

Villas Homeowners Association, Inc.

NE Financials

April 30, 2019

		12100 NE CADENCE BK OPERATING			16,373.19
		12900 NE UTIL DEP - CAP CTY BK			1,462.45
		12902 NE TAL STATE BK RESERVE			13,464.57
		12902 NE TAL STATE BK RESERVE	Special Assessment Painting		59,900.00
			<b>Total Checking/Savings</b>		<b>91,200.21</b>
<b>OUTSTANDING HOMEOWNER DUES</b>					198.30
					\$111.81
					\$86.49
<b>EXPENDITURES &amp; TRANSFERS DURING MONTH</b>					
<b>Num</b>	<b>Date</b>	<b>Name</b>	<b>Memo</b>		<b>Paid Amount</b>
TRANSFER	04/05/2019	Villas SE	Pool Electric March (40%)		-63.12
TRANSFER	04/05/2019	Villas SE	Administrative Cost Reimb (100%)*		-14.58
TRANSFER	04/29/2019	Villas SE	Pool Permit (40%)		-100.00
DRAFT	04/05/2019	City of Tallahassee	Water - March Payment (100%)		-1,313.00
2045	04/01/2019	Executive Mgmt Serv	HOA Management - April (40%)		-290.00
2073	04/16/2019	Executive Mgmt Serv	Administrative Fees (40%)		-57.14
			Copies	-11.94	
			Postage & Envelopes	-2.80	
			Reimb for 12 month PO BOX rental	-42.40	
2033	02/07/2019	Pool Tech	Pool Service - January (40%)		-303.78
			Monthly Service	-198.00	
			Chemicals	-39.78	
			Repairs - grates	-66.00	
2040	03/09/2019	Pool Tech	Pool Service - February (40%)		-270.18
			Monthly Service	-198.00	
			Chemicals	-42.18	
			Repairs - chlorinator repair	-30.00	
2047	04/01/2019	Bobo's Cleaning Svc	Pool Area Cleaning April (40%)		-18.00
2049	04/04/2019	Sadler Lawn Service	Lawn Service - March (40%)		-819.00
			4 trips	-644	
			181 NE - cut down trees in fence	-175	
1015	04/09/2019	All Spectrum Painting	Painting of NE Units (100%)**		-5,000.00
			2nd Draw on units 170 - 175 NE		
1017	04/16/2019	All Spectrum Painting	Painting of NE Units (100%)**		-10,800.00
			Final payment on units 170 - 175 NE		
10189	04/24/2019	All Spectrum Painting	Painting of NE Units (100%)**		-7,000.00
			Group B1 - 176 & 178 NE		
2044	04/04/2019	Calvert Construction	Carpentry (100%)		-390.00
			175 NE rotted siding along top and backside		
2046	03/29/2019	Calvert Construction	Carpentry (100%)		-540.00
			174 NE install new post and fence boards		
2048	04/01/2019	Omni Service Group	Carpentry (100%)		-75.00
			195 NE new wood under mailbox to secure		
2051	04/04/2019	Tharpe Exterior Clean	Other maintenace (100%)		-90.00
			189 NE wash skylights to remove mold/mildew		
2072	04/09/2019	Natures Finest	Dove weed spraying on all grass (100%)		-475.00
1014	03/29/2019	Calvert Construction	Carpentry - Other Building (100%)**		-1,710.00

Villas Homeowners Association, Inc.

NE Financials

April 30, 2019

			177 NE termite damage (hardi board, trim, paint)		
<b>1016</b>	<b>04/10/2019</b>	<b>Calvert Construction</b>	<b>Carpentry - Other Building (100%)**</b>		<b>-5,293.00</b>
			194 NE - rafters, beam, posts, siding, trim, paint		
<b>2074</b>	<b>04/12/2019</b>	<b>Brooks Harrison Cayer</b>	<b>1120H Tax Filing (40%)</b>		<b>-60.00</b>
<b>2075</b>	<b>04/16/2019</b>	<b>Seminole Fence &amp; Deck</b>	<b>Pool Gate Repair (40%)</b>		<b>-80.00</b>
			Install self closing hinge to chainlink post and gate		
<b>2076</b>	<b>04/19/2019</b>	<b>Calvert Construction</b>	<b>Caprenty (100%)</b>		<b>-1,763.00</b>
			192NE - siding,fence boards,adjusted gate	-1,032.00	
			177NE - fence board, fence board panels	-255.00	
			178NE - brickmold on back side windows	-198.00	
			179NE - siding, brickmold left side window	-193.00	
			182NE - siding upper level	-85.00	
<b>2078</b>	<b>04/26/2019</b>	<b>James James</b>	<b>Pressure Wash Pool Deck (40%)</b>		<b>-60.00</b>
<b>2052</b>	<b>04/08/2019</b>	<b>Villas NE</b>	<b>April Reserves</b>		<b>-954.50</b>
			<b>TOTAL EXPENDITURES</b>		<b>-37,539.30</b>

