

				Jan - Apr 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense							
Income							
NE Operating Revenue							
NE Operating Fees				26,104.00	78,391.00	-52,287.00	33.3%
NE Reserve				936.00	2,729.00	-1,793.00	34.3%
Total NE Operating Revenue				27,040.00	81,120.00	-54,080.00	33.33%
Other Income							
NE Reserve Int & Div				10.04			
Total Other Income				10.04			
Total Income				27,050.04	81,120.00	-54,069.96	33.35%
Gross Profit				27,050.04	81,120.00	-54,069.96	33.35%
Expense							
NE Building Maintenance							
NE Carpentry				275.00	20,000.00	-19,725.00	1.38%
NE Electrical				735.04			
NE Other Maintenance				0.00	100.00	-100.00	0.0%
NE Pest Control/Termites				96.00	1,800.00	-1,704.00	5.33%
NE Plumbing				0.00	3,000.00	-3,000.00	0.0%
NE Roof Repair				0.00	800.00	-800.00	0.0%
Roof & Gutter Cleaning				0.00	1,500.00	-1,500.00	0.0%
Total NE Building Maintenance				1,106.04	27,200.00	-26,093.96	4.07%
NE Computer/Internet							
NE Website				56.00	56.00	0.00	100.0%
Total NE Computer/Internet				56.00	56.00	0.00	100.0%
NE Grounds Expense							
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				3,117.20	10,906.00	-7,788.80	28.58%
NE Sidewalks & Paving				0.00	2,000.00	-2,000.00	0.0%
NE Trees & Shrubs				0.00	750.00	-750.00	0.0%
Total NE Grounds Expense				3,742.20	16,656.00	-12,913.80	22.47%
NE Insurance Expense				1,336.63	1,873.00	-536.37	71.36%
NE Operating Expense							
NE Admin Expense							
NE Accounting Services				80.00	70.00	10.00	114.29%
NE Admin Fee							
NE Office Supplies & Copies				78.98	140.00	-61.02	56.41%
NE Postage				113.11	180.00	-66.89	62.84%
Total NE Admin Fee				192.09	320.00	-127.91	60.03%
NE Bank Fees and Products				61.84	100.00	-38.16	61.84%
NE Licenses & Fees				24.50	125.00	-100.50	19.6%
NE Management Fee				1,160.00	3,480.00	-2,320.00	33.33%
Total NE Admin Expense				1,518.43	4,095.00	-2,576.57	37.08%

				NE Legal	108.00	300.00	-192.00	36.0%
				Total NE Operating Expense	1,626.43	4,395.00	-2,768.57	37.01%
				NE Pool Expense				
				NE Pool Area Cleaning	80.00	585.00	-505.00	13.68%
				NE Pool Chemicals	267.80	1,000.00	-732.20	26.78%
				NE Pool Repair	360.43	2,250.00	-1,889.57	16.02%
				NE Pool Service Contract	1,000.00	3,376.00	-2,376.00	29.62%
				NE Pool Utilities	0.00	1,000.00	-1,000.00	0.0%
				Total NE Pool Expense	1,708.23	8,211.00	-6,502.77	20.8%
				NE Reserve Expense				
				NE Reserve Exp - Other	0.00	2,729.00	-2,729.00	0.0%
				Total NE Reserve Expense	0.00	2,729.00	-2,729.00	0.0%
				NE Utilities	8,599.24	20,000.00	-11,400.76	43.0%
				Total Expense	18,174.77	81,120.00	-62,945.23	22.41%
				Net Ordinary Income	8,875.27	0.00	8,875.27	100.0%
				Net Income	8,875.27	0.00	8,875.27	100.0%

Villas Homeowners Association, Inc.
SE Financials
April 30 2023

11100 SE CADENCE BK OPERATING				27,033.92
11902 SE TAL STATE BK RESERVE				17,816.03
			Total Checking/Savings	44,849.95
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	04/04/2023	City of Tallahassee	Water Payment (100%)	-1,656.65
DRAFT	04/04/2023	City of Tallahassee	Pool Electric (100%)	-213.51
DRAFT	04/13/2023	Cadence Bank	Account Analysis Fee (100%)	-2.75
8264	04/05/2023	Executive Mgmt Svcs	HOA Management april (60%)	-435.00
8270	04/17/2023	Executive Mgmt Svcs	Billed Admin (60%)	-96.86
			Postage	45.92
			Copies	50.94
8268	04/14/2023	Sadler Lawn Care	Lawn Service April - 5 cuts (60%)	1,302.00
8267	04/14/2023	Massey Services	Rodent Control 1 months (60%)	-108.00
8265	04/05/2023	Truevolt	Pool- switches, gang cover, etc (60%)	-252.00
DRAFT	04/11/2023	Brown & Brown	D&O Insurance (51%)	-489.39
8263	04/05/2023	Anderson & Givens	Legal Opinion - Short Term Rental (60%)	-162.00
8266	04/14/2023	Bobo's Cleaning	Pool cleaning April (60%)	-30.00
			Total Expenditure	(2,144.16)
Pending Payments:				
		National Fire Exting	Extinguishers at pool	\$129.64
		Wally Womble	Pool - March	\$713.32
		EMS	Reimb sunbiz & po box	\$153.13
		Truevolt	Pool electrical work	\$387.30

