

Villas Homeowners Association, Inc.
NE Financials
January 31, 2022

		12100 NE CADENCE BK OPERATING		7,753.64
		12900 NE UTIL DEP - CAP CTY BK		1,468.50
		12902 NE TAL STATE BK RESERVE		42,026.96
		Roof Reserve		143,200.00
			Total Checking/Savings	194,449.10
OUTSTANDING HOMEOWNER DUES				
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	01/03/2022	City of Tallahassee	Water - December Payments & Dep (100%)***	-5300.89
DRAFT	01/10/2022	Cadence Bank	Account Analysis Fee (100%)	-11.16
4115	01/05/2022	Executive Mgmt Serv	HOA Management - January (40%)	-290.00
4115	01/05/2022	Executive Mgmt Serv	Billed Admin (40%)	-2.98
			Copies	-1.62
			Postage	-1.36
4117	01/11/2022	Sadler's Lawn Care	Lawn Service December 5 Trips (40%)	-792.50
4113	12/08/2021	Wally Womble	Nov Pool Service (40%)	269.15
			Service	-210.00
			Chemicals	-59.15
4114	12/27/2021	Massey Service	Pest Control Nov/Dec (40%)	-48.00
4120	01/27/2022	Calvert Construction	Wood Rot Repairs (100%)	-1,775.00
			189NE brick mold 1x2 siding	-725.00
			191NE brick mold louvers siding 1x2	-1,050.00
4119	01/11/2022	Bobo's Cleaning	Pool area cleaning - Jan (40%)	-20.00
DRAFT	12/11/2022	Villas SE	Pool Electric Oct/Nov (40%)	-148.19
4116	01/05/2022	Lion Lawn Care	Fence/Wall Clearing (40%)	-220.00
1033	01/13/2022	Calvert Construction	Woodrot repairs (100%)**	-2,670.00
			181NE 2x2 brick mold x2 siding	-775.00
			183NE 1x2 siding x2	-1,220.00
			187NE siding,brick mold, siding	-675.00
			TOTAL EXPENDITURES	-11,009.57
**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. The CDs will be closed at CCB and added back into each sides operating accounts.				

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

				Jan 22	Expended YTD 8%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	6,435.00	6,435.00	77,220.00	8%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			Total 32000 NE OPERATING REVENUE	6,435.00	6,435.00	77,220.00	8%
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	7.93	7.93		
			Total 34000 NE OTHER INCOME	7.93	7.93	0.00	
			Total Income	6,442.93	6,442.93	77,220.00	8%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	11.16	11.16	100.00	11%
			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	290.00	3,480.00	8%
			45105 NE WEBSITE	0.00	0.00	56.00	0%
			45106 NE OFFICE SUPPLY & COPIES	1.62	1.62	140.00	1%
			45107 NE POSTAGE	1.36	1.36	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	304.14	304.14	6,314.00	5%
45200 NE BUILDING MAINTENANCE							
			45201 NE WOODROT INSPECT/REPAIR	1,775.00	1,775.00	18,618.00	10%
			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	48.00	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	1,823.00	1,823.00	25,818.00	7%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	792.50	792.50	10,490.00	8%
			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	220.00	220.00	2,000.00	11%
			Total 45300 NE GROUNDS EXPENSE	792.50	792.50	14,540.00	5%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	210.00	210.00	3,376.00	6%
			45402 POOL TREATMENT/EQUIPMEN	59.15	59.15	700.00	8%
			45403 NE POOL UTILITIES	148.19	148.19	887.00	17%
			45405 NE POOL REPAIR	0.00	0.00	1,000.00	0%
			45406 NE POOL AREA CLEANING	20.00	20.00	585.00	3%
			Total 45400 NE POOL EXPENSE	437.34	437.34	6,548.00	7%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	5,300.89	5,300.89	20,000.00	27%
			Total 45500 NE UTILITIES	5,300.89	5,300.89	20,000.00	27%
			Total 45000 NE OPERATING EXPENSE	8,657.87	8,657.87	73,220.00	12%

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

	Other Expense					
		65000 NE RESERVE EXPENSE				
		65006 NE RES EXP - OTHER BLDG	2,670.00	2,670.00	10,866.00	
		XXXXX NE RES EXP - ROOFS	0.00	0.00	0.00	
		65015 NE RES EXP - OTHER	0.00	0.00	7,600.00	
		Total 65000 NE RESERVE EXPENSE	2,670.00	2,670.00	18,466.00	
	Total Other Expense		2,670.00	2,670.00	18,466.00	