\* Reimbursement to SE. Copy expense was split 60/40; however, NE cost for painting assessment meeting should not have been included here

\*\*Paid with Reserve Funds

Villas Homeowners Association, Inc.  
 NORTHEAST Profit Loss  
 April 30, 2019

				April 19	Expended YTD (33%)	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>32000 NE OPERATING REVENUE</b>							
			<b>32011 NE OPERATING FEES</b>	4,765.50	19,062.00	57,186.00	33%
			<b>32012 NE LATE FEES/NSF CHARGES</b>	21.47	38.77	0.00	0%
			<b>Total 32000 NE OPERATING REVENUE</b>	<b>4,786.97</b>	<b>19,100.77</b>	<b>57,186.00</b>	<b>33%</b>
<b>33000 NE RESERVE &amp; SPEC ASSMT</b>							
			<b>33001 NE RESERVE DUES</b>	954.50	3,818.00	11,454.00	33%
			<b>Total 33000 NE RESERVE &amp; SPEC ASSMT</b>	<b>954.50</b>	<b>3,818.00</b>	<b>11,454.00</b>	<b>33%</b>
<b>34000 NE OTHER INCOME</b>							
			<b>34101 NE OPERATING INT &amp; DIV</b>	0.00	0.00	0.00	0%
			<b>34121 NE RESERVE INT &amp; DIV</b>	4.32	9.58	15.00	64%
			<b>Total 34000 NE OTHER INCOME</b>	<b>4.32</b>	<b>9.58</b>	<b>15.00</b>	<b>64%</b>
			<b>Total Income</b>	<b>5,745.79</b>	<b>22,928.35</b>	<b>68,655.00</b>	<b>33%</b>
<b>Expense</b>							
<b>45000 NE OPERATING EXPENSE</b>							
<b>45100 NE ADMIN EXPENSE</b>							
			<b>45101 NE BANK FEES &amp; PRODUCTS</b>	0.00	12.00	90.00	13%
			<b>45102 NE INSURANCE</b>	0.00	1,260.59	1,590.00	79%
			<b>45103 NE LICENSES &amp; FEES</b>	100.00	0.00	125.00	0%
			<b>45104 NE MANAGEMENT FEES</b>	290.00	1,160.00	3,480.00	33%
			<b>45105 NE WEBSITE</b>	0.00	56.00	56.00	100%
			<b>45106 NE OFFICE SUPPLY &amp; COPIES</b>	26.52	75.02	160.00	47%
			<b>45107 NE POSTAGE</b>	45.20	84.64	175.00	48%
			<b>45108 NE SERVICES-ACCOUNTING</b>	60.00	60.00	60.00	100%
			<b>45109 NE SERVICES-LEGAL</b>	0.00	0.00	400.00	0%
			<b>45120 NE TAXES</b>	0.00	0.00	0.00	0%
			<b>Total 45100 NE ADMIN EXPENSE</b>	<b>521.72</b>	<b>2,708.25</b>	<b>6,136.00</b>	<b>44%</b>
<b>45200 NE BUILDING MAINTENANCE</b>							
			<b>45201 NE CARPENTRY</b>	2,768.00	4,418.00	8,111.00	54%
			<b>45203 NE PLUMBING</b>	0.00	124.60	2,000.00	6%
			<b>45204 NE OTHER MAINTENANCE</b>	90.00	90.00	100.00	90%
			<b>45205 NE PEST CONTROL/TERMITES</b>	0.00	0.00	1,385.00	0%
			<b>45206 NE ROOF REPAIR</b>	0.00	0.00	2,500.00	0%
			<b>45207 NE ROOF CLEANING</b>	0.00	150.00	425.00	35%
			<b>Total 45200 NE BUILDING MAINTENANCE</b>	<b>2,858.00</b>	<b>4,782.60</b>	<b>14,521.00</b>	<b>33%</b>
<b>45300 NE GROUNDS EXPENSE</b>							
			<b>45301 NE LAWN CARE</b>	644.00	2,694.50	8,304.00	32%
			<b>45302 NE LANDSCAPING</b>	475.00	475.00	150.00	317%
			<b>45303 NE TREES &amp; SHRUBS</b>	175.00	175.00	3,575.00	5%
			<b>45304 NE SIDEWALKS &amp; PAVING</b>	0.00	0.00	1,000.00	0%
			<b>Total 45300 NE GROUNDS EXPENSE</b>	<b>1,294.00</b>	<b>3,344.50</b>	<b>13,029.00</b>	<b>26%</b>
<b>45400 NE POOL EXPENSE</b>							
			<b>45401 NE POOL SERVICE</b>	396.00	594.00	2,376.00	25%
			<b>45402 POOL TREATMENT/EQUIPMEN</b>	141.96	179.94	730.00	25%
			<b>45403 NE POOL UTILITIES</b>	63.12	270.37	940.00	29%
			<b>45405 NE POOL REPAIR</b>	176.00	252.00	950.00	27%
			<b>45406 NE POOL AREA CLEANING</b>	18.00	72.00	504.00	14%
			<b>Total 45400 NE POOL EXPENSE</b>	<b>795.08</b>	<b>1,368.31</b>	<b>5,500.00</b>	<b>25%</b>
<b>45500 NE UTILITIES</b>							
			<b>45501 NE UTILITIES (WATER)</b>	1,313.00	5,302.82	18,000.00	29%

