

Villas Homeowners Association, Inc.

NE Financials

May 31, 2023

12100 NE CADENCE BK OPERATING	33,945.01
12902 NE TAL STATE BK RESERVE	26,480.05
Recoverd Money	9,282.56
Roof Reserve	5,007.59

<b>Total Checking/Savings</b>	<b>74,715.21</b>
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Num	Date	Name	Memo	Original Amount
EFT	05/03/2023	City of Tallahassee	Water - April Payment (100%)	-2,118.40
EFT	05/31/2023	City of Tallahassee	Water - May Payment (100%)	-2,365.97
1042	05/12/2023	VILLA's SE**	SE Portion of Recoverd Money	-13,923.85
4248	05/04/2023	Executive Management Services	Management Fee - May (40%)	-290.00
4249	05/04/2023	Jim Bennett Plumbing	Plumbing - 194 NE Pressure (100%)	-150.00
4250	05/12/2023	The Villas NE	Reserve Trasnfer Jan- April (100%)	-936.00
4251	05/12/2023	BoBo's Cleaning Service, LLC	Pool Bathroom Cleaning (40%)	-100.00
4252	05/12/2023	Sadler Lawn Care Service, Inc.	Lawn Service - April 4 cuts (40%)	-699.60
4253	05/12/2023	Wally Womble	Pool Service - April (40%)	-353.15
			Service	256.00
			Chemicals	59.15
			Repair Impellor	38.00
4254	05/19/2023	Jim Bennett Plumbing	Plumbing Repairs (100%)	-1,015.00
			190 Outside Leak	223.00
			170 Broken Line	792.00
4255	05/24/2023	Executive Management Services	Billed Admin (40%)	-3.72
			Postage	1.50
			Copies	2.22
4256	05/24/2023	Executive Management Services	Repair Lattice/Tp holder	-40.00
4258	05/26/2023	Massey Services Inc.	Termite Bond (100%)	-1,465.00
4243	04/17/2023	National Fire Extinguisher	Extinguisher at pool (40%)	-86.43
4245	04/17/2023	Wally Womble	Pool Service - March (40%)	-475.55
			Service	256.00
			Chemicals	69.55
			Repair Wiring	150.00
4246	04/27/2023	Executive Management Services	Admin Fees (40%)	-102.10
			Sunbiz Filing	24.50
			Post Office Box	77.60
4246	04/27/2023	Executive Management Services	Admin Fees (40%)	-102.10
4247	04/27/2023	Truevolt Electrical	Work at Pool Area (40%)	-258.20
***		Reserve \$		
<b>Pend Checks</b>				
4257	05/26/2023	Ryan's Home Solution	Carpentry - 179 Rafter repair (100%)	-425.00
4259	05/31/2023	Keith Lawson Services	Plumbing 174 Leak (100%)	-563.00