				Jan - Apr 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense							
Income							
31000 SE OPERATING REVENUES							
31011 SE OPERATING DUES				29,760.12	89,279.30	-59,519.18	33.33%
Total 31000 SE OPERATING REVENUES				29,760.12	89,279.30	-59,519.18	33.33%
31500 SE RESERVE & SPEC ASSMT							
31501 SE RESERVE DUES				5,160.48	15,482.50	-10,322.02	33.33%
Total 31500 SE RESERVE & SPEC ASSMT				5,160.48	15,482.50	-10,322.02	33.33%
Total Income				34,920.60	104,761.80	-69,841.20	33.33%
Gross Profit				34,920.60	104,761.80	-69,841.20	33.33%
Expense							
41000 SE OPERATING EXPENSE							
41000 SE ADMIN EXPENSE							
41101 SE BANK FEES & PRODUCTS				15.72	170.00	-154.28	9.25%
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				1,740.00	5,220.00	-3,480.00	33.33%
41105 SE WEBSITE				84.00	84.00	0.00	100.0%
41106 SE OFFICE SUPPLY & COPIES				118.47	210.00	-91.53	56.41%
41107 SE POSTAGE				169.66	230.00	-60.34	73.77%
41108 SE SERVICES-ACCOUNTING				120.00	150.00	-30.00	80.0%
41109 SE SERVICES-LEGAL				162.00	200.00	-38.00	81.0%
Total 41000 SE ADMIN EXPENSE				3,837.67	8,451.00	-4,613.33	45.41%
41200 SE BUILDING MAINTENANCE							
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				144.00	2,899.00	-2,755.00	4.97%
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%
Total 41200 SE BUILDING MAINTENANCE				4,647.07	21,996.00	-17,348.93	21.13%
41300 SE GROUNDS EXPENSE							
41301 SE LAWN CARE				4,725.80	13,971.00	-9,245.20	33.83%
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%
Total 41300 SE GROUNDS EXPENSE				5,050.80	24,158.88	-19,108.08	20.91%
41400 SE POOL EXPENSE							
41401 SE POOL SERVICE				1,500.00	4,320.00	-2,820.00	34.72%
41402 SE POOL CHEMICALS				401.70	1,290.00	-888.30	31.14%

				41403 SE POOL REPAIRS	540.64	2,000.00	-1,459.36	27.03%
				41405 SE POOL UTILITIES	1,002.66	1,397.50	-394.84	71.75%
				41406 SE POOL AREA CLEANING	120.00	810.00	-690.00	14.82%
				Total 41400 SE POOL EXPENSE	3,565.00	9,817.50	-6,252.50	36.31%
				41500 SE UTILITIES EXPENSE				
				41501 SE UTILITIES (WATER)	6,840.84	22,575.00	-15,734.16	30.3%
				Total 41500 SE UTILITIES EXPENSE	6,840.84	22,575.00	-15,734.16	30.3%
				Total 41000 SE OPERATING EXPENSE	23,941.38	86,998.38	-63,057.00	27.52%
				Total Expense	23,941.38	86,998.38	-63,057.00	27.52%
				Net Ordinary Income	10,979.22	17,763.42	-6,784.20	61.81%
				Other Income/Expense				
				Other Income				
				34000 SE OTHER INCOME				
				34121 SE RESERVE INT & DIV	28.19			
				Total 34000 SE OTHER INCOME	28.19			
				Total Other Income	28.19			
				Other Expense				
				61000 SE RESERVE EXPENSE				
				61005 SE RES EXP - ROOFING	168,974.86			
				61006 SE RES EXP - OTHER BLDG	0.00	17,762.92	-17,762.92	0.0%
				Total 61000 SE RESERVE EXPENSE	168,974.86	17,762.92	151,211.94	951.28%
				Total Other Expense	168,974.86	17,762.92	151,211.94	951.28%
				Net Other Income	-168,946.67	-17,762.92	-151,183.75	951.12%
				Net Income	-157,967.45	0.50	-157,967.95	-31,593,490.0%