

Villas Homeowners Association, Inc.

NE Financials

January 31, 2023

		12100 NE CADENCE BK OPERATING			34,587.78
		12902 NE TAL STATE BK RESERVE			25,533.64
		Roof Reserve			5,007.59
			<b>Total Checking/Savings</b>		<b>65,129.01</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>
DRAFT	01/06/2023	City of Tallahassee	Water - Dec Payment (100%)		-2579.45
4215	01/02/2023	Executive Management	Management Fee - Jan (40%)		-290
4216	01/12/2023	Sadler's Lawn Care	Lawn Service		-1,337.00
			Dec 5 Trips (40%)	-862.00	
			SOD (100%)	-475.00	
4218	01/12/2023	Wally Womble	Pool Service - Dec (40%)		-425.55
			Contract	-232.00	
			Chemicals	-69.55	
			Repair - Busted water lines	-124.00	
4221	01/27/2023	Executive Management	Reorder NE checks (100%)		-61.84
4213	12/28/2022	Wally Womble	Pool Service - Nov (40%)		-301.55
			Contract	-232.00	
			Chemicals	-69.55	
4211	12/28/2022	Anderson & Givens	Legal Opinon - solar panels & roofs (40%)		-143.00
4219	01/24/2023	Ryan's Home Solution	172 NE Fence Repair (100%)		-275.00
4210	12/28/2022	AAA Tree Experts	Tree work 194 NE 195 NE (100%)		-950.00
			<b>TOTAL EXPENDITURES</b>		<b>-6,363.39</b>
Pending Checks:					
	4217	Truevolt	Electric work at pool	\$309	

# Villas Homeowners Association, Inc. (NE)

## Profit & Loss

January 2023

	Jan (8%)	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>NE Operating Revenue</b>				
NE Operating Fees	6,526.00	78,391.00	-71,865.00	8.33%
NE Reserve	234.00	2,729.00	-2,495.00	8.58%
<b>Total NE Operating Revenue</b>	<u>6,760.00</u>	<u>81,120.00</u>	<u>-74,360.00</u>	<u>8.33%</u>
<b>Total Income</b>	<u>6,760.00</u>	<u>81,120.00</u>	<u>-74,360.00</u>	<u>8.33%</u>
<b>Gross Profit</b>	6,760.00	81,120.00	-74,360.00	8.33%
<b>Expense</b>				
<b>NE Building Maintenance</b>				
NE Carpentry	275.00	20,000.00	-19,725.00	1.38%
NE Electrical				
NE Other Maintenance	0.00	100.00	-100.00	0.0%
NE Pest Control/Termites	0.00	1,800.00	-1,800.00	0.0%
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%
<b>Total NE Building Maintenance</b>	<u>275.00</u>	<u>27,200.00</u>	<u>-26,925.00</u>	<u>1.01%</u>
<b>NE Computer/Internet</b>				
NE Website	0.00	56.00	-56.00	0.0%
<b>Total NE Computer/Internet</b>	<u>0.00</u>	<u>56.00</u>	<u>-56.00</u>	<u>0.0%</u>
<b>NE Grounds Expense</b>				
NE Drainage	0.00	2,000.00	-2,000.00	0.0%
NE Landscaping Expense	475.00	1,000.00	-525.00	47.5%
NE Lawn Care Contract	862.00	10,906.00	-10,044.00	7.9%
NE Sidewalks & Paving	0.00	2,000.00	-2,000.00	0.0%
NE Trees & Shrubs	950.00	750.00	200.00	126.67%
<b>Total NE Grounds Expense</b>	<u>2,287.00</u>	<u>16,656.00</u>	<u>-14,369.00</u>	<u>13.73%</u>
<b>NE Insurance Expense</b>	0.00	1,873.00	-1,873.00	0.0%
<b>NE Operating Expense</b>				
<b>NE Admin Expense</b>				
NE Accounting Services	0.00	70.00	-70.00	0.0%
<b>NE Admin Fee</b>				
NE Office Supplies & Copies	0.00	140.00	-140.00	0.0%
NE Postage	0.00	180.00	-180.00	0.0%
<b>Total NE Admin Fee</b>	<u>0.00</u>	<u>320.00</u>	<u>-320.00</u>	<u>0.0%</u>
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	290.00	3,480.00	-3,190.00	8.33%
<b>Total NE Admin Expense</b>	<u>351.84</u>	<u>4,095.00</u>	<u>-3,743.16</u>	<u>8.59%</u>
NE Legal	143.00	300.00	-157.00	47.67%
<b>Total NE Operating Expense</b>	<u>494.84</u>	<u>4,395.00</u>	<u>-3,900.16</u>	<u>11.26%</u>
<b>NE Pool Expense</b>				
NE Pool Area Cleaning	0.00	585.00	-585.00	0.0%

