

Villas Homeowners Association, Inc.
NE Financials
August 31, 2019

		12100 NE CADENCE BK OPERATING			7,980.04
		12900 NE UTIL DEP - CAP CTY BK			1,464.65
		12902 NE TAL STATE BK RESERVE			15,939.52
			Total Checking/Savings		25,384.21
OUTSTANDING HOMEOWNER DUES					0.00
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
TRANSFER	08/26/2019	Villas SE	Pool Electric July(40%)		-63.24
DRAFT	08/06/2019	City of Tallahassee	Water - July Payment (100%)		-1,430.85
CREDIT	08/06/2019	Cadence Bank	Account Analysis Fee Refund		5.00
2114	08/26/2019	Executive Mgmt Serv	HOA Management - August (40%)		-290.00
2113	08/15/2019	Executive Mgmt Serv	Administrative Fees (40%)		-7.04
			Copies	-2.88	
			Postage & Envelopes	-4.16	
2103	07/10/2019	Pool Tech	Pool Service - June (40%)		-275.96
			Monthly Service	-198.00	
			Chemicals	-31.96	
			Repair - unclog impellar	-46.00	
2112	08/09/2019	Pool Tech	Pool Service - July (40%)		-255.96
			Monthly Service	-198.00	
			Chemicals	-31.96	
			Repair - floats/rope	-26.00	
2111	08/09/2019	Bobo's Cleaning Svc	Pool Area Cleaning July (40%)		-72.00
2110	08/02/2019	Sadler Lawn Service	Lawn Service - July (40%)		-644.00
			4 trips		
2108	08/02/2019	Calvert Construction	Sidewalk/Roadway (100%)		-175.00
			187 NE leveld concrete		
2108	08/02/2019	Calvert Construction	Pool Repair (40%)		-420.00
			Clean up storage room, install shelves, hooks		
2107	08/02/2019	Arnolds Roofing	Roof Repairs (100%)		-525.00
			3 boots 179 & 4 boots 181		
2109	08/02/2019	Massery Services	Pest Prevention (40%)		-24.00
2106	07/27/2019	Villas NE	Reserve Transfer - July & 195 Payment		-1,354.50
2116	08/27/2019	Villas NE	Reserve Transfer - August & 195 Payments		-2,854.50
			TOTAL EXPENDITURES		-8,387.05

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 August 31, 2019

				Aug 19	Expended YTD (67%)	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,765.50	38,124.00	57,186.00	67%
			32012 NE LATE FEES/NSF CHARGES	0.00	75.64	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,765.50	38,199.64	57,186.00	67%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	954.50	7,636.00	11,454.00	67%
			Total 33000 NE RESERVE & SPEC ASSMT	954.50	7,636.00	11,454.00	67%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	0.35	14.53	15.00	97%
			Total 34000 NE OTHER INCOME	0.35	14.53	15.00	97%
			Total Income	5,720.35	45,850.17	68,655.00	67%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	-5.00	12.00	90.00	13%
			45102 NE INSURANCE	0.00	1,689.89	1,590.00	106%
			45103 NE LICENSES & FEES	0.00	124.50	125.00	100%
			45104 NE MANAGEMENT FEES	290.00	2,320.00	3,480.00	67%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	2.88	84.02	160.00	53%
			45107 NE POSTAGE	4.16	95.56	175.00	55%
			45108 NE SERVICES-ACCOUNTING	0.00	60.00	60.00	100%
			45109 NE SERVICES-LEGAL	0.00	0.00	400.00	0%
			45120 NE TAXES	0.00	0.00	0.00	0%
			Total 45100 NE ADMIN EXPENSE	292.04	4,441.97	6,136.00	72%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	0.00	13,539.90	8,111.00	167%
			45203 NE PLUMBING	0.00	124.60	2,000.00	6%
			45204 NE OTHER MAINTENANCE	0.00	90.00	100.00	90%
			45205 NE PEST CONTROL/TERMITES	24.00	48.00	1,385.00	3%
			45206 NE ROOF REPAIR	525.00	525.00	2,500.00	21%
			45207 NE ROOF CLEANING	0.00	150.00	425.00	35%
			Total 45200 NE BUILDING MAINTENANCE	549.00	14,477.50	14,521.00	100%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	644.00	5,425.00	8,304.00	65%
			45302 NE LANDSCAPING	0.00	550.00	150.00	367%
			45303 NE TREES & SHRUBS	0.00	175.00	3,575.00	5%
			45304 NE SIDEWALKS & PAVING	175.00	175.00	1,000.00	18%
			Total 45300 NE GROUNDS EXPENSE	819.00	6,325.00	13,029.00	49%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	396.00	1,584.00	2,376.00	67%
			45402 POOL TREATMENT/EQUIPMEN	63.92	384.96	730.00	53%
			45403 NE POOL UTILITIES	63.24	533.30	940.00	57%
			45405 NE POOL REPAIR	492.00	948.00	950.00	100%
			45406 NE POOL AREA CLEANING	72.00	342.00	504.00	68%
			Total 45400 NE POOL EXPENSE	1,087.16	3,792.26	5,500.00	69%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,430.85	11,507.47	18,000.00	64%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 August 31, 2019