				Jan - May 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>NE Operating Revenue</b>							
NE Operating Fees				32,630.00	78,391.00	-45,761.00	41.63%
NE Reserve				1,170.00	2,729.00	-1,559.00	42.87%
<b>Total NE Operating Revenue</b>				<b>33,800.00</b>	<b>81,120.00</b>	<b>-47,320.00</b>	<b>41.67%</b>
<b>Other Income</b>							
NE Reserve Int & Div				13.01			
Other Income - Recovered				9,282.56			
<b>Total Other Income</b>				<b>9,295.57</b>			
<b>Total Income</b>				<b>43,095.57</b>	<b>81,120.00</b>	<b>-38,024.43</b>	<b>53.13%</b>
<b>Gross Profit</b>				<b>43,095.57</b>	<b>81,120.00</b>	<b>-38,024.43</b>	<b>53.13%</b>
<b>Expense</b>							
<b>NE Building Maintenance</b>							
NE Carpentry				700.00	20,000.00	-19,300.00	3.5%
NE Electrical				735.04			
NE Other Maintenance				0.00	100.00	-100.00	0.0%
NE Pest Control/Termites				1,561.00	1,800.00	-239.00	86.72%
NE Plumbing				1,728.00	3,000.00	-1,272.00	57.6%
NE Roof Repair				0.00	800.00	-800.00	0.0%
Roof & Gutter Cleaning				0.00	1,500.00	-1,500.00	0.0%
<b>Total NE Building Maintenance</b>				<b>4,724.04</b>	<b>27,200.00</b>	<b>-22,475.96</b>	<b>17.37%</b>
<b>NE Computer/Internet</b>							
NE Website				56.00	56.00	0.00	100.0%
<b>Total NE Computer/Internet</b>				<b>56.00</b>	<b>56.00</b>	<b>0.00</b>	<b>100.0%</b>
<b>NE Grounds Expense</b>							
NE Drainage				0.00	2,000.00	-2,000.00	0.0%
NE Landscaping Expense				625.00	1,000.00	-375.00	62.5%
NE Lawn Care Contract				3,816.80	10,906.00	-7,089.20	35.0%
NE Sidewalks & Paving				0.00	2,000.00	-2,000.00	0.0%
NE Trees & Shrubs				0.00	750.00	-750.00	0.0%
<b>Total NE Grounds Expense</b>				<b>4,441.80</b>	<b>16,656.00</b>	<b>-12,214.20</b>	<b>26.67%</b>
<b>NE Insurance Expense</b>				<b>1,336.63</b>	<b>1,873.00</b>	<b>-536.37</b>	<b>71.36%</b>
<b>NE Operating Expense</b>							
<b>NE Admin Expense</b>							
NE Accounting Services				80.00	70.00	10.00	114.29%
<b>NE Admin Fee</b>							
NE Office Supplies & Copies				81.20	140.00	-58.80	58.0%
NE Postage				114.61	180.00	-65.39	63.67%
<b>Total NE Admin Fee</b>				<b>195.81</b>	<b>320.00</b>	<b>-124.19</b>	<b>61.19%</b>
<b>NE Bank Fees and Products</b>				<b>61.84</b>	<b>100.00</b>	<b>-38.16</b>	<b>61.84%</b>
<b>NE Licenses &amp; Fees</b>				<b>24.50</b>	<b>125.00</b>	<b>-100.50</b>	<b>19.6%</b>
<b>NE Management Fee</b>				<b>1,450.00</b>	<b>3,480.00</b>	<b>-2,030.00</b>	<b>41.67%</b>

				<b>Total NE Admin Expense</b>	1,812.15	4,095.00	-2,282.85	44.25%
				<b>NE Legal</b>	108.00	300.00	-192.00	36.0%
				<b>Total NE Operating Expense</b>	1,920.15	4,395.00	-2,474.85	43.69%
				<b>NE Pool Expense</b>				
				<b>NE Pool Area Cleaning</b>	180.00	585.00	-405.00	30.77%
				<b>NE Pool Chemicals</b>	326.95	1,000.00	-673.05	32.7%
				<b>NE Pool Repair</b>	438.43	2,250.00	-1,811.57	19.49%
				<b>NE Pool Service Contract</b>	1,256.00	3,376.00	-2,120.00	37.2%
				<b>NE Pool Utilities</b>	0.00	1,000.00	-1,000.00	0.0%
				<b>Total NE Pool Expense</b>	2,201.38	8,211.00	-6,009.62	26.81%
				<b>NE Reserve Expense</b>				
				<b>NE Reserve Exp - Other</b>	0.00	2,729.00	-2,729.00	0.0%
				<b>Total NE Reserve Expense</b>	0.00	2,729.00	-2,729.00	0.0%
				<b>NE Utilities</b>	13,083.61	20,000.00	-6,916.39	65.42%
				<b>Total Expense</b>	27,763.61	81,120.00	-53,356.39	34.23%
				<b>Net Ordinary Income</b>	15,331.96	0.00	15,331.96	100.0%
				<b>Net Income</b>	<b>15,331.96</b>	<b>0.00</b>	<b>15,331.96</b>	<b>100.0%</b>

**Villas Homeowners Association, Inc.**

**SE Financials**

May 31, 2023

11100 SE CADENCE BK OPERATING	19,970.18
11902 SE TAL STATE BK RESERVE	22,978.55
Recovered Money	13,923.85
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<b>Total Checking/Savings</b>	<b>56,872.58</b>

