

Villas Homeowners Association, Inc.

NE Financials

October 31, 2021

|  |                   |                                       |   |                    |
|--|-------------------|---------------------------------------|---|--------------------|
|  |                   |                                       |   |                    |
|  |                   |                                       |   |                    |
|  |                   | <b>12100 NE CADENCE BK OPERATING</b>  |   | <b>7,263.46</b>    |
|  |                   | <b>12900 NE UTIL DEP - CAP CTY BK</b> |   | <b>1,468.50</b>    |
|  |                   | <b>12902 NE TAL STATE BK RESERVE</b>  |   | <b>49,047.84</b>   |
|  |                   | Roof Reserve                          |   | <b>164,000.00</b>  |
|  |                   |                                       | <b>Total Checking/Savings</b>               | <b>221,779.80</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>10/07/2021</b> | <b>City of Tallahassee</b>            | <b>Water - September Payment (100%)</b>     | <b>-1501.36</b>    |
| <b>DRAFT</b>                                     | <b>10/15/2021</b> | <b>Cadence Bank</b>                   | <b>Account Analysis Fee (100%)</b>          | <b>-4.59</b>       |
| <b>4092</b>                                      | <b>10/05/2021</b> | <b>Executive Mgmt Serv</b>            | <b>HOA Management - October (40%)</b>       | <b>-290.00</b>     |
| <b>4101</b>                                      | <b>10/29/2021</b> | <b>Executive Mgmt Serv</b>            | <b>Billed Admin - October (40%)</b>         | <b>-3.56</b>       |
|  |                   |                                       | Copies                                      | -1.38              |
|  |                   |                                       | Postage                                     | -2.18              |
| <b>4100</b>                                      | <b>10/19/2021</b> | <b>Executive Mgmt Serv</b>            | <b>New checks for account (100%)</b>        | <b>-80.53</b>      |
| <b>4088</b>                                      | <b>09/02/2021</b> | <b>Pool Tech</b>                      | <b>Pool Service - August (40%)</b>          | <b>-330.76</b>     |
|  |                   |                                       | Service                                     | -210               |
|  |                   |                                       | Chemiclas                                   | -54.76             |
|  |                   |                                       | Unclog impellar/drains                      | -66                |
| <b>4097</b>                                      | <b>10/14/2021</b> | <b>Sadler's Lawn Care</b>             | <b>Lawn Service October 5 Visits (40%)</b>  | <b>-798.50</b>     |
| <b>4098</b>                                      | <b>10/14/2021</b> | <b>Pool Tech</b>                      | <b>Pool Service - September (40%)</b>       | <b>-269.15</b>     |
|  |                   |                                       | Service                                     | -210               |
|  |                   |                                       | Chemiclas                                   | -59.15             |
| <b>4096</b>                                      | <b>10/14/2021</b> | <b>Massey Services</b>                | <b>Pest Control Aug/Sept/Oct (40%)</b>      | <b>-72.00</b>      |
| <b>4093</b>                                      | <b>10/14/2021</b> | <b>A1A Gutters</b>                    | <b>Roof/Gutter Cleaning (100%)</b>          | <b>-750.00</b>     |
| <b>4094</b>                                      | <b>10/14/2021</b> | <b>Bobo's Cleaning</b>                | <b>Pool Area Cleaning October (40%)</b>     | <b>-20.00</b>      |
| <b>4095</b>                                      | <b>10/14/2021</b> | <b>Holly Hinson</b>                   | <b>Document Filing (40%)</b>                | <b>-27.60</b>      |
| <b>4091</b>                                      | <b>09/30/2021</b> | <b>Villas NE</b>                      | <b>Reserve Transfer - September (100%)</b>  | <b>-1,159.83</b>   |
| <b>4099</b>                                      | <b>10/15/2021</b> | <b>Villas NE</b>                      | <b>Reserve Transfer - October (100%)</b>    | <b>-1,159.83</b>   |
| <b>DRAFT</b>                                     | <b>10/29/2021</b> | <b>Villas SE</b>                      | <b>Pool Electric August/September (40%)</b> | <b>-151.99</b>     |
|  |                   |                                       | <b>TOTAL EXPENDITURES</b>                   | <b>-6,619.70</b>   |

