

Villas Homeowners Association, Inc.

NE Financials

June 30 2022

		12100 NE CADENCE BK OPERATING			8,720.68
		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		40,717.23
OUTSTANDING HOMEOWNER DUES					
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	06/08/2022	City of Tallahassee	Water - May Payment (100%)***		-2448.11
DRAFT	06/15/2022	Cadence Bank	Account Analysis Fee (100%)		-4.52
4159	06/01/2022	Executive Mgmt Serv	HOA Management - June (40%)		-290.00
4161	06/08/2022	Sadler's Lawn Care	Lawn Service May 4 Trips (40%)		-699.60
4162	06/13/2022	Lance Maxwell Plumb	Leak at 175 NE (100%)		-885.00
4160	06/08/2022	Bobo's Cleaning	Pool Cleaning - June (40%)		-80.00
4157	05/24/2022	Massey Services	Termite Bond (100%)		-1,465.00
1041	06/01/2022	Calvert Construction	Woodrot repairs (100%)**		-2,975.00
			172NE siding,rooftop side,gate,paint	-2,300.00	
			174NE 2 rafters on pergola	-675.00	
1038	05/03/2022	Stubbs Roofing	Roof Replacement Final Payment (100%)***		-67,506.41
4153	05/03/2022	Pool Tech	Pool Service April (40%)		-381.55
			Service	-232.00	
			Chemicals	-69.55	
			Pump Repair/Air Leak	-80.00	
4156	05/24/2022	Jim Bennett's Plumbing	183 Villas NE - Ball valve (100%)		-150.00
4158	06/01/2022	Bobo's Cleaning	Pool Cleaning - Feb & April (100%)		-60.00
EFT	06/30/2022	Villas SE	Overpayment of Insurance		-84.73
EFT	06/30/2022	Villas SE	NE 40% payment for sod at pool area		-220.00
EFT	06/30/2022	Villas SE	NE 40% of gutters on pool house		-272.00
EFT	06/30/2022	Villas SE	Payment 4 & 5 of COT deposit		723.50
			TOTAL EXPENDITURES		-76,798.42

**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.

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

				June 2022	Expended YTD 50%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	6,435.00	38,610.00	77,220.00	50%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			Total 32000 NE OPERATING REVENUE	6,435.00	38,610.00	77,220.00	50%
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	2.74	35.93		
			Total 34000 NE OTHER INCOME	2.74	35.93	0.00	
			Total Income	6,437.74	38,645.93	77,220.00	50%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	4.52	33.39	100.00	33%
			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	1,740.00	3,480.00	50%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	0.00	47.52	140.00	34%
			45107 NE POSTAGE	0.00	25.84	180.00	14%
			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	294.52	3,454.47	6,314.00	55%
45200 NE BUILDING MAINTENANCE							
			45201 NE WOODROT INSPECT/REPAIR	0.00	9,847.50	18,618.00	53%
			45203 NE PLUMBING	1,035.00	1,210.00	3,000.00	40%
			45204 NE OTHER MAINTENANCE	0.00	568.00	100.00	568%
			45205 NE PEST CONTROL/TERMITES	1,465.00	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	2,500.00	13,234.50	25,818.00	51%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	699.60	4,446.90	10,490.00	42%
			45302 NE LANDSCAPING	220.00	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	919.60	4,986.90	14,540.00	34%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	232.00	1,348.00	3,376.00	40%
			45402 POOL TREATMENT/EQUIPMEN	69.55	351.32	700.00	50%
			45403 NE POOL UTILITIES	0.00	542.51	887.00	61%
			45405 NE POOL REPAIR	352.00	1,958.40	1,000.00	196%
			45406 NE POOL AREA CLEANING	140.00	280.00	585.00	48%
			Total 45400 NE POOL EXPENSE	793.55	4,480.23	6,548.00	68%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,724.61	11,482.32	20,000.00	57%
			Total 45500 NE UTILITIES	1,724.61	11,482.32	20,000.00	57%
			Total 45000 NE OPERATING EXPENSE	6,232.28	37,638.42	73,220.00	51%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 June 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	67,506.41	138,192.41	143,200.00	97%
		65015 NE RES EXP - OTHER	2,975.00	8,925.00	7,600.00	117%
		Total 65000 NE RESERVE EXPENSE	70,481.41	157,396.91	161,666.00	97%
	Total Other Expense		70,481.41	157,396.91	161,666.00	97%