Num	Date	Name	Memo	Original Amount
EFT	05/03/2023	City of Tallahassee-Pool Electric	Pool Electric - April (60%)	-237.51
EFT	05/03/2023	City of Tallahassee-Water/Sewer	Electric - April (100%)	-1,734.35
EFT	05/31/2023	City of Tallahassee-Pool Electric	Pool Electric - May (60%)	-283.09
EFT	05/31/2023	City of Tallahassee-Water/Sewer	Electric - May (100%)	-1,716.92
8274	05/04/2023	Executive Management Services	Management - May (60%)	-435.00
8275	05/12/2023	the villas Southeast	Reserve Jan-May (100%)	-5,160.48
8276	05/12/2023	Bobo's Cleaning Service	Pool Bathroom Cleaning May (60%)	-150.00
8277	05/12/2023	Sadler Lawn Care Service	Lawn Service May 4 cuts (60%)	-1,049.40
8269	04/14/2023	Wally Womble	Pool Service March (60%)	-713.32
			SERVICE	384.00
			CHEMICALS	104.32
			REPAIRS Wiring	225.00
8279	05/24/2023	Executive Management Services	Billed Admin (60%)	-5.58
			POSTAGE	2.25
			COPIES	3.33
8280	05/24/2023	Executive Management Services	Pool area lattice/tp holder (60%)	-60.00
8281	05/26/2023	Massey Services, INC.	Termite Bond (100%)	-2,193.00
8271	04/17/2023	National Fire Extinguisher	Fire Extinguisher at Pool (60%)	-129.64
8272	04/27/2023	Executive Management Services	Billed Admin (60%)	-153.15
			SUNBIZ REG	36.75
			POST OFFICE BOX	116.40
8273	04/27/2023	Truevolt Electrical	Electrical work at pool area (60%)	-387.30
 <b>Pending Checks</b>				
8278	05/12/2023	Wally Womble	Pool Service April (60%)	-529.72
			SERVICE	384.00
			CHEMICALS	88.72
			REPAIRS Impellor	57.00

					Jan - May 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>31000 SE OPERATING REVENUES</b>								
31011 SE OPERATING DUES					37,200.15	89,279.30	-52,079.15	41.67%
<b>Total 31000 SE OPERATING REVENUES</b>					<b>37,200.15</b>	<b>89,279.30</b>	<b>-52,079.15</b>	<b>41.67%</b>
<b>31500 SE RESERVE &amp; SPEC ASSMT</b>								
31501 SE RESERVE DUES					6,450.60	15,482.50	-9,031.90	41.66%
31500 SE RESERVE - Recovered Money					13,923.85			
<b>Total 31500 SE RESERVE &amp; SPEC ASSMT</b>					<b>20,374.45</b>	<b>15,482.50</b>	<b>4,891.95</b>	<b>131.6%</b>
<b>Total Income</b>					<b>57,574.60</b>	<b>104,761.80</b>	<b>-47,187.20</b>	<b>54.96%</b>
<b>Gross Profit</b>					<b>57,574.60</b>	<b>104,761.80</b>	<b>-47,187.20</b>	<b>54.96%</b>
<b>Expense</b>								
<b>41000 SE OPERATING EXPENSE</b>								
<b>41000 SE ADMIN EXPENSE</b>								
41101 SE BANK FEES & PRODUCTS					17.57	170.00	-152.43	10.33%
41102 SE INSURANCE					1,391.07	2,000.00	-608.93	69.55%
41103 SE LICENSES & FEES					36.75	187.00	-150.25	19.65%
41104 SE MANAGEMENT FEES					2,175.00	5,220.00	-3,045.00	41.67%
41105 SE WEBSITE					84.00	84.00	0.00	100.0%
41106 SE OFFICE SUPPLY & COPIES					121.80	210.00	-88.20	58.0%
41107 SE POSTAGE					171.91	230.00	-58.09	74.74%
41108 SE SERVICES-ACCOUNTING					120.00	150.00	-30.00	80.0%
41109 SE SERVICES-LEGAL					162.00	200.00	-38.00	81.0%
<b>Total 41000 SE ADMIN EXPENSE</b>					<b>4,280.10</b>	<b>8,451.00</b>	<b>-4,170.90</b>	<b>50.65%</b>
<b>41200 SE BUILDING MAINTENANCE</b>								
41201 SE CARPENTRY					3,000.00	7,500.00	-4,500.00	40.0%
41202 SE ELECTRICAL					1,102.57			
41203 SE PLUMBING					400.50	1,075.00	-674.50	37.26%
41205 SE PEST CONTROL/TERMITES					2,337.00	2,899.00	-562.00	80.61%
41206 SE ROOF REPAIR					0.00	2,322.00	-2,322.00	0.0%
41207 SE ROOF & GUTTER CLEANIN					0.00	2,000.00	-2,000.00	0.0%
Pressure/Soft Wash					0.00	3,250.00	-3,250.00	0.0%
SE WOODROT INSP					0.00	2,950.00	-2,950.00	0.0%
<b>Total 41200 SE BUILDING MAINTENANCE</b>					<b>6,840.07</b>	<b>21,996.00</b>	<b>-15,155.93</b>	<b>31.1%</b>
<b>41300 SE GROUNDS EXPENSE</b>								
41301 SE LAWN CARE					5,775.20	13,971.00	-8,195.80	41.34%
41302 SE LANDSCAPING EXPENSE					325.00	833.13	-508.13	39.01%
41303 SE TREES & SHRUBS EXPENSE					0.00	4,000.00	-4,000.00	0.0%
41304 SE SIDEWALKS & PAVING EXP					0.00	354.75	-354.75	0.0%
SE STORM WATER					0.00	5,000.00	-5,000.00	0.0%
<b>Total 41300 SE GROUNDS EXPENSE</b>					<b>6,100.20</b>	<b>24,158.88</b>	<b>-18,058.68</b>	<b>25.25%</b>
<b>41400 SE POOL EXPENSE</b>								
41401 SE POOL SERVICE					1,884.00	4,320.00	-2,436.00	43.61%
41402 SE POOL CHEMICALS					490.42	1,290.00	-799.58	38.02%
41403 SE POOL REPAIRS					657.64	2,000.00	-1,342.36	32.88%