		Total 45500 NE UTILITIES	1,430.85	11,507.47	18,000.00	64%
		Total 45000 NE OPERATING EXPENSE	4,178.05	40,544.20	57,186.00	71%
	Other Expense					
		65000 NE RESERVE EXPENSE				
		65006 NE RES EXP - OTHER BLDG	0.00	17,751.00	15,000.00	118%
		65015 NE RES EXP - OTHER	0.00	0.00	2,000.00	0%
		XXXXX NE RES EXP - PAINTING	0.00	91,000.00	91,000.00	100%
		Total 65000 NE RESERVE EXPENSE	0.00	108,751.00	108,000.00	101%
	Total Other Expense		0.00	108,751.00	108,000.00	101%

Villas Homeowners Association, Inc.
SE Financials
August 31, 2019

11100	SE CADENCE BK OPERATING			3,598.06
11700	SE UTIL DEP - CAP CTY BK			2,196.97
11902	SE TAL STATE BK RESERVE			35,398.46
			Total Checking/Savings	41,193.49
OUTSTANDING HOMEOWNER DUES				
				1,858.19
				1,717.14
				141.05
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	08/06/2019	City of Tallahassee	Water July Payment (100%)	-2,031.32
DRAFT	08/06/2019	City of Tallahassee	Pool Electric July (100%)	-158.10
6126	08/26/2019	Executive Mgmt Svcs	HOA Management - August (60%)	-435.00
6123	08/09/2019	Bobo's Cleaning Svc	Pool Area Cleaning July (60%)	-108.00
6122	08/02/2019	Sadler Lawn Care	Lawn Service - July (60%) 4 Trips	-966.00
6126	08/15/2019	Executive Mgmt Svcs	Administrative Fees - (60%)	-10.56
			Copies	-4.32
			Postage/Envelope	-6.24
6116	07/01/2019	Pool Tech	Pool Service - June (60%)	-413.94
			Monthly Service	-297.00
			Chemicals	-47.94
			Repair - unclog impellar	-69.00
6124	08/09/2019	Pool Tech	Pool Service - July (60%)	-383.94
			Monthly Service	-297.00
			Chemicals	-47.94
			Repair - Floats/rope	39.00
6120	08/02/2019	Calvert Construction	Concrete/Sidewalk (100%)	-100.00
			Roots under walkway 148C SE	
6120	08/02/2019	Calvert Construction	Pool Repair - (60%)	-630.00
			Clean storage room, install shelves, holders	
6127	08/23/2019	White's Plmbing	Plumbing (100%)	-102.00
			Leak at 149 SE - found to be on owner side	
6125	08/15/2019	181-A SE	Overpayment on dues - sold unit (100%)	-25.18
6121	08/02/2019	Massey Services	Pest Prevention/Termite	-1,851.00
			Monthly pest mointoring (60%)	-36.00
			Termite bond (100%)	-1815.00
1015	08/26/2019	Calvert Construction	Carpentry (100%)*	-4,850.00
			165B siding,corner board,utility door, paint	-975.00
			197C siding,vent,fence,gate,deck,paint	-3875.00
6119	07/27/2019	Villas SE	July Reserves	-1,000.00
6130	08/27/2019	Villas SE	August Reserves	-1,000.00
Credit	08/26/2019	Villas SE	NE Pool Electric July (40%)	63.24
			Total Expenditure	(14,001.80)
** Paid with reserve funds				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
August 31, 2019

