

Villas Homeowners Association, Inc.  
NE Financials  
May 31 2022

		<b>12100 NE CADENCE BK OPERATING</b>			<b>9,260.46</b>
		<b>12900 NE UTIL DEP - CAP CTY BK (to be closed and added to operating)</b>			<b>1,468.50</b>
		<b>12902 NE TAL STATE BK RESERVE</b>			<b>28,492.72</b>
		Roof Reserve			72,514.00
			<b>Total Checking/Savings</b>		<b>111,735.68</b>
<b>OUTSTANDING HOMEOWNER DUES</b>					
<b>EXPENDITURES &amp; TRANSFERS DURING MONTH</b>					
<b>Num</b>	<b>Date</b>	<b>Name</b>	<b>Memo</b>		<b>Paid Amount</b>
<b>DRAFT</b>	<b>05/06/2022</b>	<b>City of Tallahassee</b>	<b>Water - April Payment (100%)***</b>		<b>-2161.11</b>
<b>DRAFT</b>	<b>05/17/2022</b>	<b>Cadence Bank</b>	<b>Account Analysis Fee (100%)</b>		<b>-4.38</b>
<b>4151</b>	<b>05/03/2022</b>	<b>Executive Mgmt Serv</b>	<b>HOA Management - May (40%)</b>		<b>-290.00</b>
<b>4152</b>	<b>05/03/2022</b>	<b>Sadler's Lawn Care</b>	<b>Lawn Service</b>		<b>-1,019.60</b>
			April 4 Trips	-699.60	
			Chain Saw Work	-20.00	
			Weed & Feed	-300.00	
<b>4148</b>	<b>04/26/2022</b>	<b>Florida Dept of State</b>	<b>Secretary of State Filing (40%)</b>		<b>-24.50</b>
<b>4149</b>	<b>04/26/2022</b>	<b>Massey Services</b>	<b>Pest Control Service April (40%)</b>		<b>-24.00</b>
<b>4150</b>	<b>05/03/2022</b>	<b>Brown &amp; Brown</b>	<b>Insurance (49%)</b>		<b>-461.35</b>
<b>1039</b>	<b>05/05/2022</b>	<b>Calvert Construction</b>	<b>Woodrot repairs (100%)**</b>		<b>-1,575.00</b>
			176NE Back siding,brick mold garage/rooftop	-675.00	
			178NE Bick mold, 1x4 corner board	-375.00	
			180NE siding, 1x4 roof line	-525.00	
<b>1040</b>	<b>05/09/2022</b>	<b>Calvert Construction</b>	<b>Woodrot repairs (100%)**</b>		<b>-4,375.00</b>
			182NE 2x12 on pergola	-375.00	
			174NE 2x8,1x2,siding,brick mold,rafters	-4,000.00	
<b>4154</b>	<b>05/03/2022</b>	<b>White's Plumbing</b>	<b>170 NE Water Leak (100%)</b>		<b>-175.00</b>
<b>4155</b>	<b>05/20/2022</b>	<b>Bobo's Cleaning</b>	<b>Pool Cleaning - May (100%)</b>		<b>-100.00</b>
			<b>TOTAL EXPENDITURES</b>		<b>-10,209.94</b>
<b>**Paid wth reserve funds</b>					
*** 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  
 May 31, 2022

