

Villas Homeowners Association, Inc.

NE Financials

March 31, 2022

		12100 NE CADENCE BK OPERATING		12,927.86
		12900 NE UTIL DEP - CAP CTY BK (to be closed and added to operating)		1,468.50
		12902 NE TAL STATE BK RESERVE		36,344.26
		Roof Reserve		143,200.00
		Total Checking/Savings		193,940.62
OUTSTANDING HOMEOWNER DUES				
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	03/08/2022	City of Tallahassee	Water - Feb Payment (100%)*	-965.63
DRAFT	03/08/2022	Cadence Bank	Account Analysis Fee (100%)	-4.53
4129	03/01/2022	Executive Mgmt Serv	HOA Management - March (40%)	-290.00
4132	03/10/2022	Sadler's Lawn Care	Lawn Service February 4 Trips (40%)	-693.60
4130	03/10/2022	Anderson Givens	Legal Opinion on Special Assessment (40%)	-60.00
4131	03/10/2022	Bobo Cleaning	Pool Restroom Cleaning (40%)	-20.00
DRAFT	03/16/2022	Villas SE	Utility Deposit Payments (1&2)	723.50
4134	03/23/2022	CJC Painting & Home	193 NE Fence	-175.00
1035	03/23/2022	Calvert Construction	Woodrot repairs (100%)*	-2,700.00
			188NE side garage,brickmold,back right	-1,475.00
			190NE siding,soffit,back right,door jamb	-1,225.00
			TOTAL EXPENDITURES	-4,185.26
**Paid wth reserve funds				
*** 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.				

Villas Homeowners Association, Inc.

NORTHEAST Profit Loss

March 31, 2022

				March 22	Expended YTD 25%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	6,435.00	19,305.00	77,220.00	25%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			Total 32000 NE OPERATING REVENUE	6,435.00	19,305.00	77,220.00	25%
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	7.71	22.73		
			Total 34000 NE OTHER INCOME	7.71	22.73	0.00	
			Total Income	6,442.71	19,327.73	77,220.00	25%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	4.53	20.26	100.00	20%
			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	870.00	3,480.00	25%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	0.00	4.68	140.00	3%
			45107 NE POSTAGE	0.00	2.45	180.00	1%
			45108 NE SERVICES-ACCOUNTING	0.00	0.00	60.00	0%
			45109 NE SERVICES-LEGAL	60.00	60.00	300.00	20%
			Total 45100 NE ADMIN EXPENSE	354.53	1,013.39	6,314.00	16%
45200 NE BUILDING MAINTENANCE							
			45201 NE WOODROT INSPECT/REPAIR	175.00	5,052.50	18,618.00	27%
			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	0.00	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	175.00	5,100.50	25,818.00	20%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	693.60	2,179.70	10,490.00	21%
			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	0.00	220.00	2,000.00	11%
			Total 45300 NE GROUNDS EXPENSE	693.60	2,179.70	14,540.00	15%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	0.00	652.00	3,376.00	19%
			45402 POOL TREATMENT/EQUIPMEN	0.00	167.86	700.00	24%
			45403 NE POOL UTILITIES	0.00	308.08	887.00	35%
			45405 NE POOL REPAIR	0.00	1,606.40	1,000.00	161%
			45406 NE POOL AREA CLEANING	20.00	40.00	585.00	7%
			Total 45400 NE POOL EXPENSE	20.00	2,774.34	6,548.00	42%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	242.13	5,543.02	20,000.00	28%

Villas Homeowners Association, Inc.

NORTHEAST Profit Loss

March 31, 2022

		Total 45500 NE UTILITIES	242.13	5,543.02	20,000.00	28%
		Total 45000 NE OPERATING EXPENSE	1,485.26	16,610.95	73,220.00	23%
	Other Expense					
		65000 NE RESERVE EXPENSE				
		65006 NE RES EXP - OTHER BLDG	2,700.00	8,367.50	10,866.00	77%
		XXXXX NE RES EXP - ROOFS	0.00	0.00	143,200.00	0%
		65015 NE RES EXP - OTHER	0.00	0.00	7,600.00	0%
		Total 65000 NE RESERVE EXPENSE	2,700.00	8,367.50	161,666.00	5%
	Total Other Expense		2,700.00	8,367.50	161,666.00	5%

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

				41500 SE UTILITIES EXPENSE				
				41501 SE UTILITIES (WATER)	2,139.78	5,248.15	21,000.00	25%
				Total 41500 SE UTILITIES EXPENSE	2,139.78	5,248.15	21,000.00	25%
				Total 41000 SE OPERATING EXPENSE	5,869.18	17,576.03	81,163.00	22%
				Total Expense	5,869.18	17,576.03	81,163.00	22%
				Other Expense				
				61000 SE RESERVE EXPENSE				
				61012 SE RES EXP - OTHER BUILDING			10,000.00	0%
				XXXX SE RES ASSESMENT	24,403.88	24,903.88	44,200.26	56%
				61015 SE RES EXP - OTHER			0.00	
				Total 61000 SE RESERVE EXPENSE	24,403.88	24,903.88	54,200.26	46%