Villas Homeowners Association, Inc. (NE)

Profit & Loss

January 2023

	<u>Jan (8%)</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
NE Pool Chemicals	139.10	1,000.00	-860.90	13.91%
NE Pool Repair	124.00	2,250.00	-2,126.00	5.51%
NE Pool Service Contract	464.00	3,376.00	-2,912.00	13.74%
NE Pool Utilities	0.00	1,000.00	-1,000.00	0.0%
<b>Total NE Pool Expense</b>	<b>727.10</b>	<b>8,211.00</b>	<b>-7,483.90</b>	<b>8.86%</b>
<b>NE Reserve Expense</b>				
NE Reserve Exp - Other	0.00	2,729.00	-2,729.00	0.0%
<b>Total NE Reserve Expense</b>	<b>0.00</b>	<b>2,729.00</b>	<b>-2,729.00</b>	<b>0.0%</b>
<b>NE Utilities</b>	<b>2,579.45</b>	<b>20,000.00</b>	<b>-17,420.55</b>	<b>12.9%</b>
<b>Total Expense</b>	<b>6,363.39</b>	<b>81,120.00</b>	<b>-74,756.61</b>	<b>7.84%</b>
<b>Net Ordinary Income</b>	<b>396.61</b>	<b>0.00</b>	<b>396.61</b>	<b>100.0%</b>
<b>Net Income</b>	<b>396.61</b>	<b>0.00</b>	<b>396.61</b>	<b>100.0%</b>

Villas Homeowners Association, Inc.

NE P&L

January 31, 2023

				Jan (8%)	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>NE Operating Revenue</b>							
NE Operating Fees				6,526.00	78,391.00	-71,865.00	8.33%
NE Reserve				234.00	2,729.00	-2,495.00	8.58%
<b>Total NE Operating Revenue</b>				<b>6,760.00</b>	<b>81,120.00</b>	<b>-74,360.00</b>	<b>8.33%</b>
<b>Total Income</b>				<b>6,760.00</b>	<b>81,120.00</b>	<b>-74,360.00</b>	<b>8.33%</b>
<b>Gross Profit</b>				<b>6,760.00</b>	<b>81,120.00</b>	<b>-74,360.00</b>	<b>8.33%</b>
<b>Expense</b>							
<b>NE Building Maintenance</b>							
NE Carpentry				275.00	20,000.00	-19,725.00	1.38%
NE Electrical							
NE Other Maintenance				0.00	100.00	-100.00	0.0%
NE Pest Control/Termites				0.00	1,800.00	-1,800.00	0.0%
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%
<b>Total NE Building Maintenance</b>				<b>275.00</b>	<b>27,200.00</b>	<b>-26,925.00</b>	<b>1.01%</b>
<b>NE Computer/Internet</b>							
NE Website				0.00	56.00	-56.00	0.0%
<b>Total NE Computer/Internet</b>				<b>0.00</b>	<b>56.00</b>	<b>-56.00</b>	<b>0.0%</b>
<b>NE Grounds Expense</b>							
NE Drainage				0.00	2,000.00	-2,000.00	0.0%
NE Landscaping Expense				475.00	1,000.00	-525.00	47.5%
NE Lawn Care Contract				862.00	10,906.00	-10,044.00	7.9%
NE Sidewalks & Paving				0.00	2,000.00	-2,000.00	0.0%
NE Trees & Shrubs				950.00	750.00	200.00	126.67%
<b>Total NE Grounds Expense</b>				<b>2,287.00</b>	<b>16,656.00</b>	<b>-14,369.00</b>	<b>13.73%</b>
<b>NE Insurance Expense</b>				<b>0.00</b>	<b>1,873.00</b>	<b>-1,873.00</b>	<b>0.0%</b>
<b>NE Operating Expense</b>							
<b>NE Admin Expense</b>							
NE Accounting Services				0.00	70.00	-70.00	0.0%
NE Admin Fee							
NE Office Supplies & Copies				0.00	140.00	-140.00	0.0%
NE Postage				0.00	180.00	-180.00	0.0%
<b>Total NE Admin Fee</b>				<b>0.00</b>	<b>320.00</b>	<b>-320.00</b>	<b>0.0%</b>
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				290.00	3,480.00	-3,190.00	8.33%
<b>Total NE Admin Expense</b>				<b>351.84</b>	<b>4,095.00</b>	<b>-3,743.16</b>	<b>8.59%</b>
NE Legal				143.00	300.00	-157.00	47.67%
<b>Total NE Operating Expense</b>				<b>494.84</b>	<b>4,395.00</b>	<b>-3,900.16</b>	<b>11.26%</b>
<b>NE Pool Expense</b>							
NE Pool Area Cleaning				0.00	585.00	-585.00	0.0%