				May 2022	Expended YTD 42%	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>32000 NE OPERATING REVENUE</b>							
			32011 NE OPERATING FEES	6,435.00	32,175.00	77,220.00	42%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			<b>Total 32000 NE OPERATING REVENUE</b>	<b>6,435.00</b>	<b>32,175.00</b>	<b>77,220.00</b>	<b>42%</b>
<b>33000 NE RESERVE &amp; SPEC ASSMT</b>							
			33001 NE RESERVE DUES	0.00	0.00	0.00	
			Roof Assessment	0.00	0.00	0.00	
			<b>Total 33000 NE RESERVE &amp; SPEC ASSMT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>34000 NE OTHER INCOME</b>							
			34101 NE OPERATING INT & DIV				
			34121 NE RESERVE INT & DIV	4.40	33.19		
			<b>Total 34000 NE OTHER INCOME</b>	<b>4.40</b>	<b>33.19</b>	<b>0.00</b>	
			<b>Total Income</b>	<b>6,439.40</b>	<b>32,208.19</b>	<b>77,220.00</b>	<b>42%</b>
<b>Expense</b>							
<b>45000 NE OPERATING EXPENSE</b>							
<b>45100 NE ADMIN EXPENSE</b>							
			45101 NE BANK FEES & PRODUCTS	4.38	28.87	100.00	29%
			45102 NE INSURANCE	461.35	1,397.22	1,873.00	75%
			45103 NE LICENSES & FEES	24.50	24.50	125.00	20%
			45104 NE MANAGEMENT FEES	290.00	1,450.00	3,480.00	42%
			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%
			<b>Total 45100 NE ADMIN EXPENSE</b>	<b>780.23</b>	<b>3,159.95</b>	<b>6,314.00</b>	<b>50%</b>
<b>45200 NE BUILDING MAINTENANCE</b>							
			45201 NE WOODROT INSPECT/REPAIR	0.00	9,847.50	18,618.00	53%
			45203 NE PLUMBING	175.00	175.00	3,000.00	6%
			45204 NE OTHER MAINTENANCE	0.00	568.00	100.00	568%
			45205 NE PEST CONTROL/TERMITES	24.00	144.00	1,800.00	8%
			45206 NE ROOF REPAIR	0.00	0.00	800.00	0%
			45207 NE ROOF CLEANING	0.00	0.00	1,500.00	0%
			<b>Total 45200 NE BUILDING MAINTENANCE</b>	<b>199.00</b>	<b>10,734.50</b>	<b>25,818.00</b>	<b>42%</b>
<b>45300 NE GROUNDS EXPENSE</b>							
			45301 NE LAWN CARE	699.60	3,747.30	10,490.00	36%
			45302 NE LANDSCAPING	320.00	320.00	500.00	64%
			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%
			<b>Total 45300 NE GROUNDS EXPENSE</b>	<b>1,019.60</b>	<b>4,067.30</b>	<b>14,540.00</b>	<b>28%</b>
<b>45400 NE POOL EXPENSE</b>							
			45401 NE POOL SERVICE	0.00	1,116.00	3,376.00	33%
			45402 POOL TREATMENT/EQUIPMEN	0.00	281.77	700.00	40%
			45403 NE POOL UTILITIES	0.00	542.51	887.00	61%
			45405 NE POOL REPAIR	0.00	1,606.40	1,000.00	161%
			45406 NE POOL AREA CLEANING	100.00	140.00	585.00	24%
			<b>Total 45400 NE POOL EXPENSE</b>	<b>100.00</b>	<b>3,686.68</b>	<b>6,548.00</b>	<b>56%</b>
<b>45500 NE UTILITIES</b>							
			45501 NE UTILITIES (WATER)	2,161.11	9,757.71	20,000.00	49%
			<b>Total 45500 NE UTILITIES</b>	<b>2,161.11</b>	<b>9,757.71</b>	<b>20,000.00</b>	<b>49%</b>
			<b>Total 45000 NE OPERATING EXPENSE</b>	<b>4,259.94</b>	<b>31,406.14</b>	<b>73,220.00</b>	<b>43%</b>
<b>Other Expense</b>							

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

	<b>65000 NE RESERVE EXPENSE</b>				
	65006 NE RES EXP - OTHER BLDG	0.00	10,279.50	10,866.00	95%
	XXXXX NE RES EXP - ROOFS	0.00	70,686.00	143,200.00	49%
	65015 NE RES EXP - OTHER	5,950.00	5,950.00	7,600.00	78%
	<b>Total 65000 NE RESERVE EXPENSE</b>	<b>5,950.00</b>	<b>86,915.50</b>	<b>161,666.00</b>	<b>54%</b>
	<b>Total Other Expense</b>	<b>5,950.00</b>	<b>86,915.50</b>	<b>161,666.00</b>	<b>54%</b>