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

11100 SE CADENCE BK OPERATING				19,318.76
11700 SE UTIL DEP - CAP CTY BK				2,202.75
11902 SE TAL STATE BK RESERVE				26,569.45
Speical Assessment				44,200.26
Total Checking/Savings				92,291.22
OUTSTANDING HOMEOWNER DUES				\$203.50
				\$190.72
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	01/05/2022	City of Tallahassee	Water December Payment (100%)	-1,601.77
DRAFT	01/05/2022	City of Tallahassee	Pool Electric December (100%)	-201.92
DRAFT	01/15/2021	Cadence Bank	Account Analysis Fee (100%)	-16.59
8136	01/05/2022	Executive Mgmt Svcs	HOA Management January (60%)	-435.00
8136	01/05/2022	Executive Mgmt Svcs	Billed Admin (60%)	-4.47
			Copies	2.43
			Postage	2.04
8133	12/27/2021	Massey Services	Pest Control Nov/Dec (60%)	-72.00
8131	12/08/2021	Wally Womble	Pool Service (60%)	-403.73
			Service - October	-315
			Chemicals	-88.73
8138	01/11/2022	Sadlers Lawn Care	Lawn Service Dec(60%)	-1,213.75
			5 trips	-1188.75
			Trash pick up at Dellwood SE	-25
8140	01/11/2022	Bobo's Cleaning	Pool Cleaning Service - Jan (60%)	-30.00
8134	12/27/2021	Stubbs Roofing	133A SE Roof Repair (100%)	-816.00
8141	01/21/2022	Stubbs Roofing	116B SE Roof Repair (100%)	-402.00
8137	01/05/2022	Lions Lawn Care	Fence/wall growth clean up (60%)	-330.00
DRAFT	01/11/2022	Villas NE	Pool Utility Oct/Nov (40%)	148.19
Total Expenditure				(5,379.04)

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

					Jan 22	EXPENDED YTD (8%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	6,763.77	6,763.77	81,163.00	8%
				31012 SE LATE FEES /NSF CHARGES				
				Total 31000 SE OPERATING REVENUES	6,763.77	6,763.77	81,163.00	8%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,172.92	1,172.92	14,075.00	8%
				Special Assessment				
				Special Assessment x2				
				Total 31500 SE RESERVE & SPEC ASSMT	1,172.92	1,172.92	14,075.00	8%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV				
				34121 SE RESERVE INT & DIV	2.72	2.72		
				Total 34000 SE OTHER INCOME	2.72	2.72	0.00	
				Total Income	7,936.69	7,936.69	95,238.00	8%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	16.59	16.59	170.00	10%
				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	435.00	5,220.00	8%
				41105 SE WEBSITE	0.00	0.00	84.00	0%
				41106 SE OFFICE SUPPLY & COPIES	2.43	2.43	210.00	1%
				41107 SE POSTAGE	2.04	2.04	230.00	1%
				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	456.06	456.06	8,391.00	5%
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	72.00	72.00	2,625.00	3%
				41206 SE ROOF REPAIR	1,218.00	1,218.00	3,000.00	41%
				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	1,290.00	1,290.00	18,745.00	7%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	1,188.75	1,188.75	13,347.00	9%
				41302 SE LANDSCAPING EXPENSE	25.00	25.00	700.00	4%
				41303 SE TREES & SHRUBS EXPENSE	0.00	0.00	4,000.00	0%
				XXXXX SE DRAINAGE	330.00	330.00	5,000.00	7%
				41304 SE SIDEWALKS & PAVING EXP	0.00	0.00	350.00	0%
				Total 41300 SE GROUNDS EXPENSE	1,543.75	1,543.75	23,397.00	7%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	315.00	315.00	4,320.00	7%
				41403 SE POOL REPAIRS	0.00	0.00	2,000.00	0%
				41405 SE POOL UTILITIES	53.73	53.73	1,300.00	4%
				41406 SE POOL AREA CLEANING	30.00	30.00	810.00	4%
				41407 SE POOL TREATMENT/EQUIPMENT	88.73	88.73	1,200.00	7%
				Total 41400 SE POOL EXPENSE	487.46	487.46	9,630.00	5%

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

				41500 SE UTILITIES EXPENSE			
				41501 SE UTILITIES (WATER)	1,601.77	1,601.77	21,000.00 8%
				Total 41500 SE UTILITIES EXPENSE		1,601.77	21,000.00 8%
				Total 41000 SE OPERATING EXPENSE	3,777.27	5,379.04	81,163.00 7%
				Total Expense	3,777.27	5,379.04	81,163.00 7%
				Other Expense			
				61000 SE RESERVE EXPENSE			
				61012 SE RES EXP - OTHER BUILDING			10,000.00 0%
				XXXX SE RES ASSESSMENT			0.00
				61015 SE RES EXP - OTHER			0.00
				Total 61000 SE RESERVE EXPENSE	0.00	0.00	10,000.00 0%