				<b>NE Pool Chemicals</b>	139.10	1,000.00	-860.90	13.91%
				<b>NE Pool Repair</b>	124.00	2,250.00	-2,126.00	5.51%
				<b>NE Pool Service Contract</b>	464.00	3,376.00	-2,912.00	13.74%
				<b>NE Pool Utilities</b>	0.00	1,000.00	-1,000.00	0.0%
				<b>Total NE Pool Expense</b>	<b>727.10</b>	<b>8,211.00</b>	<b>-7,483.90</b>	<b>8.86%</b>
				<b>NE Reserve Expense</b>				
				<b>NE Reserve Exp - Other</b>	0.00	2,729.00	-2,729.00	0.0%
				<b>Total NE Reserve Expense</b>	<b>0.00</b>	<b>2,729.00</b>	<b>-2,729.00</b>	<b>0.0%</b>
				<b>NE Utilities</b>	2,579.45	20,000.00	-17,420.55	12.9%
				<b>Total Expense</b>	<b>6,363.39</b>	<b>81,120.00</b>	<b>-74,756.61</b>	<b>7.84%</b>
				<b>Net Ordinary Income</b>	<b>396.61</b>	<b>0.00</b>	<b>396.61</b>	<b>100.0%</b>
				<b>Net Income</b>	<b>396.61</b>	<b>0.00</b>	<b>396.61</b>	<b>100.0%</b>

Villas Homeowners Association, Inc.  
SE Financials  
January 31, 2023

<b>11100 SE CADENCE BK OPERATING</b>				<b>24,102.88</b>
<b>11902 SE TAL STATE BK RESERVE</b>				<b>51,882.69</b>
			Speical Assessment	4,616.38
			Reroof Assessment	120,286.14
			<b>Total Checking/Savings</b>	<b>200,888.09</b>
<b>EXPENDITURES &amp; TRANSFERS DURING MONTH</b>				
Num	Date	Name	Memo	Paid Amount
DRAFT	01/05/2023	City of Tallahassee	Water Dec Payment (100%)	-1,674.09
DRAFT	01/05/2023	City of Tallahassee	Pool Electric Dec (100%)	-268.27
DRAFT	12/29/2022	Cadence Bank	Account Analysis Fee (100%)	-4.70
8240	01/03/2023	Executive Mgmt Svcs	HOA Management Jan (60%)	-435.00
8233	12/16/2022	Lance Maxwell	Plumbing Leak 115 SE (100%)	-593.00
8238	12/28/2022	Wally Womble	Pool Service Nov (60%)	-452.33
			Service	348
			Chemicals	104.33
8244	01/12/2023	Wally Womble	Pool Service Dec (60%)	-638.32
			Service	348
			Chemicals	104.32
			Repair Busted Water Lines	186
8235	12/28/2022	Anderson Givens	Legal Opinion - Solar Panels & Roof (60%)	-214.50
8237	12/28/2022	Lance Maxwell	Plumbing Leak 115 SE (100%)	-391.00
8247	01/27/2023	Executive Mgmt Svcs	Reimbursement for White Plumbing Leak (100%)	-208.50
8234	12/28/2022	AAA Tree Experts	Tree Work 115 197 (100%)	-1,225.00
8241	01/12/2023	Sadler Lawn Care	Lawn Service	-1,443.00
			Dec 5 Trips (60%)	1343
			Wood Removal (100%)	100
8239	12/30/2022	Villas SE	Dec Reserves (100%)	-1,172.92
8245	01/24/2023	Ryan's Home Solutions	115 SE Deck Sealing (100%)	-600.00
			<b>Total Expenditure</b>	<b>(9,320.63)</b>
Pending Payments:				
	8246	\$10,000.00	Stubbs Roofing	
	8243	\$2,400	Tspark Enterpirses	
	8242	\$463.27	Truevolt Electrical	
	1040	\$158,974.86	Stubbs Roofing	