Villas Homeowners Association, Inc.  
 NORTHEAST Profit Loss  
 April 30, 2019

		<b>Total 45500 NE UTILITIES</b>	1,313.00	5,302.82	18,000.00	29%
		<b>Total 45000 NE OPERATING EXPENSE</b>	6,781.80	17,506.48	57,186.00	31%
	<b>Other Expense</b>					
		<b>65000 NE RESERVE EXPENSE</b>				
		<b>65006 NE RES EXP - OTHER BLDG</b>	7,003.00	13,003.00	15,000.00	87%
		<b>65015 NE RES EXP - OTHER</b>	0.00	0.00	2,000.00	0%
		<b>XXXXX NE RES EXP - PAINTING</b>	22,800.00	28,000.00	91,000.00	31%
		<b>Total 65000 NE RESERVE EXPENSE</b>	29,803.00	41,003.00	108,000.00	38%
	<b>Total Other Expense</b>		29,803.00	41,003.00	108,000.00	38%

Villas Homeowners Association, Inc.  
SE Financials  
April 30, 2019

		<b>11100 SE CADENCE BK OPERATING</b>			<b>14,950.10</b>
		<b>11700 SE UTIL DEP - CAP CTY BK</b>			<b>2,193.68</b>
		<b>11902 SE TAL STATE BK RESERVE</b>			<b>41,965.13</b>
			<b>Total Checking/Savings</b>		<b>59,108.91</b>
		<b>OUTSTANDING HOMEOWNER DUES</b>			<b>1,784.34</b>
					931.91
					508.83
					343.60
<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>04/05/2019</b>	<b>City of Tallahassee</b>	<b>Water March Payment (100%)</b>		<b>-1,530.80</b>
<b>DRAFT</b>	<b>04/05/2019</b>	<b>City of Tallahassee</b>	<b>Pool Electric March (100%)</b>		<b>-157.79</b>
<b>DRAFT</b>	<b>04/17/2017</b>	<b>South Data</b>	<b>Bank Fee - Coupon Book (100%)</b>		<b>-1.10</b>
<b>6080</b>	<b>04/01/2019</b>	<b>Executive Mgmt Svcs</b>	<b>HOA Management - April (60%)</b>		<b>-435.00</b>
<b>6081</b>	<b>04/01/2019</b>	<b>Bobo's Cleaning Svc</b>	<b>Pool Area Cleaning April (60%)</b>		<b>-27.00</b>
<b>6088</b>	<b>04/16/2019</b>	<b>Seminole Fence &amp; Deck</b>	<b>Pool Gate Repair (60%)</b>		<b>-120.00</b>
			Install self closing hinge to chainlink post/ gate		
<b>6082</b>	<b>04/04/2019</b>	<b>Sadler Lawn Care</b>	<b>Lawn Service - March (60%)</b>		<b>-966.00</b>
			4 Trips		
<b>6087</b>	<b>04/16/2019</b>	<b>Executive Mgmt Svcs</b>	<b>Administrative Fees - (60%)</b>		<b>-85.71</b>
			Copies	-17.91	
			Postage/Envelope	-4.20	
			Reimbursement 12 PO BOX	-63.60	
<b>6076</b>	<b>03/08/2019</b>	<b>Pool Tech</b>	<b>Pool Service - February (60%)</b>		<b>-405.26</b>
			Monthly Service	-297.00	
			Chemicals	-63.26	
			Repair - chlorinator	-45.00	
<b>6079</b>	<b>04/04/2019</b>	<b>Calvert Construction</b>	<b>Carpentry (100%)</b>		<b>-505.00</b>
			180A - siding, double door, paint		
<b>6085</b>	<b>04/09/2019</b>	<b>Nature's Finest</b>	<b>Dove weed spraying (100%)</b>		<b>-250.00</b>
<b>6086</b>	<b>04/12/2019</b>	<b>Brooks Harrison Cayer</b>	<b>1120H Tax Filing (60%)</b>		<b>-90.00</b>
<b>6089</b>	<b>04/19/2019</b>	<b>Omni Service Group</b>	<b>Sidewalk/Road Repair (100%)</b>		<b>-250.00</b>
			133 - concrete over existing patch		
<b>6092</b>	<b>04/26/2019</b>	<b>James Jones</b>	<b>Pressure wash pool deck (60%)</b>		<b>-90.00</b>
<b>6084</b>	<b>04/08/2019</b>	<b>Villas SE</b>	<b>April Reserves</b>		<b>-1,000.00</b>
<b>Credit</b>	<b>04/29/2019</b>	<b>Villas SE</b>	<b>NE Pool Permit Reimbursment (40%)**</b>		<b>100.00</b>
<b>Credit</b>	<b>04/05/2019</b>	<b>Villas SE</b>	<b>NE Administrative reimb (100%)</b>		<b>14.58</b>
<b>Credit</b>	<b>04/05/2019</b>	<b>Villas SE</b>	<b>NE Pool Electric March (40%)</b>		<b>63.12</b>
			<b>Total Expenditure</b>		<b>(5,735.96)</b>

\* Reimbursement to SE. Copy expense was split 60/40; however, NE cost for painting assessment meeting should not have been included here

\*\*Check for pool permit in amount of \$250.00 was issued; had not cleared SE account by end of month

