

Villas Homeowners Association, Inc.

NE Financials

October 31, 2022

		12100 NE CADENCE BK OPERATING			22,580.42
		12902 NE TAL STATE BK RESERVE			25,525.94
		Roof Reserve			5,007.59
			<b>Total Checking/Savings</b>		<b>53,113.95</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	10/07/2022	City of Tallahassee	Water - Sept Payment (100%)		-1829.73
DRAFT	10/07/2022	Cadence Bank	Account Analysis Fee (100%)		-0.39
4192	10/05/2022	Executive Mgmt Serv	HOA Management - October (40%)		-290.00
4198	10/26/2022	Executive Mgmt Serv	Billed Admin - Oct (40%)		-5.90
			Postage	-2.30	
			Copies	-3.60	
4195	10/11/2022	Sadler's Lawn Care	Lawn Service Sept 5 Trips (40%)		-868.00
4191	09/26/2022	Omni Service Group	Jetting of Drains NE & SE (40%)		-200.00
4193	10/11/2022	Bobo's Cleaning	Pool Restroom Cleaning Oct (40%)		-20.00
4194	10/11/2022	Jim Bennett Plumbing	Plumbing Leaks (100%)		-325.00
			183 NE possible leak - July	-175.00	
			186 NE possible leak - Aug	-150.00	
4187	09/12/2022	Pool Tech	Pool Service - August (40%)		-452.35
			Service	-232.00	
			Chemicals	-59.15	
			Repair - Broken pvc pipe & oring	-161.20	
4196	10/11/2022	Pool Tech	Pool Service - Sept (40%)		-301.55
			Service	-232.00	
			Chemicals	-69.55	
DRAFT	10/03/2022	Villas SE	Last payment for City deposit SE to NE		361.75
DRAFT	10/03/2022	Villas SE	Pool Utility Aug/Sept 40%		-155.80
			<b>TOTAL EXPENDITURES</b>		<b>-4,086.97</b>
Pending Checks:					
		Massey Services	Sept/Oct Pest Control	\$48	
		Garrett Moran	Fence at property line	\$253.68	

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

				Oct 2022	Expended YTD 83%	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	64,350.00	77,220.00	83%
			<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>64,350.00</b>	<b>77,220.00</b>	<b>83%</b>
<b>33000 NE RESERVE &amp; SPEC ASSMT</b>							
			<b>33001 NE RESERVE DUES</b>	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>							
			<b>34101 NE OPERATING INT &amp; DIV</b>				
			<b>34121 NE RESERVE INT &amp; DIV</b>	1.63	41.41		
			<b>Total 34000 NE OTHER INCOME</b>	<b>1.63</b>	<b>41.41</b>	<b>0.00</b>	
			<b>Total Income</b>	<b>6,436.63</b>	<b>64,391.41</b>	<b>77,220.00</b>	<b>83%</b>
<b>Expense</b>							
<b>45000 NE OPERATING EXPENSE</b>							
<b>45100 NE ADMIN EXPENSE</b>							
			<b>45101 NE BANK FEES &amp; PRODUCTS</b>	0.39	44.95	100.00	45%
			<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>	290.00	2,900.00	3,480.00	83%
			<b>45105 NE WEBSITE</b>	0.00	56.00	56.00	100%
			<b>45106 NE OFFICE SUPPLY &amp; COPIES</b>	3.60	59.52	140.00	43%
			<b>45107 NE POSTAGE</b>	2.30	38.96	180.00	22%
			<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>296.29</b>	<b>4,651.15</b>	<b>6,314.00</b>	<b>74%</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>	325.00	1,885.00	3,000.00	63%
			<b>45204 NE OTHER MAINTENANCE</b>	0.00	568.00	100.00	568%
			<b>45205 NE PEST CONTROL/TERMITES</b>	0.00	1,705.00	1,800.00	95%
			<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>325.00</b>	<b>14,755.50</b>	<b>25,818.00</b>	<b>57%</b>
<b>45300 NE GROUNDS EXPENSE</b>							
			<b>45301 NE LAWN CARE</b>	868.00	7,642.10	10,490.00	73%
			<b>45302 NE LANDSCAPING</b>	0.00	640.00	500.00	128%
			<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>	200.00	420.00	2,000.00	21%
			<b>Total 45300 NE GROUNDS EXPENSE</b>	<b>868.00</b>	<b>8,707.10</b>	<b>14,540.00</b>	<b>60%</b>
<b>45400 NE POOL EXPENSE</b>							
			<b>45401 NE POOL SERVICE</b>	464.00	2,508.00	3,376.00	74%
			<b>45402 POOL TREATMENT/EQUIPMEN</b>	128.70	688.67	700.00	98%