**SOUTH EAST Villas Homeowners Association, Inc.**

**Profit & Loss**

January 2023

	<u>Jan (8%)</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>31000 SE OPERATING REVENUES</b>			
31011 SE OPERATING DUES	7,440.03	89,279.30	-81,839.27
<b>Total 31000 SE OPERATING REVENUES</b>	<u>7,440.03</u>	<u>89,279.30</u>	<u>-81,839.27</u>
<b>31500 SE RESERVE &amp; SPEC ASSMT</b>			
31501 SE RESERVE DUES	1,290.12	15,482.50	-14,192.38
<b>Total 31500 SE RESERVE &amp; SPEC ASSMT</b>	<u>1,290.12</u>	<u>15,482.50</u>	<u>-14,192.38</u>
<b>Total Income</b>	<u>8,730.15</u>	<u>104,761.80</u>	<u>-96,031.65</u>
<b>Gross Profit</b>	8,730.15	104,761.80	-96,031.65
<b>Expense</b>			
<b>41000 SE OPERATING EXPENSE</b>			
<b>41000 SE ADMIN EXPENSE</b>			
41101 SE BANK FEES & PRODUCTS	0.00	170.00	-170.00
41102 SE INSURANCE	0.00	2,000.00	-2,000.00
41103 SE LICENSES & FEES	0.00	187.00	-187.00
41104 SE MANAGEMENT FEES	435.00	5,220.00	-4,785.00
41105 SE WEBSITE	0.00	84.00	-84.00
41106 SE OFFICE SUPPLY & COPIES	0.00	210.00	-210.00
41107 SE POSTAGE	0.00	230.00	-230.00
41108 SE SERVICES-ACCOUNTING	0.00	150.00	-150.00
41109 SE SERVICES-LEGAL	214.50	200.00	14.50
<b>Total 41000 SE ADMIN EXPENSE</b>	<u>649.50</u>	<u>8,451.00</u>	<u>-7,801.50</u>
<b>41200 SE BUILDING MAINTENANCE</b>			
41201 SE CARPENTRY	3,000.00	7,500.00	-4,500.00
41202 SE ELECTRICAL	463.27		
41203 SE PLUMBING	599.50	1,075.00	-475.50
41205 SE PEST CONTROL/TERMITES	0.00	2,899.00	-2,899.00
41206 SE ROOF REPAIR	0.00	2,322.00	-2,322.00
41207 SE ROOF & GUTTER CLEANIN	0.00	2,000.00	-2,000.00
Pressure/Soft Wash	0.00	3,250.00	-3,250.00
SE WOODROT INSP	0.00	2,950.00	-2,950.00
<b>Total 41200 SE BUILDING MAINTENANCE</b>	<u>4,062.77</u>	<u>21,996.00</u>	<u>-17,933.23</u>
<b>41300 SE GROUNDS EXPENSE</b>			
41301 SE LAWN CARE	1,343.00	13,971.00	-12,628.00
41302 SE LANDSCAPING EXPENSE	100.00	833.13	-733.13
41303 SE TREES & SHRUBS EXPENSE	1,225.00	4,000.00	-2,775.00
41304 SE SIDEWALKS & PAVING EXP	0.00	354.75	-354.75
SE STORM WATER	0.00	5,000.00	-5,000.00
<b>Total 41300 SE GROUNDS EXPENSE</b>	<u>2,668.00</u>	<u>24,158.88</u>	<u>-21,490.88</u>
<b>41400 SE POOL EXPENSE</b>			
41401 SE POOL SERVICE	696.00	4,320.00	-3,624.00
41402 SE POOL CHEMICALS	208.65	1,290.00	-1,081.35
41403 SE POOL REPAIRS	186.00	2,000.00	-1,814.00

**SOUTH EAST Villas Homeowners Association, Inc.**

**Profit & Loss**

January 2023

	<b>Jan (8%)</b>	<b>Budget</b>	<b>\$ Over Budget</b>
41405 SE POOL UTILITIES	268.27	1,397.50	-1,129.23
41406 SE POOL AREA CLEANING	0.00	810.00	-810.00
<b>Total 41400 SE POOL EXPENSE</b>	<b>1,358.92</b>	<b>9,817.50</b>	<b>-8,458.58</b>
41500 SE UTILITIES EXPENSE			
41501 SE UTILITIES (WATER)	1,674.09	22,575.00	-20,900.91
<b>Total 41500 SE UTILITIES EXPENSE</b>	<b>1,674.09</b>	<b>22,575.00</b>	<b>-20,900.91</b>
<b>Total 41000 SE OPERATING EXPENSE</b>	<b>10,413.28</b>	<b>86,998.38</b>	<b>-76,585.10</b>
<b>Total Expense</b>	<b>10,413.28</b>	<b>86,998.38</b>	<b>-76,585.10</b>
<b>Net Ordinary Income</b>	<b>-1,683.13</b>	<b>17,763.42</b>	<b>-19,446.55</b>
<b>Other Income/Expense</b>			
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
<b>Total 61000 SE RESERVE EXPENSE</b>	<b>168,974.86</b>	<b>17,762.92</b>	<b>151,211.94</b>
<b>Total Other Expense</b>	<b>168,974.86</b>	<b>17,762.92</b>	<b>151,211.94</b>
<b>Net Other Income</b>	<b>-168,974.86</b>	<b>-17,762.92</b>	<b>-151,211.94</b>
<b>Net Income</b>	<b>-170,657.99</b>	<b>0.50</b>	<b>-170,658.49</b>



