

Villas Homeowners Association, Inc.

NE Financials

August 31, 2021

		12100 NE CADENCE BK OPERATING			8,667.26
		12900 NE UTIL DEP - CAP CTY BK			1,468.50
		12902 NE TAL STATE BK RESERVE			49,720.47
			Total Checking/Savings		59,856.23
OUTSTANDING HOMEOWNER DUES					
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	08/06/2021	City of Tallahassee	Water - July Payment (100%)		-1589.38
DRAFT	08/16/2021	Cadence Bank	Account Analysis Fee (100%)		-5.01
4075	08/05/2021	Executive Mgmt Serv	HOA Management - July (40%)		-290.00
4083	08/27/2021	Executive Mgmt Serv	Billed Admin - August (40%)		-14.48
			Copies	-4.98	
			Postage	-9.50	
4076	08/05/2021	Sadler's Lawn Care	Lawn Service July 5 Trips (40%)		-798.50
4077	08/05/2021	Pool Tech	Pool Service July (40%)		-363.15
			Service - July	-210.00	
			Chemicals	-59.15	
			Install Rope hooks & floats	-94.00	
4073	07/29/2021	Massey Services	Pest Control - May/June/July (40%)		-72.00
4074	08/05/2021	Bobo's Cleaning	Pool Area Cleaning August (40%)		-100.00
4082	08/27/2021	Blackhawk Engineering	Site Obeservation on Retaining Walls (40%)		-100.00
4079	08/13/2021	Arbor Pros	Live Oak at Entry Way & 177 Drake Elm (100%)		-360.00
4080	08/17/2021	Executive Mgmt Serv	Reimb for pool rules sign (40%)		-35.30
4081	08/26/2021	James Jones	Pressure wash pool area (40%)		-90.00
DRAFT	08/31/2021	Villas SE	Pool Electric - July (40%)		-75.40
4078	08/13/2021	Villas NE	Reserves - July/August (100%)		-2,319.66
			TOTAL EXPENDITURES		-6,212.88

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

				Aug 21	Expended YTD 67%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,690.17	37,521.36	56,282.00	67%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,690.17	37,521.36	56,282.00	67%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	1,159.83	9,278.64	13,918.00	67%
			Total 33000 NE RESERVE & SPEC ASSMT	1,159.83	9,278.64	13,918.00	67%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	0.00	14.36	14.00	
			Total 34000 NE OTHER INCOME	0.00	14.36	14.00	
			Total Income	5,850.00	46,814.36	70,214.00	67%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	5.01	58.76	74.00	79%
			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	2,320.00	3,480.00	67%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	4.98	63.96	140.00	46%
			45107 NE POSTAGE	9.50	110.46	132.00	84%
			45108 NE SERVICES-ACCOUNTING	0.00	60.00	60.00	100%
			45109 NE SERVICES-LEGAL	0.00	110.00	300.00	37%
			Total 45100 NE ADMIN EXPENSE	309.49	4,669.03	6,240.00	75%
45200 NE BUILDING MAINTENANCE							
			45201 NE WOODROT INSPECT/REPAIR	0.00	0.00	5,000.00	0%
			45203 NE PLUMBING	0.00	2,626.50	1,900.00	138%
			45204 NE OTHER MAINTENANCE	100.00	100.00	300.00	33%
			45205 NE PEST CONTROL/TERMITES	72.00	1,633.00	1,777.00	92%
			45206 NE ROOF REPAIR	0.00	100.00	1,500.00	7%
			45207 NE ROOF CLEANING	0.00	150.00	500.00	30%
			Total 45200 NE BUILDING MAINTENANCE	172.00	4,609.50	10,977.00	42%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	798.50	5,597.50	9,050.00	62%
			45302 NE LANDSCAPING	0.00	315.00	500.00	63%
			45303 NE TREES & SHRUBS	360.00	485.00	2,800.00	17%
			45304 NE SIDEWALKS & PAVING	0.00	6,024.55	800.00	753%
			45305 NE STORM WATER	0.00	600.00	3,500.00	17%
			Total 45300 NE GROUNDS EXPENSE	1,158.50	12,422.05	16,650.00	75%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	210.00	1,890.00	2,880.00	66%
			45402 POOL TREATMENT/EQUIPMEN	94.45	461.69	580.00	80%
			45403 NE POOL UTILITIES	75.40	570.01	887.00	64%
			45405 NE POOL REPAIR	184.00	424.58	1,750.00	24%
			45406 NE POOL AREA CLEANING	100.00	440.00	518.00	85%
			Total 45400 NE POOL EXPENSE	663.85	3,786.28	6,615.00	57%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,589.38	12,905.45	15,800.00	82%
			Total 45500 NE UTILITIES	1,589.38	12,905.45	15,800.00	82%
			Total 45000 NE OPERATING EXPENSE	3,893.22	38,392.31	56,282.00	68%
Other Expense							

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

	65000 NE RESERVE EXPENSE				
	65006 NE RES EXP - OTHER BLDG	0.00	0.00	2,500.00	
	65015 NE RES EXP - OTHER	0.00	0.00	2,000.00	
	Total 65000 NE RESERVE EXPENSE	0.00	0.00	4,500.00	
	Total Other Expense	0.00	0.00	4,500.00	