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

11100 SE CADENCE BK OPERATING				14,896.91
11700 SE UTIL DEP - CAP CTY BK (to be closed and put into operating)				2,202.75
11902 SE TAL STATE BK RESERVE				36,550.42
Speical Assessment				12,416.38
<b>Total Checking/Savings</b>				<b>66,066.46</b>
OUTSTANDING HOMEOWNER DUES				\$654.33
				\$433.42
<b>EXPENDITURES &amp; TRANSFERS DURING MONTH</b>				<b>\$84.41</b>
Num	Date	Name	Memo	Paid Amount
DRAFT	05/06/2022	City of Tallahassee	Water April Payment (100%)	-1,396.88
DRAFT	05/06/2022	City of Tallahassee	Pool Electric April (100%)	-185.79
DRAFT	05/12/2022	Cadence Bank	Account Analysis Fee (100%)	-6.08
8173	05/03/2022	Executive Mgmt Svcs	HOA Management May (60%)	-435.00
8170	04/29/2022	Florida Dept of State	Secretary of State Filing (60%)	-36.75
8172	05/03/2022	Brown & Brown	Insurance (51%)	-564.93
8174	05/03/2022	Sadlers Lawn Care	Lawn Service	-1,269.00
			April 4 Trips (60%)	-1049.40
			Chain Saw Work (100%)	-20
			Weed & Feed (100%)	-200
8176	05/05/2022	Calvert Construction	Concrete Work (100%) 148C	-487.00
8171	04/29/2022	Massey Services	Pest Control April (60%)	-36.00
8177	05/06/2022	A1A Gutters	Roof/Gutter Cleaning (100%)	-750.00
8178	05/04/2022	Edwin Kinsey Inc	Pool House Gutters (100%)**	-680.00
8179	05/20/2022	Bobo's Cleaning	Restroom Cleaning (60%)	-150.00
8181	05/26/2022	Villas SE	Reserve April/May (100%)	-2,345.84
<b>Total Expenditure</b>				<b>(8,343.27)</b>
*** NE to reimburse SE \$272				