**SOUTH EAST Villas Homeowners Association, Inc.**

**Profit & Loss**

January 2023

	<u><u>% of Budget</u></u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>31000 SE OPERATING REVENUES</b>	
31011 SE OPERATING DUES	8.33%
<b>Total 31000 SE OPERATING REVENUES</b>	<u>8.33%</u>
<b>31500 SE RESERVE &amp; SPEC ASSMT</b>	
31501 SE RESERVE DUES	8.33%
<b>Total 31500 SE RESERVE &amp; SPEC ASSMT</b>	<u>8.33%</u>
<b>Total Income</b>	<u>8.33%</u>
<b>Gross Profit</b>	8.33%
<b>Expense</b>	
<b>41000 SE OPERATING EXPENSE</b>	
<b>41000 SE ADMIN EXPENSE</b>	
41101 SE BANK FEES & PRODUCTS	0.0%
41102 SE INSURANCE	0.0%
41103 SE LICENSES & FEES	0.0%
41104 SE MANAGEMENT FEES	8.33%
41105 SE WEBSITE	0.0%
41106 SE OFFICE SUPPLY & COPIES	0.0%
41107 SE POSTAGE	0.0%
41108 SE SERVICES-ACCOUNTING	0.0%
41109 SE SERVICES-LEGAL	107.25%
<b>Total 41000 SE ADMIN EXPENSE</b>	<u>7.69%</u>
<b>41200 SE BUILDING MAINTENANCE</b>	
41201 SE CARPENTRY	40.0%
41202 SE ELECTRICAL	
41203 SE PLUMBING	55.77%
41205 SE PEST CONTROL/TERMITES	0.0%
41206 SE ROOF REPAIR	0.0%
41207 SE ROOF & GUTTER CLEANIN	0.0%
Pressure/Soft Wash	0.0%
SE WOODROT INSP	0.0%
<b>Total 41200 SE BUILDING MAINTENANCE</b>	<u>18.47%</u>
<b>41300 SE GROUNDS EXPENSE</b>	
41301 SE LAWN CARE	9.61%
41302 SE LANDSCAPING EXPENSE	12.0%
41303 SE TREES & SHRUBS EXPENSE	30.63%
41304 SE SIDEWALKS & PAVING EXP	0.0%
SE STORM WATER	0.0%
<b>Total 41300 SE GROUNDS EXPENSE</b>	<u>11.04%</u>
<b>41400 SE POOL EXPENSE</b>	
41401 SE POOL SERVICE	16.11%
41402 SE POOL CHEMICALS	16.17%
41403 SE POOL REPAIRS	9.3%

**SOUTH EAST Villas Homeowners Association, Inc.**

**Profit & Loss**

January 2023

	<u><b>% of Budget</b></u>
41405 SE POOL UTILITIES	19.2%
41406 SE POOL AREA CLEANING	0.0%
<b>Total 41400 SE POOL EXPENSE</b>	<b>13.84%</b>
41500 SE UTILITIES EXPENSE	
41501 SE UTILITIES (WATER)	7.42%
<b>Total 41500 SE UTILITIES EXPENSE</b>	<b>7.42%</b>
<b>Total 41000 SE OPERATING EXPENSE</b>	<b>11.97%</b>
<b>Total Expense</b>	<b>11.97%</b>
<b>Net Ordinary Income</b>	<b>-9.48%</b>
<b>Other Income/Expense</b>	
Other Expense	
61000 SE RESERVE EXPENSE	
61005 SE RES EXP - ROOFING	
61006 SE RES EXP - OTHER BLDG	0.0%
<b>Total 61000 SE RESERVE EXPENSE</b>	<b>951.28%</b>
<b>Total Other Expense</b>	<b>951.28%</b>
<b>Net Other Income</b>	<b>951.28%</b>
<b>Net Income</b>	<b>-34,131,598.0%</b>