39%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
February 28, 2022

				41500 SE UTILITIES EXPENSE				
				41501 SE UTILITIES (WATER)	1,506.60	3,108.37	21,000.00	15%
				Total 41500 SE UTILITIES EXPENSE		3,108.37	21,000.00	15%
				Total 41000 SE OPERATING EXPENSE	5,793.21	12,678.85	81,163.00	16%
				Total Expense	5,793.21	12,678.85	81,163.00	16%
				Other Expense				
				61000 SE RESERVE EXPENSE				
				61012 SE RES EXP - OTHER BUILDING			10,000.00	0%
				XXXX SE RES ASSESMENT	500.00	500.00	44,200.26	1%
				61015 SE RES EXP - OTHER			0.00	
				Total 61000 SE RESERVE EXPENSE	500.00	500.00	54,200.26	1%