

Villas Homeowners Association, Inc.

NE Financials

March 31, 2023

		12100 NE CADENCE BK OPERATING			36,925.53
		12902 NE TAL STATE BK RESERVE			25,538.57
		Roof Reserve			5,007.59
			Total Checking/Savings		67,471.69
OUTSTANDING HOMEOWNER DUES					
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	03/08/2023	City of Tallahassee	Water - Feb Payment (100%)		-1955.05
4229	03/02/2023	Executive Management	Management Fee - March (40%)		-290
4225	02/17/2023	Wally Womble	Pool Service - Jan (40%)		-315.15
			Service	-256	
			Chemcials	-59.15	
4226	02/24/2023	Faith Pres Church	Meeting Room - 4 meetings (40%)		-32.00
4227	02/24/2023	Massey Services	Rodent Control - 3 months (40%)		-72.00
4228	02/24/2023	Sadler Lawn Care	Lawn Service - Jan 4 cuts (40%)		-693.60
4230	03/10/2023	Bobo's Cleaning	Pool Bathroom Cleaning Jan-March (40%)		-60.00
4231	03/10/2023	Sadler Lawn Care	Lawn Service		-843.60
			Service - 4 cuts (40%)	-693.60	
			Weed and Feed (100%)	-150.00	
4232	03/10/2023	Truevolt Electrical	Lights at pool area (40%)		-308.84
4233	03/10/2023	Wally Womble	Pool Service - Feb (40%)		-325.55
			Service	-256	
			Chemcials	-69.55	
4234	03/14/2023	Tower Hill Insurance	Property Insurance (49%)		-806.32
4235	03/21/2023	Brooks Harrison Cayer	1120 H Tax Filing (40%)		-80.00
			TOTAL EXPENDITURES		-4,261.40
Pending Checks:					
		Villas SE	Reimb for pool utility	\$315.66	
		Villas NE	First Quarter Reserve Transfer	\$681	

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				Jan - Mar 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense							
Income							
NE Operating Revenue							
NE Operating Fees				19,578.00	78,391.00	-58,813.00	24.98%
NE Reserve				681.00	2,729.00	-2,048.00	24.95%
Total NE Operating Revenue				20,259.00	81,120.00	-60,861.00	24.97%
Other Income							
NE Reserve Int & Div				7.53			
Total Other Income				7.53			
Total Income				20,266.53	81,120.00	-60,853.47	24.98%
Gross Profit				20,266.53	81,120.00	-60,853.47	24.98%
Expense							
NE Building Maintenance							
NE Carpentry				275.00	20,000.00	-19,725.00	1.38%
NE Electrical				308.84			
NE Other Maintenance				0.00	100.00	-100.00	0.0%
NE Pest Control/Termites				72.00	1,800.00	-1,728.00	4.0%
NE Plumbing				0.00	3,000.00	-3,000.00	0.0%
NE Roof Repair				0.00	800.00	-800.00	0.0%
Roof & Gutter Cleaning				0.00	1,500.00	-1,500.00	0.0%
Total NE Building Maintenance				655.84	27,200.00	-26,544.16	2.41%
NE Computer/Internet							
NE Website				56.00	56.00	0.00	100.0%
Total NE Computer/Internet				56.00	56.00	0.00	100.0%
NE Grounds Expense							
NE Drainage				0.00	2,000.00	-2,000.00	0.0%
NE Landscaping Expense				625.00	1,000.00	-375.00	62.5%
NE Lawn Care Contract				2,249.20	10,906.00	-8,656.80	20.62%
NE Sidewalks & Paving				0.00	2,000.00	-2,000.00	0.0%
NE Trees & Shrubs				0.00	750.00	-750.00	0.0%
Total NE Grounds Expense				2,874.20	16,656.00	-13,781.80	17.26%
NE Insurance Expense				866.32	1,873.00	-1,006.68	46.25%
NE Operating Expense							
NE Admin Expense							
NE Accounting Services				80.00	70.00	10.00	114.29%
NE Admin Fee							
NE Office Supplies & Copies				45.02	140.00	-94.98	32.16%
NE Postage				4.90	180.00	-175.10	2.72%
Total NE Admin Fee				49.92	320.00	-270.08	15.6%
NE Bank Fees and Products				61.84	100.00	-38.16	61.84%
NE Licenses & Fees				0.00	125.00	-125.00	0.0%
NE Management Fee				870.00	3,480.00	-2,610.00	25.0%
Total NE Admin Expense				1,061.76	4,095.00	-3,033.24	25.93%