**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**May 31, 2022**

					May 22	EXPENDED YTD (42%)	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>31000 SE OPERATING REVENUES</b>								
				<b>31011 SE OPERATING DUES</b>	6,763.77	33,818.85	81,163.00	42%
				<b>31012 SE LATE FEES /NSF CHARGES</b>	44.27	116.00		
				<b>Total 31000 SE OPERATING REVENUES</b>	<b>6,808.04</b>	<b>33,934.85</b>	<b>81,163.00</b>	<b>42%</b>
<b>31500 SE RESERVE &amp; SPEC ASSMT</b>								
				<b>31501 SE RESERVE DUES</b>	1,172.92	5,864.60	14,075.00	42%
				Special Assessment				
				Special Assessment x2				
				<b>Total 31500 SE RESERVE &amp; SPEC ASSMT</b>	<b>1,172.92</b>	<b>5,864.60</b>	<b>14,075.00</b>	<b>42%</b>
<b>34000 SE OTHER INCOME</b>								
				<b>34101 SE OPERATING INT &amp; DIV</b>				
				<b>34121 SE RESERVE INT &amp; DIV</b>	1.98	12.01		
				<b>Total 34000 SE OTHER INCOME</b>	<b>1.98</b>	<b>12.01</b>	<b>0.00</b>	
				<b>Total Income</b>	<b>7,980.96</b>	<b>39,799.45</b>	<b>95,238.00</b>	<b>42%</b>
<b>Expense</b>								
<b>41000 SE OPERATING EXPENSE</b>								
<b>41000 SE ADMIN EXPENSE</b>								
				<b>41101 SE BANK FEES &amp; PRODUCTS</b>	6.08	40.05	170.00	24%
				<b>41102 SE INSURANCE</b>	564.93	1,539.00	2,000.00	77%
				<b>41103 SE LICENSES &amp; FEES</b>	36.75	36.75	187.00	20%
				<b>41104 SE MANAGEMENT FEES</b>	435.00	2,175.00	5,220.00	42%
				<b>41105 SE WEBSITE</b>	0.00	84.00	84.00	100%
				<b>41106 SE OFFICE SUPPLY &amp; COPIES</b>	0.00	74.70	210.00	36%
				<b>41107 SE POSTAGE</b>	0.00	41.21	230.00	18%
				<b>41108 SE SERVICES-ACCOUNTING</b>	0.00	105.00	90.00	117%
				<b>41109 SE SERVICES-LEGAL</b>	0.00	90.00	200.00	45%
				<b>Total 41000 SE ADMIN EXPENSE</b>	<b>1,042.76</b>	<b>4,185.71</b>	<b>8,391.00</b>	<b>50%</b>
<b>41200 SE BUILDING MAINTENANCE</b>								
				<b>41201 SE CARPENTRY</b>	0.00	3,373.25	7,500.00	45%
				<b>41203 SE PLUMBING</b>	0.00	0.00	1,000.00	0%
				<b>41205 SE PEST CONTROL/TERMITES</b>	36.00	216.00	2,625.00	8%
				<b>41206 SE ROOF REPAIR</b>	0.00	2,160.00	3,000.00	72%
				<b>41208 SE PRESSURE WASHING</b>	0.00	0.00	3,250.00	0%
				<b>41207 SE ROOF &amp; GUTTER CLEANIN</b>	750.00	750.00	1,370.00	55%
				<b>Total 41200 SE BUILDING MAINTENANCE</b>	<b>786.00</b>	<b>6,499.25</b>	<b>18,745.00</b>	<b>35%</b>
<b>41300 SE GROUNDS EXPENSE</b>								
				<b>41301 SE LAWN CARE</b>	1,049.40	5,620.95	13,347.00	42%
				<b>41302 SE LANDSCAPING EXPENSE</b>	220.00	795.00	700.00	114%
				<b>41303 SE TREES &amp; SHRUBS EXPENSE</b>	0.00	0.00	4,000.00	0%
				<b>XXXXX SE DRAINAGE</b>	0.00	330.00	5,000.00	7%
				<b>41304 SE SIDEWALKS &amp; PAVING EXP</b>	487.00	1,587.00	350.00	453%
				<b>Total 41300 SE GROUNDS EXPENSE</b>	<b>1,756.40</b>	<b>8,332.95</b>	<b>23,397.00</b>	<b>36%</b>
<b>41400 SE POOL EXPENSE</b>								
				<b>41401 SE POOL SERVICE</b>	0.00	1,674.00	4,320.00	39%
				<b>41403 SE POOL REPAIRS</b>	680.00	3,089.60	2,000.00	154%
				<b>41405 SE POOL UTILITIES</b>	185.79	428.38	1,300.00	33%
				<b>41406 SE POOL AREA CLEANING</b>	150.00	180.00	810.00	22%
				<b>41407 SE POOL TREATMENT/EQUIPMENT</b>	0.00	422.65	1,200.00	35%
				<b>Total 41400 SE POOL EXPENSE</b>	<b>1,015.79</b>	<b>5,794.63</b>	<b>9,630.00</b>	<b>60%</b>

**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**May 31, 2022**

				<b>41500 SE UTILITIES EXPENSE</b>				
				<b>41501 SE UTILITIES (WATER)</b>	1,396.88	8,522.75	21,000.00	41%
				<b>Total 41500 SE UTILITIES EXPENSE</b>	<b>1,396.88</b>	<b>8,522.75</b>	<b>21,000.00</b>	<b>41%</b>
				<b>Total 41000 SE OPERATING EXPENSE</b>	<b>5,997.83</b>	<b>33,335.29</b>	<b>81,163.00</b>	<b>41%</b>
				<b>Total Expense</b>	<b>5,997.83</b>	<b>33,335.29</b>	<b>81,163.00</b>	<b>41%</b>
				<b>Other Expense</b>				
				<b>61000 SE RESERVE EXPENSE</b>				
				<b>61012 SE RES EXP - OTHER BUILDING</b>	0.00		10,000.00	0%
				<b>XXXX SE RES ASSESSMENT</b>	0.00	26,503.88	44,200.26	60%
				<b>61015 SE RES EXP - OTHER</b>	0.00		0.00	
				<b>Total 61000 SE RESERVE EXPENSE</b>	<b>0.00</b>	<b>26,503.88</b>	<b>54,200.26</b>	<b>49%</b>