

Villas Homeowners Association, Inc.
 NE Financials
 September 30, 2022

		12100 NE CADENCE BK OPERATING			20,974.89
		12902 NE TAL STATE BK RESERVE			25,524.31
		Roof Reserve			5,007.59
			Total Checking/Savings		51,506.79
OUTSTANDING HOMEOWNER DUES					
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	09/06/2022	City of Tallahassee	Water - August Payment (100%)		-1726.7
DRAFT	09/15/2022	Cadence Bank	Account Analysis Fee (100%)		-2.57
4184	09/02/2022	Executive Mgmt Serv	HOA Management - September (40%)		-290.00
4189	09/22/2022	Executive Mgmt Serv	Billed Admin - Sept (40%)		-4.34
			Postage	-2.30	
			Copies	-2.04	
4185	09/06/2022	Sadler's Lawn Care	Lawn Service Aug 4 Trips (40%)	-699.60	-749.60
			Spray NE Yards(100%)	-50.00	
4188	09/22/2022	Joan Kanan	Pool Area - Solar lights for stairs area (40%)		-15.04
4186	09/12/2022	A1A Gutters	Roof/Gutter Cleaning (100%)		-750.00
4183	08/31/2022	Elsasser's Lock & Key	Pool Lock - (40%)		-42.00
4182	08/31/2022	AAA Tree Experts	Trim Oak Tree 179 NE - (100%)		-425.00
4281	08/23/2022	Pool Tech	Pool Repair - Motor/seals (40%)		-549.97
			TOTAL EXPENDITURES		-4,555.22

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 September 30, 2022

				Sept 2022	Expended YTD 75%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	6,435.00	57,915.00	77,220.00	75%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			Total 32000 NE OPERATING REVENUE	6,435.00	57,915.00	77,220.00	75%
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	1.26	39.78		
			Total 34000 NE OTHER INCOME	1.26	39.78	0.00	
			Total Income	6,436.26	57,954.78	77,220.00	75%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	2.57	44.56	100.00	45%
			45102 NE INSURANCE	0.00	1,397.22	1,873.00	75%
			45103 NE LICENSES & FEES	0.00	24.50	125.00	20%
			45104 NE MANAGEMENT FEES	290.00	2,030.00	3,480.00	58%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	2.04	55.92	140.00	40%
			45107 NE POSTAGE	2.30	36.66	180.00	20%
			45108 NE SERVICES-ACCOUNTING	0.00	70.00	60.00	117%
			45109 NE SERVICES-LEGAL	0.00	60.00	300.00	20%
			Total 45100 NE ADMIN EXPENSE	296.91	3,774.86	6,314.00	60%
45200 NE BUILDING MAINTENANCE							
			45201 NE WOODROT INSPECT/REPAIR	0.00	9,847.50	18,618.00	53%
			45203 NE PLUMBING	0.00	1,560.00	3,000.00	52%
			45204 NE OTHER MAINTENANCE	0.00	568.00	100.00	568%
			45205 NE PEST CONTROL/TERMITES	0.00	1,705.00	1,800.00	95%
			45206 NE ROOF REPAIR	0.00	0.00	800.00	0%
			45207 NE ROOF CLEANING	750.00	750.00	1,500.00	50%
			Total 45200 NE BUILDING MAINTENANCE	750.00	14,430.50	25,818.00	56%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	699.60	6,774.10	10,490.00	65%
			45302 NE LANDSCAPING	50.00	640.00	500.00	128%
			45303 NE TREES & SHRUBS	425.00	425.00	750.00	57%
			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	1,174.60	7,839.10	14,540.00	54%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	0.00	2,044.00	3,376.00	61%
			45402 POOL TREATMENT/EQUIPMEN	0.00	559.97	700.00	80%
			45403 NE POOL UTILITIES	0.00	542.51	887.00	61%
			45405 NE POOL REPAIR	606.98	2,757.81	1,000.00	276%
			45406 NE POOL AREA CLEANING	0.00	460.00	585.00	79%
			Total 45400 NE POOL EXPENSE	606.98	6,364.29	6,548.00	97%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,726.70	17,625.19	20,000.00	88%
			Total 45500 NE UTILITIES	1,726.70	17,625.19	20,000.00	88%
			Total 45000 NE OPERATING EXPENSE	4,555.19	50,033.94	73,220.00	68%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 September 30, 2022

	Other Expense					
		65000 NE RESERVE EXPENSE				
		65006 NE RES EXP - OTHER BLDG	0.00	10,279.50	10,866.00	95%
		XXXXX NE RES EXP - ROOFS	0.00	138,192.41	143,200.00	97%
		65015 NE RES EXP - OTHER	0.00	8,925.00	7,600.00	117%
		Total 65000 NE RESERVE EXPENSE	0.00	157,396.91	161,666.00	97%
	Total Other Expense		0.00	157,396.91	161,666.00	97%