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				NE Legal	0.00	300.00	-300.00	0.0%
				Total NE Operating Expense	1,061.76	4,395.00	-3,333.24	24.16%
				NE Pool Expense				
				NE Pool Area Cleaning	60.00	585.00	-525.00	10.26%
				NE Pool Chemicals	198.25	1,000.00	-801.75	19.83%
				NE Pool Repair	124.00	2,250.00	-2,126.00	5.51%
				NE Pool Service Contract	744.00	3,376.00	-2,632.00	22.04%
				NE Pool Utilities	0.00	1,000.00	-1,000.00	0.0%
				Total NE Pool Expense	1,126.25	8,211.00	-7,084.75	13.72%
				NE Reserve Expense				
				NE Reserve Exp - Other	0.00	2,729.00	-2,729.00	0.0%
				Total NE Reserve Expense	0.00	2,729.00	-2,729.00	0.0%
				NE Utilities	6,650.72	20,000.00	-13,349.28	33.25%
				Total Expense	13,291.09	81,120.00	-67,828.91	16.38%
				Net Ordinary Income	6,975.44	0.00	6,975.44	100.0%
				Net Income	6,975.44	0.00	6,975.44	100.0%

Villas Homeowners Associaton, Inc.

SE Financials

March 31 2023

11100 SE CADENCE BK OPERATING				23,515.54
11902 SE TAL STATE BK RESERVE				17,815.30
Total Checking/Savings				41,330.84
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	03/09/2023	City of Tallahassee	Water Feb Payment (100%)	-1,725.64
DRAFT	03/09/2023	City of Tallahassee	Pool Electric Jan (100%)	-264.09
DRAFT	03/14/2023	Cadence Bank	Account Analysis Fee (100%)	-4.37
8255	03/03/2023	Executive Mgmt Svcs	HOA Management march (60%)	-435.00
8254	02/24/2023	Sadler Lawn Care	Lawn Service Feb - 4 cuts (60%)	-1,040.40
8252	02/24/2023	Faith Pres Church	Four Meetings at Church (60%)	-48.00
8253	02/24/2023	Massey Services	Rodent Control 3 months (60%)	-108.00
8258	03/10/2023	Truevolt	Lights a pool area (60%)	-463.27
8260	03/14/2023	Tower Hill Insurance	Property Insurance (51%)	-901.68
8261	03/21/2023	Brooks Harrison Cayer	1120 Tax Filing (60%)	-120.00
8262	03/21/2023	Jim Bennetts Plumbing	196C hose bibs (100%)	-192.00
8256	03/10/2023	Bobo's Cleaning	Pool cleaning Jan-March (60%)	-90.00
8257	03/10/2023	Sadler Lawn Care	Lawn Service	-1,265.40
			4 cuts - March (60%)	-1040.40
			Weed and feed (100%)	-225
8259	03/10/2023	Wally Womble	Pool Service - Feb (60%)	-488.33
			Service	-384
			Chemical	-104.33
8251	02/17/2023	Wally Womble	Pool Service - Jan (60%)	-472.73
			Service	-384
			Chemical	-88.73
Total Expenditure				(6,657.85)
Pending Payments:				
		Villas SE	First Quarter Res Transfer	\$3,870.36
		Villas NE	Reimb for Pool Utilities	\$315.66