**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**April 30, 2019**

					April 19	EXPENDED YTD (33%)	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>31000 SE OPERATING REVENUES</b>								
				<b>31011 SE OPERATING DUES</b>	5,591.00	22,364.00	67,092.00	33%
				<b>31012 SE LATE FEES /NSF CHARGES</b>	50.78	164.34	0.00	0%
				<b>Total 31000 SE OPERATING REVENUES</b>	<b>5,641.78</b>	<b>22,528.34</b>	<b>67,092.00</b>	<b>34%</b>
<b>31500 SE RESERVE &amp; SPEC ASSMT</b>								
				<b>31501 SE RESERVE DUES</b>	1,000.00	4,000.00	12,000.00	33%
				<b>Total 31500 SE RESERVE &amp; SPEC ASSMT</b>	<b>1,000.00</b>	<b>4,000.00</b>	<b>12,000.00</b>	<b>33%</b>
<b>34000 SE OTHER INCOME</b>								
				<b>34101 SE OPERATING INT &amp; DIV</b>	0.00	0.00	0.00	0%
				<b>34121 SE RESERVE INT &amp; DIV</b>	2.04	8.36	30.00	28%
				<b>Total 34000 SE OTHER INCOME</b>	<b>2.04</b>	<b>8.36</b>	<b>30.00</b>	<b>28%</b>
				<b>Total Income</b>	<b>6,641.78</b>	<b>26,528.34</b>	<b>79,122.00</b>	<b>34%</b>
<b>Expense</b>								
<b>41000 SE OPERATING EXPENSE</b>								
<b>41000 SE ADMIN EXPENSE</b>								
				<b>41101 SE BANK FEES &amp; PRODUCTS</b>	1.10	11.10	150.00	7%
				<b>41102 SE INSURANCE</b>	0.00	1,312.05	1,700.00	77%
				<b>41103 SE LICENSES &amp; FEES</b>	-100.00	-100.00	187.00	-53%
				<b>41104 SE MANAGEMENT FEES</b>	435.00	1,740.00	5,220.00	33%
				<b>41105 SE WEBSITE</b>	0.00	84.00	84.00	100%
				<b>41106 SE OFFICE SUPPLY &amp; COPIES</b>	3.33	76.07	150.00	51%
				<b>41107 SE POSTAGE</b>	67.80	126.96	200.00	63%
				<b>41108 SE SERVICES-ACCOUNTING</b>	90.00	90.00	90.00	100%
				<b>41109 SE SERVICES-LEGAL</b>	0.00	0.00	1,000.00	0%
				<b>Total 41000 SE ADMIN EXPENSE</b>	<b>497.23</b>	<b>3,340.18</b>	<b>8,781.00</b>	<b>38%</b>
<b>41200 SE BUILDING MAINTENANCE</b>								
				<b>41201 SE CARPENTRY</b>	505.00	505.00	8,309.00	6%