Villas Homeowners Association, Inc.  
 NORTHEAST Profit Loss  
 October 31, 2021

|  |  |  |  | Oct 21            | Expended<br>YTD 83% | Annual Budget     | % of Budget |
|--|--|--|--|-------------------|---------------------|-------------------|-------------|
| <b>Ordinary Income/Expense</b>           |  |  |  |                   |                     |                   |             |
| <b>Income</b>                            |  |  |  |                   |                     |                   |             |
| <b>32000 NE OPERATING REVENUE</b>        |  |  |  |                   |                     |                   |             |
|  |  |  | 32011 NE OPERATING FEES                        | 4,690.17          | 46,901.70           | 56,282.00         | 83%         |
|  |  |  | 32012 NE LATE FEES/NSF CHARGES                 | 0.00              | 0.00                | 0.00              | 0%          |
|  |  |  | <b>Total 32000 NE OPERATING REVENUE</b>        | <b>4,690.17</b>   | <b>46,901.70</b>    | <b>56,282.00</b>  | <b>83%</b>  |
| <b>33000 NE RESERVE &amp; SPEC ASSMT</b> |  |  |  |                   |                     |                   |             |
|  |  |  | 33001 NE RESERVE DUES                          | 1,159.83          | 11,598.30           | 13,918.00         | 83%         |
|  |  |  | Roof Assessment                                | 147,600.00        | 164,000.00          | 213,200.00        | 77%         |
|  |  |  | <b>Total 33000 NE RESERVE &amp; SPEC ASSMT</b> | <b>148,759.83</b> | <b>175,598.30</b>   | <b>227,118.00</b> | <b>77%</b>  |
| <b>34000 NE OTHER INCOME</b>             |  |  |  |                   |                     |                   |             |
|  |  |  | 34101 NE OPERATING INT & DIV                   | 0.00              | 0.00                | 0.00              | 0%          |
|  |  |  | 34121 NE RESERVE INT & DIV                     | 3.30              | 20.03               | 14.00             |             |
|  |  |  | <b>Total 34000 NE OTHER INCOME</b>             | <b>3.30</b>       | <b>20.03</b>        | <b>14.00</b>      |             |
|  |  |  | <b>Total Income</b>                            | <b>153,453.30</b> | <b>222,520.03</b>   | <b>283,414.00</b> | <b>79%</b>  |
| <b>Expense</b>                           |  |  |  |                   |                     |                   |             |
| <b>45000 NE OPERATING EXPENSE</b>        |  |  |  |                   |                     |                   |             |
| <b>45100 NE ADMIN EXPENSE</b>            |  |  |  |                   |                     |                   |             |
|  |  |  | 45101 NE BANK FEES & PRODUCTS                  | 4.59              | 67.73               | 74.00             | 92%         |
|  |  |  | 45102 NE INSURANCE                             | 0.00              | 1,765.35            | 1,873.00          | 94%         |
|  |  |  | 45103 NE LICENSES & FEES                       | 0.00              | 124.50              | 125.00            | 100%        |
|  |  |  | 45104 NE MANAGEMENT FEES                       | 290.00            | 2,900.00            | 3,480.00          | 83%         |
|  |  |  | 45105 NE WEBSITE                               | 0.00              | 56.00               | 56.00             | 100%        |
|  |  |  | 45106 NE OFFICE SUPPLY & COPIES                | 109.51            | 176.53              | 140.00            | 126%        |
|  |  |  | 45107 NE POSTAGE                               | 2.18              | 113.70              | 132.00            | 86%         |
|  |  |  | 45108 NE SERVICES-ACCOUNTING                   | 0.00              | 60.00               | 60.00             | 100%        |
|  |  |  | 45109 NE SERVICES-LEGAL                        | 0.00              | 110.00              | 300.00            | 37%         |