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				Jan - Mar 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense							
Income							
31000 SE OPERATING REVENUES							
31011 SE OPERATING DUES				22,320.09	89,279.30	-66,959.21	25.0%
Total 31000 SE OPERATING REVENUES				22,320.09	89,279.30	-66,959.21	25.0%
31500 SE RESERVE & SPEC ASSMT							
31501 SE RESERVE DUES				3,870.36	15,482.50	-11,612.14	25.0%
Total 31500 SE RESERVE & SPEC ASSMT				3,870.36	15,482.50	-11,612.14	25.0%
Total Income				26,190.45	104,761.80	-78,571.35	25.0%
Gross Profit				26,190.45	104,761.80	-78,571.35	25.0%
Expense							
41000 SE OPERATING EXPENSE							
41000 SE ADMIN EXPENSE							
41101 SE BANK FEES & PRODUCTS				12.97	170.00	-157.03	7.63%
41102 SE INSURANCE				901.68	2,000.00	-1,098.32	45.08%
41103 SE LICENSES & FEES				0.00	187.00	-187.00	0.0%
41104 SE MANAGEMENT FEES				1,305.00	5,220.00	-3,915.00	25.0%
41105 SE WEBSITE				84.00	84.00	0.00	100.0%
41106 SE OFFICE SUPPLY & COPIES				67.53	210.00	-142.47	32.16%
41107 SE POSTAGE				7.34	230.00	-222.66	3.19%
41108 SE SERVICES-ACCOUNTING				120.00	150.00	-30.00	80.0%
41109 SE SERVICES-LEGAL				0.00	200.00	-200.00	0.0%
Total 41000 SE ADMIN EXPENSE				2,498.52	8,451.00	-5,952.48	29.57%
41200 SE BUILDING MAINTENANCE							
41201 SE CARPENTRY				3,000.00	7,500.00	-4,500.00	40.0%
41202 SE ELECTRICAL				463.27			
41203 SE PLUMBING				400.50	1,075.00	-674.50	37.26%
41205 SE PEST CONTROL/TERMITES				108.00	2,899.00	-2,791.00	3.72%
41206 SE ROOF REPAIR				0.00	2,322.00	-2,322.00	0.0%
41207 SE ROOF & GUTTER CLEANIN				0.00	2,000.00	-2,000.00	0.0%
Pressure/Soft Wash				0.00	3,250.00	-3,250.00	0.0%
SE WOODROT INSP				0.00	2,950.00	-2,950.00	0.0%
Total 41200 SE BUILDING MAINTENANCE				3,971.77	21,996.00	-18,024.23	18.06%
41300 SE GROUNDS EXPENSE							
41301 SE LAWN CARE				3,423.80	13,971.00	-10,547.20	24.51%
41302 SE LANDSCAPING EXPENSE				325.00	833.13	-508.13	39.01%
41303 SE TREES & SHRUBS EXPENSE				0.00	4,000.00	-4,000.00	0.0%
41304 SE SIDEWALKS & PAVING EXP				0.00	354.75	-354.75	0.0%
SE STORM WATER				0.00	5,000.00	-5,000.00	0.0%
Total 41300 SE GROUNDS EXPENSE				3,748.80	24,158.88	-20,410.08	15.52%
41400 SE POOL EXPENSE							
41401 SE POOL SERVICE				1,116.00	4,320.00	-3,204.00	25.83%
41402 SE POOL CHEMICALS				297.38	1,290.00	-992.62	23.05%

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				41403 SE POOL REPAIRS	186.00	2,000.00	-1,814.00	9.3%
				41405 SE POOL UTILITIES	789.15	1,397.50	-608.35	56.47%
				41406 SE POOL AREA CLEANING	90.00	810.00	-720.00	11.11%
				Total 41400 SE POOL EXPENSE	2,478.53	9,817.50	-7,338.97	25.25%
				41500 SE UTILITIES EXPENSE				
				41501 SE UTILITIES (WATER)	5,184.17	22,575.00	-17,390.83	22.96%
				Total 41500 SE UTILITIES EXPENSE	5,184.17	22,575.00	-17,390.83	22.96%
				Total 41000 SE OPERATING EXPENSE	17,881.79	86,998.38	-69,116.59	20.55%
				Total Expense	17,881.79	86,998.38	-69,116.59	20.55%
				Net Ordinary Income	8,308.66	17,763.42	-9,454.76	46.77%
				Other Income/Expense				
				Other Income				
				34000 SE OTHER INCOME				
				34121 SE RESERVE INT & DIV	27.46			
				Total 34000 SE OTHER INCOME	27.46			
				Total Other Income	27.46			
				Other Expense				
				61000 SE RESERVE EXPENSE				
				61005 SE RES EXP - ROOFING	168,974.86			
				61006 SE RES EXP - OTHER BLDG	0.00	17,762.92	-17,762.92	0.0%
				Total 61000 SE RESERVE EXPENSE	168,974.86	17,762.92	151,211.94	951.28%
				Total Other Expense	168,974.86	17,762.92	151,211.94	951.28%
				Net Other Income	-168,947.40	-17,762.92	-151,184.48	951.12%
					-160,638.74	0.50	-160,639.24	-32,127,748.0%