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

			<b>45403 NE POOL UTILITIES</b>	155.80	698.31	887.00	79%
			<b>45405 NE POOL REPAIR</b>	161.20	2,919.01	1,000.00	292%
			<b>45406 NE POOL AREA CLEANING</b>	20.00	480.00	585.00	82%
			<b>Total 45400 NE POOL EXPENSE</b>	<b>929.70</b>	<b>7,293.99</b>	<b>6,548.00</b>	<b>111%</b>
			<b>45500 NE UTILITIES</b>				
			<b>45501 NE UTILITIES (WATER)</b>	1,467.98	19,093.17	20,000.00	95%
			<b>Total 45500 NE UTILITIES</b>	<b>1,467.98</b>	<b>19,093.17</b>	<b>20,000.00</b>	<b>95%</b>
			<b>Total 45000 NE OPERATING EXPENSE</b>	<b>3,886.97</b>	<b>54,500.91</b>	<b>73,220.00</b>	<b>74%</b>
	<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>	<b>0.00</b>	<b>157,396.91</b>	<b>161,666.00</b>	<b>97%</b>
	<b>Total Other Expense</b>			<b>0.00</b>	<b>157,396.91</b>	<b>161,666.00</b>	<b>97%</b>

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

<b>11100 SE CADENCE BK OPERATING</b>					<b>15,188.74</b>
<b>11902 SE TAL STATE BK RESERVE</b>					<b>48,284.29</b>
			Speical Assessment		4,616.38
			Reroof Assessment		191,900.00
			<b>Total Checking/Savings</b>		<b>259,989.41</b>
<b>OUTSTANDING HOMEOWNER DUES</b>					<b>\$132.77</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>10/07/2022</b>	<b>City of Tallahassee</b>	<b>Water Sept Payment (100%)</b>		<b>-1,493.89</b>
<b>DRAFT</b>	<b>10/07/2022</b>	<b>City of Tallahassee</b>	<b>Pool Electric Sept (100%)</b>		<b>-213.21</b>
<b>DRAFT</b>	<b>10/07/2022</b>	<b>Cadence Bank</b>	<b>Account Analysis Fee (100%)</b>		<b>-5.14</b>
<b>8217</b>	<b>10/05/2022</b>	<b>Executive Mgmt Svcs</b>	<b>HOA Management Oct (60%)</b>		<b>-435.00</b>
<b>8222</b>	<b>10/26/2022</b>	<b>Executive Mgmt Svcs</b>	<b>Billed Admin Oct (60%)</b>		<b>-8.85</b>
			Postage	-3.45	
			Copies	-5.40	
<b>8218</b>	<b>10/11/2022</b>	<b>Bobo's Cleaning</b>	<b>Pool Restroom Cleaning Oct (60%)</b>		<b>-30.00</b>
<b>8216</b>	<b>09/28/2022</b>	<b>Omni Service Group</b>	<b>Drain Jetting NE &amp; SE (60%)</b>		<b>-300.00</b>
<b>8219</b>	<b>10/11/2022</b>	<b>Sadler Lawn Care</b>	<b>Lawn Service Sept 5 visits (60%)</b>		<b>-1,302.00</b>
<b>8199</b>	<b>08/03/2022</b>	<b>Pool Tech</b>	<b>Pool Service - July (60%)</b>		<b>-551.33</b>
			Service	-348	
			Chemical	-104.33	
			Repair - Acid wash filter	-99	
<b>8211</b>	<b>09/12/2022</b>	<b>Pool Tech</b>	<b>Pool Service - Aug (60%)</b>		<b>-678.52</b>
			Service	-348	
			Chemical	-88.72	
			Repair - Broken pvc pipes & oring	-241.80	
<b>DRAFT</b>	<b>10/03/2022</b>	<b>Villas NE</b>	<b>Pool Electric July/Aug (40%)</b>		<b>155.80</b>
<b>DRAFT</b>	<b>10/03/2022</b>	<b>Villas SE</b>	<b>Last payment of Utility deposit (60%)</b>		<b>-361.75</b>
			<b>Total Expenditure</b>		<b>(5,223.89)</b>
Pending Payments:					
		Pool Tech	<b>Pool Service Sept</b>	\$452.34	
		Massey	<b>Pest Control Sept/Oct</b>	\$72	
		Garrett Moran	<b>Property Fence</b>	\$380.51	