|  |  |  | <b>Total 45100 NE ADMIN EXPENSE</b>            | <b>406.28</b>     | <b>5,373.81</b>     | <b>6,240.00</b>   | <b>86%</b>  |
| <b>45200 NE BUILDING MAINTENANCE</b>     |  |  |  |                   |                     |                   |             |
|  |  |  | 45201 NE WOODROT INSPECT/REPAIR                | 0.00              | 2,970.00            | 5,000.00          | 59%         |
|  |  |  | 45203 NE PLUMBING                              | 0.00              | 2,736.50            | 1,900.00          | 144%        |
|  |  |  | 45204 NE OTHER MAINTENANCE                     | 0.00              | 100.00              | 300.00            | 33%         |
|  |  |  | 45205 NE PEST CONTROL/TERMITES                 | 72.00             | 1,705.00            | 1,777.00          | 96%         |
|  |  |  | 45206 NE ROOF REPAIR                           | 0.00              | 100.00              | 1,500.00          | 7%          |
|  |  |  | 45207 NE ROOF CLEANING                         | 750.00            | 900.00              | 500.00            | 180%        |
|  |  |  | <b>Total 45200 NE BUILDING MAINTENANCE</b>     | <b>822.00</b>     | <b>8,511.50</b>     | <b>10,977.00</b>  | <b>78%</b>  |
| <b>45300 NE GROUNDS EXPENSE</b>          |  |  |  |                   |                     |                   |             |
|  |  |  | 45301 NE LAWN CARE                             | 798.50            | 7,040.00            | 9,050.00          | 78%         |
|  |  |  | 45302 NE LANDSCAPING                           | 0.00              | 345.00              | 500.00            | 69%         |
|  |  |  | 45303 NE TREES & SHRUBS                        | 0.00              | 545.00              | 2,800.00          | 19%         |
|  |  |  | 45304 NE SIDEWALKS & PAVING                    | 0.00              | 6,024.55            | 800.00            | 753%        |
|  |  |  | 45305 NE STORM WATER                           | 0.00              | 600.00              | 3,500.00          | 17%         |
|  |  |  | <b>Total 45300 NE GROUNDS EXPENSE</b>          | <b>798.50</b>     | <b>13,954.55</b>    | <b>16,650.00</b>  | <b>84%</b>  |
| <b>45400 NE POOL EXPENSE</b>             |  |  |  |                   |                     |                   |             |
|  |  |  | 45401 NE POOL SERVICE                          | 420.00            | 2,310.00            | 2,880.00          | 80%         |
|  |  |  | 45402 POOL TREATMENT/EQUIPMEN                  | 113.91            | 575.60              | 580.00            | 99%         |
|  |  |  | 45403 NE POOL UTILITIES                        | 151.99            | 722.00              | 887.00            | 81%         |
|  |  |  | 45405 NE POOL REPAIR                           | 66.00             | 490.58              | 1,750.00          | 28%         |
|  |  |  | 45406 NE POOL AREA CLEANING                    | 20.00             | 500.00              | 518.00            | 97%         |
|  |  |  | <b>Total 45400 NE POOL EXPENSE</b>             | <b>771.90</b>     | <b>4,598.18</b>     | <b>6,615.00</b>   | <b>70%</b>  |
| <b>45500 NE UTILITIES</b>                |  |  |  |                   |                     |                   |             |
|  |  |  | 45501 NE UTILITIES (WATER)                     | 1,501.36          | 15,838.41           | 15,800.00         | 100%        |
|  |  |  | <b>Total 45500 NE UTILITIES</b>                | <b>1,501.36</b>   | <b>15,838.41</b>    | <b>15,800.00</b>  | <b>100%</b> |
|  |  |  | <b>Total 45000 NE OPERATING EXPENSE</b>        | <b>4,300.04</b>   | <b>48,276.45</b>    | <b>56,282.00</b>  | <b>86%</b>  |
| <b>Other Expense</b>                     |  |  |  |                   |                     |                   |             |