				<b>41203 SE PLUMBING</b>	0.00	354.80	1,000.00	35%
				<b>41205 SE PEST CONTROL/TERMITES</b>	0.00	0.00	2,226.00	0%
				<b>41206 SE ROOF REPAIR</b>	0.00	0.00	750.00	0%
				<b>41207 SE ROOF &amp; GUTTER CLEANIN</b>	0.00	1,027.00	2,850.00	36%
				<b>Total 41200 SE BUILDING MAINTENANCE</b>	<b>505.00</b>	<b>1,886.80</b>	<b>15,135.00</b>	<b>12%</b>
<b>41300 SE GROUNDS EXPENSE</b>								
				<b>41301 SE LAWN CARE</b>	966.00	4,041.75	12,456.00	32%
				<b>41302 SE LANDSCAPING EXPENSE</b>	250.00	250.00	500.00	50%
				<b>41303 SE TREES &amp; SHRUBS EXPENSE</b>	0.00	50.00	5,500.00	1%
				<b>41304 SE SIDEWALKS &amp; PAVING EXP</b>	250.00	250.00	700.00	36%
				<b>Total 41300 SE GROUNDS EXPENSE</b>	<b>1,466.00</b>	<b>4,591.75</b>	<b>19,156.00</b>	<b>24%</b>
<b>41400 SE POOL EXPENSE</b>								
				<b>41401 SE POOL SERVICE</b>	297.00	891.00	3,564.00	25%
				<b>41403 SE POOL REPAIRS</b>	255.00	468.00	1,500.00	31%
				<b>41405 SE POOL UTILITIES</b>	94.67	405.53	1,200.00	34%
				<b>41406 SE POOL AREA CLEANING</b>	27.00	108.00	756.00	14%
				<b>41407 SE POOL TREATMENT/EQUIPMENT</b>	63.26	179.88	1,000.00	18%
				<b>Total 41400 SE POOL EXPENSE</b>	<b>736.93</b>	<b>2,052.41</b>	<b>8,020.00</b>	<b>26%</b>
<b>41500 SE UTILITIES EXPENSE</b>								
				<b>41501 SE UTILITIES (WATER)</b>	1,530.80	6,128.75	16,000.00	38%
				<b>Total 41500 SE UTILITIES EXPENSE</b>	<b>1,530.80</b>	<b>6,128.75</b>	<b>16,000.00</b>	<b>38%</b>

**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**April 30, 2019**

		<b>Total 41000 SE OPERATING EXPENSE</b>	4,735.96	17,999.89	67,092.00	27%
		<b>Total Expense</b>	4,735.96	17,999.89	67,092.00	27%
		<b>Other Expense</b>				
		<b>61000 SE RESERVE EXPENSE</b>				
		<b>61012 SE RES EXP - OTHER BUILDING</b>	0.00	13,215.00	7,800.00	169%
		<b>61015 SE RES EXP - OTHER</b>	0.00	0.00	3,200.00	0%
		<b>Total 61000 SE RESERVE EXPENSE</b>	0.00	13,215.00	11,000.00	120%