					<b>41405 SE POOL UTILITIES</b>	913.96	1,397.50	-483.54	65.4%
					<b>41406 SE POOL AREA CLEANING</b>	270.00	810.00	-540.00	33.33%
					<b>Total 41400 SE POOL EXPENSE</b>	<b>4,216.02</b>	<b>9,817.50</b>	<b>-5,601.48</b>	<b>42.94%</b>
					<b>41500 SE UTILITIES EXPENSE</b>				
					<b>41501 SE UTILITIES (WATER)</b>	10,292.11	22,575.00	-12,282.89	45.59%
					<b>Total 41500 SE UTILITIES EXPENSE</b>	<b>10,292.11</b>	<b>22,575.00</b>	<b>-12,282.89</b>	<b>45.59%</b>
					<b>Total 41000 SE OPERATING EXPENSE</b>	<b>31,728.50</b>	<b>86,998.38</b>	<b>-55,269.88</b>	<b>36.47%</b>
					<b>Total Expense</b>	<b>31,728.50</b>	<b>86,998.38</b>	<b>-55,269.88</b>	<b>36.47%</b>
					<b>Net Ordinary Income</b>	<b>25,846.10</b>	<b>17,763.42</b>	<b>8,082.68</b>	<b>145.5%</b>
					<b>Other Income/Expense</b>				
					<b>Other Income</b>				
					<b>34000 SE OTHER INCOME</b>				
					<b>34121 SE RESERVE INT &amp; DIV</b>	30.23			
					<b>Total 34000 SE OTHER INCOME</b>	<b>30.23</b>			
					<b>Total Other Income</b>	<b>30.23</b>			
					<b>Other Expense</b>				
					<b>61000 SE RESERVE EXPENSE</b>				
					<b>61005 SE RES EXP - ROOFING</b>	168,974.86			
					<b>61006 SE RES EXP - OTHER BLDG</b>	0.00	17,762.92	-17,762.92	0.0%
					<b>Total 61000 SE RESERVE EXPENSE</b>	<b>168,974.86</b>	<b>17,762.92</b>	<b>151,211.94</b>	<b>951.28%</b>
					<b>Total Other Expense</b>	<b>168,974.86</b>	<b>17,762.92</b>	<b>151,211.94</b>	<b>951.28%</b>
					<b>Net Other Income</b>	<b>-168,944.63</b>	<b>-17,762.92</b>	<b>-151,181.71</b>	<b>951.11%</b>
					<b>Net Income</b>	<b>-143,098.53</b>	<b>0.50</b>	<b>-143,099.03</b>	<b>-28,619,706.0%</b>