					Aug 19	EXPENDED YTD (67%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	5,591.00	44,728.00	67,092.00	67%
				31012 SE LATE FEES /NSF CHARGES	43.21	345.92	0.00	0%
				Total 31000 SE OPERATING REVENUES	5,634.21	45,073.92	67,092.00	67%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,000.00	8,000.00	12,000.00	67%
				Total 31500 SE RESERVE & SPEC ASSMT	1,000.00	8,000.00	12,000.00	67%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	1.98	16.45	30.00	55%
				Total 34000 SE OTHER INCOME	1.98	16.45	30.00	55%
				Total Income	6,634.21	53,073.92	79,122.00	67%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	0.00	11.10	150.00	7%
				41102 SE INSURANCE	0.00	1,758.75	1,700.00	103%
				41103 SE LICENSES & FEES	0.00	186.75	187.00	100%
				41104 SE MANAGEMENT FEES	435.00	3,480.00	5,220.00	67%
				41105 SE WEBSITE	0.00	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	4.32	89.57	150.00	60%
				41107 SE POSTAGE	6.24	143.34	200.00	72%
				41108 SE SERVICES-ACCOUNTING	0.00	90.00	90.00	100%
				41109 SE SERVICES-LEGAL	0.00	0.00	1,000.00	0%
				Total 41000 SE ADMIN EXPENSE	445.56	5,843.51	8,781.00	67%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	0.00	11,505.60	8,309.00	138%
				41203 SE PLUMBING	102.00	658.60	1,000.00	66%
				41205 SE PEST CONTROL/TERMITES	1,851.00	1,887.00	2,226.00	85%
				41206 SE ROOF REPAIR	0.00	0.00	750.00	0%
				41207 SE ROOF & GUTTER CLEANIN	0.00	2,304.00	2,850.00	81%
				Total 41200 SE BUILDING MAINTENANCE	1,953.00	16,355.20	15,135.00	108%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	966.00	8,137.50	12,456.00	65%
				41302 SE LANDSCAPING EXPENSE	0.00	475.00	500.00	95%
				41303 SE TREES & SHRUBS EXPENSE	0.00	75.00	5,500.00	1%
				41304 SE SIDEWALKS & PAVING EXP	100.00	350.00	700.00	50%
				Total 41300 SE GROUNDS EXPENSE	1,066.00	9,037.50	19,156.00	47%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	594.00	2,376.00	3,564.00	67%
				41403 SE POOL REPAIRS	738.00	1,512.00	1,500.00	101%
				41405 SE POOL UTILITIES	94.86	799.93	1,200.00	67%
				41406 SE POOL AREA CLEANING	108.00	513.00	756.00	68%
				41407 SE POOL TREATMENT/EQUIPMENT	95.88	487.41	1,000.00	49%
				Total 41400 SE POOL EXPENSE	1,630.74	5,688.34	8,020.00	71%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	2,031.32	13,697.90	16,000.00	86%
				Total 41500 SE UTILITIES EXPENSE	2,031.32	13,697.90	16,000.00	86%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
August 31, 2019

		Total 41000 SE OPERATING EXPENSE	7,126.62	50,622.45	67,092.00	75%
		Total Expense	7,126.62	50,622.45	67,092.00	75%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	4,850.00	23,789.76	7,800.00	305%
		61015 SE RES EXP - OTHER	0.00	0.00	3,200.00	0%
		Total 61000 SE RESERVE EXPENSE	4,850.00	23,789.76	11,000.00	216%