

Villas Homeowners Association, Inc.

NE Financials

July 31 2022

		12100 NE CADENCE BK OPERATING			16,340.04
		12900 NE UTIL DEP - CAP CTY BK (to be closed and added to operating)			1,468.50
		12902 NE TAL STATE BK RESERVE			25,520.46
		Roof Reserve			5,007.59
			Total Checking/Savings		48,336.59
OUTSTANDING HOMEOWNER DUES					
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	07/06/2022	City of Tallahassee	Water - June Payment (100%)***		-2556.34
DRAFT	07/15/2022	Cadence Bank	Account Analysis Fee (100%)		-4.63
4166	07/01/2022	Executive Mgmt Serv	HOA Management - July (40%)		-290.00
4170	07/15/2022	Executive Mgmt Serv	Billed Admin - April - May (40%)		-8.92
			Postage	-5.44	
			Copies	-3.48	
4171	07/15/2022	Sadler's Lawn Care	Lawn Service June 5 Trips (40%)		-928.00
4167	07/06/2022	Bobo's Cleaning	Pool Cleaning - July (40%)		-80.00
4163	06/15/2022	Pool Tech	Pool Service May (40%)		-392.75
			Service	-232.00	
			Chemicals	-69.55	
			Pool Leak & Hose	-91.20	
			TOTAL EXPENDITURES		-4,260.64
<p>*** City of Tallahassee will no longer allow for CDs to be used for desoposits; 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.</p>					

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

				July 2022	Expended YTD 58%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	6,435.00	45,045.00	77,220.00	58%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			Total 32000 NE OPERATING REVENUE	6,435.00	45,045.00	77,220.00	58%
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	0.00	35.93		
			Total 34000 NE OTHER INCOME	0.00	35.93	0.00	
			Total Income	6,435.00	45,080.93	77,220.00	58%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	4.63	38.02	100.00	38%
			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	3.48	51.00	140.00	36%
			45107 NE POSTAGE	5.44	31.28	180.00	17%
			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	303.55	3,758.02	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	1,210.00	3,000.00	40%
			45204 NE OTHER MAINTENANCE	0.00	568.00	100.00	568%
			45205 NE PEST CONTROL/TERMITES	0.00	1,609.00	1,800.00	89%
			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	0.00	13,234.50	25,818.00	51%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	928.00	5,374.90	10,490.00	51%
			45302 NE LANDSCAPING	0.00	540.00	500.00	108%
			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	0.00	220.00	2,000.00	11%
			Total 45300 NE GROUNDS EXPENSE	928.00	5,914.90	14,540.00	41%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	232.00	1,580.00	3,376.00	47%
			45402 POOL TREATMENT/EQUIPMEN	69.55	420.87	700.00	60%
			45403 NE POOL UTILITIES	0.00	542.51	887.00	61%
			45405 NE POOL REPAIR	91.20	2,049.60	1,000.00	205%
			45406 NE POOL AREA CLEANING	80.00	360.00	585.00	62%
			Total 45400 NE POOL EXPENSE	472.75	4,952.98	6,548.00	76%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	2,556.34	14,038.66	20,000.00	70%
			Total 45500 NE UTILITIES	2,556.34	14,038.66	20,000.00	70%
			Total 45000 NE OPERATING EXPENSE	4,260.64	41,899.06	73,220.00	57%

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

11100 SE CADENCE BK OPERATING				26,468.43
11700 SE UTIL DEP - CAP CTY BK (to be closed and put into operating)				2,202.75
11902 SE TAL STATE BK RESERVE				37,722.27
			Speical Assessment	4,616.38
			Reroof Assessment	187,600.00
Total Checking/Savings				71,009.83
OUTSTANDING HOMEOWNER DUES				\$1,081.86
				\$123.64
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	07/06/2022	City of Tallahassee	Water June Payment (100%)	-1,701.95
DRAFT	07/06/2022	City of Tallahassee	Pool Electric June (100%)	-209.58
DRAFT	07/15/2022	Cadence Bank	Account Analysis Fee (100%)	-6.59
8190	07/01/2022	Executive Mgmt Svcs	HOA Management July (60%)	-435.00
8192	07/06/2022	Bobo's Cleaning	Restroom Cleaning July (60%)	-120.00
8192	07/15/2022	Executive Mgmt Svcs	Billed Admin April - May (60%)	-13.38
			Postage	-8.16
			Copies	-5.22
8187	06/15/2022	Pool Tech	Pool Service May (60%)	-589.13
			Service	-348
			Chemicals	-104.33
			Pool leak & hose	-136.80
8193	07/15/2022	Sadler Lawn Care	Lawn Service	-1,442.00
			June - 5 visits (60%)	-1392
			Fence Repair (100%)	-50
8188	06/30/2022	Villas SE	Reserves - June	-1,172.92
Total Expenditure				(5,690.55)

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

					July 22	EXPENDED YTD (58%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	6,763.77	47,346.39	81,163.00	58%
				31012 SE LATE FEES /NSF CHARGES	10.62	172.68		
				Total 31000 SE OPERATING REVENUES	6,774.39	47,519.07	81,163.00	59%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,172.92	8,210.44	14,075.00	58%
				Special Assessment Roof	173,400.00	187,600.00	276,900.00	68%
				Special Assessment x2				
				Total 31500 SE RESERVE & SPEC ASSMT	174,572.92	195,810.44	290,975.00	67%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV				
				34121 SE RESERVE INT & DIV	0.00	14.09		
				Total 34000 SE OTHER INCOME	0.00	14.09	0.00	
				Total Income	181,347.31	243,329.51	372,138.00	65%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	6.59	52.65	170.00	31%
				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	3,045.00	5,220.00	58%
				41105 SE WEBSITE	0.00	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	5.22	79.92	210.00	38%
				41107 SE POSTAGE	8.16	49.37	230.00	21%
				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	454.97	4,996.96	8,391.00	60%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	50.00	3,457.84	7,500.00	46%
				41203 SE PLUMBING	0.00	0.00	1,000.00	0%
				41205 SE PEST CONTROL/TERMITES	0.00	2,409.00	2,625.00	92%
				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	50.00	8,776.84	18,745.00	47%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	1,392.00	8,062.35	13,347.00	60%
				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	1,392.00	10,754.35	23,397.00	46%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	348.00	2,370.00	4,320.00	55%
				41403 SE POOL REPAIRS	136.80	3,074.40	2,000.00	154%
				41405 SE POOL UTILITIES	209.58	823.97	1,300.00	63%
				41406 SE POOL AREA CLEANING	120.00	510.00	810.00	63%
				41407 SE POOL TREATMENT/EQUIPMENT	104.33	631.31	1,200.00	53%
				Total 41400 SE POOL EXPENSE	918.71	7,409.68	9,630.00	77%

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

				41500 SE UTILITIES EXPENSE			
				41501 SE UTILITIES (WATER)	1,701.95	12,469.52	21,000.00 59%
				Total 41500 SE UTILITIES EXPENSE	1,701.95	12,469.52	21,000.00 59%
				Total 41000 SE OPERATING EXPENSE	4,517.63	44,407.35	81,163.00 55%
				Total Expense	4,517.63	44,407.35	81,163.00 55%
				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	0.00		276,900.00
				Total 61000 SE RESERVE EXPENSE	0.00	34,303.88	331,100.26 10%