Villas Homeowners Association, Inc.
 SE Financials
 September 30, 2022

11100 SE CADENCE BK OPERATING					13,874.03
11902 SE TAL STATE BK RESERVE					48,268.53
			Speical Assessment		4,616.38
			Reroof Assessment		191,900.00
				Total Checking/Savings	258,658.94
OUTSTANDING HOMEOWNER DUES					\$132.77
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	09/06/2022	City of Tallahassee	Water Aug Payment (100%)		-1,416.28
DRAFT	09/06/2022	City of Tallahassee	Pool Electric Aug (100%)		-175.82
DRAFT	09/15/2022	Cadence Bank	Account Analysis Fee (100%)		-5.39
8209	09/02/2022	Executive Mgmt Svcs	HOA Management Spet (60%)		-435.00
8214	09/27/2022	Executive Mgmt Svcs	Billed Admin Sept (60%)		-6.52
			Postage	-2.46	
			Copies	-3.06	
8206	08/23/2022	Pool Tech	Pool Repair - Motor/Seals (60%)		-824.95
8208	08/31/2022	Elsasser Lock & Key	Pool Lock (60%)		-63.00
8212	09/16/2022	Glen Rushing	Storm Door Replcement (100%)		-600.00
8210	09/06/2022	Sadler Lawn Care	Lawn Service Aug 4 visits (60%)		-1,049.40
8213	09/22/2022	Joan Kanan	Reimb for solar lights stairs (60%)		-22.56
8215	09/27/2022	Villas SE	Reserves - Aug & Sept Payment (100%)		-2,345.84
1038	08/31/2022	Stubbs Roofing	SE Roofing Shingle Payment (100%)*		-85,000.00
				Total Expenditure	(91,944.76)
*Paid with Reseve Funds					

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
August 31, 2022

	Sept 22	EXPENDED YTD (75%)	Annual Budget	% of Budget
Ordinary Income/Expense				
Income				
31000 SE OPERATING REVENUES				
31011 SE OPERATING DUES	6,763.77	60,873.93	81,163.00	75%
31012 SE LATE FEES /NSF CHARGES	0.00	183.31		
Total 31000 SE OPERATING REVENUES	6,763.77	61,057.24	81,163.00	75%
31500 SE RESERVE & SPEC ASSMT				
31501 SE RESERVE DUES	1,172.92	10,556.28	14,075.00	75%
Special Assessment Roof	0.00	276,900.00	276,900.00	100%
Special Assessment x2				
Total 31500 SE RESERVE & SPEC ASSMT	1,172.92	287,456.28	290,975.00	99%
34000 SE OTHER INCOME				
34101 SE OPERATING INT & DIV				
34121 SE RESERVE INT & DIV	11.71	36.66		
Total 34000 SE OTHER INCOME	11.71	36.66	0.00	
Total Income	7,936.69	348,513.52	372,138.00	94%
Expense				
41000 SE OPERATING EXPENSE				
41000 SE ADMIN EXPENSE				
41101 SE BANK FEES & PRODUCTS	6.52	148.55	170.00	87%
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	3,915.00	5,220.00	75%
41105 SE WEBSITE	0.00	84.00	84.00	100%
41106 SE OFFICE SUPPLY & COPIES	3.06	88.02	210.00	42%
41107 SE POSTAGE	2.46	84.18	230.00	37%
41108 SE SERVICES-ACCOUNTING	0.00	105.00	90.00	117%
41109 SE SERVICES-LEGAL	0.00	90.00	200.00	45%
Total 41000 SE ADMIN EXPENSE	447.04	6,005.77	8,391.00	72%
41200 SE BUILDING MAINTENANCE				
41201 SE CARPENTRY	600.00	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%
Total 41200 SE BUILDING MAINTENANCE	600.00	9,520.84	18,745.00	51%
41300 SE GROUNDS EXPENSE				
41301 SE LAWN CARE	1,049.40	10,161.15	13,347.00	76%
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	0.00	330.00	5,000.00	7%
41304 SE SIDEWALKS & PAVING EXP	0.00	1,587.00	350.00	453%
Total 41300 SE GROUNDS EXPENSE	1,049.40	12,853.15	23,397.00	55%
41400 SE POOL EXPENSE				
41401 SE POOL SERVICE	0.00	2,718.00	4,320.00	63%
41403 SE POOL REPAIRS	910.51	4,037.71	2,000.00	202%
41405 SE POOL UTILITIES	175.82	1,213.46	1,300.00	93%
41406 SE POOL AREA CLEANING	0.00	660.00	810.00	81%
41407 SE POOL TREATMENT/EQUIPMENT	0.00	735.64	1,200.00	61%
Total 41400 SE POOL EXPENSE	1,086.33	9,364.81	9,630.00	97%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
August 31, 2022

		41500 SE UTILITIES EXPENSE				
		41501 SE UTILITIES (WATER)	1,416.28	15,605.14	21,000.00	74%
		Total 41500 SE UTILITIES EXPENSE	1,416.28	15,605.14	21,000.00	74%
		Total 41000 SE OPERATING EXPENSE	4,599.05	53,349.71	81,163.00	66%
		Total Expense	4,599.05	53,349.71	81,163.00	66%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		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	85,000.00	85,000.00	276,900.00	31%
		Total 61000 SE RESERVE EXPENSE	85,000.00	119,303.88	331,100.26	36%