Villas Homeowners Association, Inc.  
 NORTHEAST Profit Loss  
 October 31, 2021

|  |                                       |             |                 |                 |  |
|--|---------------------------------------|-------------|-----------------|-----------------|--|
|  | <b>65000 NE RESERVE EXPENSE</b>       |             |                 |                 |  |
|  | 65006 NE RES EXP - OTHER BLDG         | 0.00        | 3,000.00        | 2,500.00        |  |
|  | 65015 NE RES EXP - OTHER              | 0.00        | 0.00            | 2,000.00        |  |
|  | <b>Total 65000 NE RESERVE EXPENSE</b> | <b>0.00</b> | <b>3,000.00</b> | <b>4,500.00</b> |  |
|  | <b>Total Other Expense</b>            | <b>0.00</b> | <b>3,000.00</b> | <b>4,500.00</b> |  |

Villas Homeowners Association, Inc.  
SE Financials  
October 31, 2021

| <b>11100 SE CADENCE BK OPERATING</b>             |            |                      |  | <b>9,075.35</b>   |
|--|------------|----------------------|--|-------------------|
| <b>11700 SE UTIL DEP - CAP CTY BK</b>            |            |                      |  | <b>2,202.75</b>   |
| <b>11902 SE TAL STATE BK RESERVE</b>             |            |                      |  | <b>28,769.62</b>  |
| Reserves   |            |                      |  |                   |
| <b>Total Checking/Savings</b>                    |            |                      |  | <b>40,047.72</b>  |
| <b>OUTSTANDING HOMEOWNER DUES</b>                |            |                      |  | <b>\$ -</b>       |
| <b>EXPENDITURES &amp; TRANSFERS DURING MONTH</b> |            |                      |  |                   |
| Num  | Date       | Name                 | Memo                                   | Paid Amount       |
| DRAFT  | 10/07/2021 | City of Tallahassee  | Water September Payment (100%)         | -2,015.85         |
| DRAFT  | 10/07/2021 | City of Tallahassee  | Pool Electric September (100%)         | -200.13           |
| DRAFT  | 10/05/2021 | Cadence Bank         | Account Analysis Fee (100%)            | -7.74             |
| 8111   | 10/05/2021 | Executive Mgmt Svcs  | HOA Management October (60%)           | -435.00           |
| 8119   | 10/29/2021 | Executive Mgmt Svcs  | Billed Admin October (60%)             | -5.33             |
|  |            |                      | Copies                                 | -2.07             |
|  |            |                      | Postage                                | -3.26             |
| 8106   | 09/02/2021 | Pool Tech            | Pool Service - August (60%)            | -496.13           |
|  |            |                      | Service                                | -315              |
|  |            |                      | Chemiclas                              | -82.13            |
|  |            |                      | Unclog impellar/drains                 | -99               |
| 8116   | 10/14/2021 | Pool Tech            | Pool Service - September (60%)         | -403.73           |
|  |            |                      | Service                                | -315              |
|  |            |                      | Chemiclas                              | -88.73            |
| 8117   | 10/11/2021 | A1A Gutters          | Gutter & Roof Cleaning (100%)          | -685.00           |
| 8112   | 10/14/2021 | Bobos Cleaning       | Pool Area Cleaning - October (60%)     | -30.00            |
| 8109   | 09/20/2021 | CMH Home Inspections | Inspection of all SE roofs (100%)      | -975.00           |
| 8115   | 10/14/2021 | Sadlers Lawn Care    | Lawn Service                           | -1,297.75         |
|  |            |                      | 5 Visits - September (60%)             | -1197.75          |
|  |            |                      | Bush at 132A (100%)                    | -50               |
|  |            |                      | Tree Limbs at rear of 132A/148A (100%) | -50               |
| 8114   | 10/14/2021 | Massey Services      | Pest Control Aug/Sep/Oct (60%)         | -108.00           |
| 8113   | 10/14/2021 | Holly Hinson         | Documents Filing (60%)                 | -41.40            |
| 8110   | 09/30/2021 | Villas SE            | Reserves September (100%)              | -1,000.00         |
| 8118   | 10/15/2021 | Villas SE            | Reserves October (100%)                | -1,000.00         |
| DRAFT  | 10/29/2021 | Villas NE            | Pool Electric August/September (40%)   | 151.99            |
| <b>Total Expenditure</b>                         |            |                      |  | <b>(8,549.07)</b> |



**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**October 31, 2021**

|  |  |  |  |          |           |           |      |
|--|--|--|--|----------|-----------|-----------|------|
|  |  |  | <b>Total 41500 SE UTILITIES EXPENSE</b>  | 2,015.85 | 16,652.79 | 21,000.00 | 79%  |
|  |  |  | <b>Total 41000 SE OPERATING EXPENSE</b>  | 6,549.07 | 58,366.51 | 74,580.00 | 78%  |
|  |  |  | <b>Total Expense</b>                     | 6,549.07 | 58,366.51 | 74,580.00 | 78%  |
|  |  |  |  |          |           |           |      |
|  |  |  | <b>Other Expense</b>                     |          |           |           |      |
|  |  |  | <b>61000 SE RESERVE EXPENSE</b>          |          |           |           |      |
|  |  |  | <b>61012 SE RES EXP - OTHER BUILDING</b> | 0.00     | 10,343.00 | 7,000.00  | 148% |
|  |  |  | <b>XXXX SE RES ASSESSMENT</b>            | 0.00     | 11,700.00 | 11,700.00 | 100% |
|  |  |  | <b>61015 SE RES EXP - OTHER</b>          | 0.00     | 0.00      | 5,000.00  | 0%   |
|  |  |  | <b>Total 61000 SE RESERVE EXPENSE</b>    | 0.00     | 22,043.00 | 23,700.00 | 93%  |