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

				Oct 22	EXPENDED YTD (83%)	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	67,637.70	81,163.00	83%
			31012 SE LATE FEES /NSF CHARGES	0.00	183.31		
			<b>Total 31000 SE OPERATING REVENUES</b>	<b>6,763.77</b>	<b>67,821.01</b>	<b>81,163.00</b>	<b>84%</b>
<b>31500 SE RESERVE &amp; SPEC ASSMT</b>							
			31501 SE RESERVE DUES	1,172.92	11,729.20	14,075.00	83%
			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>288,629.20</b>	<b>290,975.00</b>	<b>99%</b>
<b>34000 SE OTHER INCOME</b>							
			34101 SE OPERATING INT & DIV				
			34121 SE RESERVE INT & DIV	15.76	52.42		
			<b>Total 34000 SE OTHER INCOME</b>	<b>15.76</b>	<b>52.42</b>	<b>0.00</b>	
			<b>Total Income</b>	<b>7,936.69</b>	<b>356,450.21</b>	<b>372,138.00</b>	<b>96%</b>
<b>Expense</b>							
<b>41000 SE OPERATING EXPENSE</b>							
<b>41000 SE ADMIN EXPENSE</b>							
			41101 SE BANK FEES & PRODUCTS	5.14	153.69	170.00	90%
			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	4,350.00	5,220.00	83%
			41105 SE WEBSITE	0.00	84.00	84.00	100%
			41106 SE OFFICE SUPPLY & COPIES	5.40	93.42	210.00	44%
			41107 SE POSTAGE	3.45	87.63	230.00	38%
			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>448.99</b>	<b>6,454.76</b>	<b>8,391.00</b>	<b>77%</b>
<b>41200 SE BUILDING MAINTENANCE</b>							
			41201 SE CARPENTRY	0.00	4,057.84	7,500.00	54%
			41203 SE PLUMBING	0.00	0.00	1,000.00	0%
			41205 SE PEST CONTROL/TERMITES	0.00	2,553.00	2,625.00	97%
			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>0.00</b>	<b>9,520.84</b>	<b>18,745.00</b>	<b>51%</b>
<b>41300 SE GROUNDS EXPENSE</b>							
			41301 SE LAWN CARE	1,302.00	11,463.15	13,347.00	86%
			41302 SE LANDSCAPING EXPENSE	0.00	775.00	700.00	111%
			41303 SE TREES & SHRUBS EXPENSE	0.00	0.00	4,000.00	0%
			XXXXX SE DRAINAGE	300.00	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>1,602.00</b>	<b>14,455.15</b>	<b>23,397.00</b>	<b>62%</b>
<b>41400 SE POOL EXPENSE</b>							
			41401 SE POOL SERVICE	696.00	3,414.00	4,320.00	79%
			41403 SE POOL REPAIRS	340.80	4,378.51	2,000.00	219%
			41405 SE POOL UTILITIES	57.41	1,270.87	1,300.00	98%
			41406 SE POOL AREA CLEANING	30.00	690.00	810.00	85%
			41407 SE POOL TREATMENT/EQUIPMENT	193.05	928.69	1,200.00	77%
			<b>Total 41400 SE POOL EXPENSE</b>	<b>1,317.26</b>	<b>10,682.07</b>	<b>9,630.00</b>	<b>111%</b>

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

		<b>41500 SE UTILITIES EXPENSE</b>				
		41501 SE UTILITIES (WATER)	1,855.64	17,460.78	21,000.00	83%
		<b>Total 41500 SE UTILITIES EXPENSE</b>	<b>1,855.64</b>	<b>17,460.78</b>	<b>21,000.00</b>	<b>83%</b>
		<b>Total 41000 SE OPERATING EXPENSE</b>	<b>5,223.89</b>	<b>58,573.60</b>	<b>81,163.00</b>	<b>72%</b>
		<b>Total Expense</b>	<b>5,223.89</b>	<b>58,573.60</b>	<b>81,163.00</b>	<b>72%</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	0.00	85,000.00	276,900.00	31%
		<b>Total 61000 SE RESERVE EXPENSE</b>	<b>0.00</b>	<b>119,303.88</b>	<b>331,100.26</b>	<b>36%</b>