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

11100 SE CADENCE BK OPERATING				14,732.48
11700 SE UTIL DEP - CAP CTY BK (to be closed and put into operating)				2,202.75
11902 SE TAL STATE BK RESERVE				36,549.35
			Speical Assessment	4,616.38
			Reroof Assessment	14,200.00
Total Checking/Savings				58,100.96
OUTSTANDING HOMEOWNER DUES				\$878.36
				\$653.33
EXPENDITURES & TRANSFERS DURING MONTH				\$113.52
Num	Date	Name	Memo	Paid Amount
DRAFT	06/08/2022	City of Tallahassee	Water May Payment (100%)	-1,521.32
DRAFT	06/08/2022	City of Tallahassee	Pool Electric May (100%)	-186.01
DRAFT	06/15/2022	Cadence Bank	Account Analysis Fee (100%)	-6.01
8183	06/01/2022	Executive Mgmt Svcs	HOA Management June (60%)	-435.00
8185	06/08/2022	Jack Gaskins	Reimb for Paint (100%)	-34.59
8184	06/08/2022	Bobo's Cleaning	Restroom Cleaning June (60%)	-120.00
8175	05/03/2022	Pool Tech	Pool Service April (60%)	-572.33
			Service	-348
			Chemicals	-104.33
			Pump repair & leak	-120
8186	06/08/2022	Sadler Lawn Care	Lawn Service	-1,149.40
			May - 4 visits (60%)	-1049.40
			Millet seed (100%)	-100.00
8180	05/24/2022	Massey Services	Termite Bond (100%)	-2,193.00
1037	06/23/2022	Calvert Construction	116B Deck Replacemet (100%)***	-7,800.00
8182	06/01/2022	Bobo's Cleaning	Restroom Cleaning Feb & April (60%)	-90.00
EFT	06/30/2022	Villas NE	Overpaymet on insurance	84.73
EFT	06/30/2022	Villas NE	NE 40% on sod at pool area	220.00
EFT	06/30/2022	Villas NE	NE 40% of gutters at pool house	272.00
EFT	06/30/2022	Villas NE	Payment 4 & 5 of COT deposit	-723.50
Total Expenditure				(14,254.43)
*** Paid with Reserve Funds				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
Jun 30, 2022

					June 22	EXPENDED YTD (50%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	6,763.77	40,582.62	81,163.00	50%
				31012 SE LATE FEES /NSF CHARGES	46.06	162.06		
				Total 31000 SE OPERATING REVENUES	6,809.83	40,744.68	81,163.00	50%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,172.92	7,037.52	14,075.00	50%
				Special Assessment				
				Special Assessment x2				
				Total 31500 SE RESERVE & SPEC ASSMT	1,172.92	7,037.52	14,075.00	50%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV				
				34121 SE RESERVE INT & DIV	2.08	14.09		
				Total 34000 SE OTHER INCOME	2.08	14.09	0.00	
				Total Income	7,982.75	47,782.20	95,238.00	50%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	6.01	46.06	170.00	27%
				41102 SE INSURANCE	-84.73	1,454.27	2,000.00	73%
				41103 SE LICENSES & FEES	0.00	36.75	187.00	20%
				41104 SE MANAGEMENT FEES	435.00	2,610.00	5,220.00	50%
				41105 SE WEBSITE	0.00	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	0.00	74.70	210.00	36%
				41107 SE POSTAGE	0.00	41.21	230.00	18%
				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	356.28	4,541.99	8,391.00	54%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	34.59	3,407.84	7,500.00	45%
				41203 SE PLUMBING	0.00	0.00	1,000.00	0%
				41205 SE PEST CONTROL/TERMITES	2,193.00	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	2,227.59	8,726.84	18,745.00	47%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	1,049.40	6,670.35	13,347.00	50%
				41302 SE LANDSCAPING EXPENSE	-120.00	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	929.40	9,362.35	23,397.00	40%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	348.00	2,022.00	4,320.00	47%
				41403 SE POOL REPAIRS	-152.00	2,937.60	2,000.00	147%
				41405 SE POOL UTILITIES	186.01	614.39	1,300.00	47%
				41406 SE POOL AREA CLEANING	210.00	390.00	810.00	48%
				41407 SE POOL TREATMENT/EQUIPMENT	104.33	526.98	1,200.00	44%
				Total 41400 SE POOL EXPENSE	696.34	6,490.97	9,630.00	67%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
Jun 30, 2022

				41500 SE UTILITIES EXPENSE			
				41501 SE UTILITIES (WATER)	2,244.82	10,767.57	21,000.00 51%
				Total 41500 SE UTILITIES EXPENSE	2,244.82	10,767.57	21,000.00 51%
				Total 41000 SE OPERATING EXPENSE	6,454.43	39,889.72	81,163.00 49%
				Total Expense	6,454.43	39,889.72	81,163.00 49%
				Other Expense			
				61000 SE RESERVE EXPENSE			
				61012 SE RES EXP - OTHER BUILDING	0.00		10,000.00 0%
				XXXX SE RES ASSESSMENT	7,800.00	34,303.88	44,200.26 78%
				61015 SE RES EXP - OTHER	0.00		0.00
				Total 61000 SE RESERVE EXPENSE	7,800.00	34,303.88	54,200.26 63%