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

11100 SE CADENCE BK OPERATING				8,551.74
11700 SE UTIL DEP - CAP CTY BK				2,202.75
11902 SE TAL STATE BK RESERVE				26,767.35
Reserves				
Total Checking/Savings				37,521.84
OUTSTANDING HOMEOWNER DUES				\$ 174.75
				\$ 10.12
				\$164.63
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	08/06/2021	City of Tallahassee	Water July Payment (100%)	-1,596.55
DRAFT	08/06/2021	City of Tallahassee	Pool Electric July (100%)	-188.51
DRAFT	08/16/2021	Cadence Bank	Account Analysis Fee (100%)	-6.90
8093	08/05/2021	Executive Mgmt Svcs	HOA Management August (60%)	-435.00
8102	08/27/2021	Executive Mgmt Svcs	Billed Admin August(60%)	-154.87
			Copies	-7.27
			Postage	-14.26
			Reimb pool rules sign	-52.95
			Order new checks for SE	-80.19
8095	08/05/2021	Pool Tech	Pool Service - July (60%)	-544.72
			Service	-315
			Chemiclas	88.73
			Install rope hooks and floats	-140.99
8089	07/29/2021	Massey Services	Pest Control May/June/July (60%)	-108.00
8090	07/29/2021	Total Quality Roofing	148C Plumbing Roof Boot (100%)	-225.00
8092	08/05/2021	Bobos Cleaning	Pool Area Cleaning - August (60%)	-150.00
8091	07/29/2021	Calvert Construciton	196A trim,gable,ult door,siding,paint (100%)	-1,727.00
8094	08/05/2021	Sadlers Lawn Care	Lawn Service July 5 Trips (60%)	-1,197.75
DRAFT	08/31/2021	Villas NE	Pool Electric July (40%)	75.40
8099	08/26/2021	James Jones	Pressure Wash Pool area (60%)	-135.00
8097	08/13/2021	Arbor Pros	South prop line, 197a-c, pine 196a, 148a, 115b (100%)	-1,340.00
8096	08/11/2021	Calvert Construciton	132B Siding,fascia,soffit,prime,paint (100%)	-1,820.00
8100	08/27/2021	Blackhawk Engineering	Site observation on retaining walls (60%)	-150.00
8098	08/13/2021	Villas SE	Reserves July/August (100%)	-2,000.00
8101	08/27/2021	Calvert Construciton	132B Hidden damage (beams) (100%)	-1,447.00
1025	07/29/2021	Calvert Construciton	196A trim,gable,ult door,siding,paint (100%)**	-1,746.00
1026	08/11/2021	Calvert Construciton	132A siding,gable,spacers,prime,paint (100%)**	-3,255.00
1027	08/27/2021	Calvert Construciton	132C siding,gable,utl door,prime,paint (100%)**	-3,430.00
Total Expenditure				(21,581.90)
** Paid with Reserve Funds				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
August 31, 2021

					Aug 21	EXPENDED YTD (67%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
31011 SE OPERATING DUES					6,215.00	49,720.00	74,580.00	67%
31012 SE LATE FEES /NSF CHARGES					21.55	184.66	0.00	0%
Total 31000 SE OPERATING REVENUES					6,236.55	49,904.66	74,580.00	67%
31500 SE RESERVE & SPEC ASSMT								
31501 SE RESERVE DUES					1,000.00	8,000.00	12,000.00	67%
Special Assessment					0.00	11,700.00	11,700.00	100%
Total 31500 SE RESERVE & SPEC ASSMT					1,000.00	19,700.00	23,700.00	83%
34000 SE OTHER INCOME								
34101 SE OPERATING INT & DIV					0.00	0.00	0.00	0%
34121 SE RESERVE INT & DIV					1.27	14.03	10.00	140%
Total 34000 SE OTHER INCOME					1.27	14.03	10.00	140%
Total Income					7,236.55	69,604.66	98,290.00	71%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
41101 SE BANK FEES & PRODUCTS					87.09	137.09	126.00	109%
41102 SE INSURANCE					0.00	1,837.40	1,949.50	94%
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					7.27	101.44	210.00	48%
41107 SE POSTAGE					14.26	190.37	211.00	90%
41108 SE SERVICES-ACCOUNTING					0.00	90.00	90.00	100%
41109 SE SERVICES-LEGAL					0.00	165.00	104.00	159%
Total 41000 SE ADMIN EXPENSE					543.62	6,272.05	8,181.50	77%
41200 SE BUILDING MAINTENANCE								
41201 SE CARPENTRY					5,144.00	6,664.00	14,663.50	45%
41203 SE PLUMBING					0.00	1,097.18	1,000.00	110%
41205 SE PEST CONTROL/TERMITES					108.00	2,445.00	2,226.00	110%
41206 SE ROOF REPAIR					225.00	2,005.00	750.00	267%
41207 SE ROOF & GUTTER CLEANIN					0.00	685.00	2,366.00	29%
Total 41200 SE BUILDING MAINTENANCE					5,477.00	12,896.18	21,005.50	61%
41300 SE GROUNDS EXPENSE								
41301 SE LAWN CARE					1,197.75	8,396.25	13,573.00	62%
41302 SE LANDSCAPING EXPENSE					0.00	235.00	700.00	34%
41303 SE TREES & SHRUBS EXPENSE					1,340.00	1,340.00	1,000.00	134%
41304 SE SIDEWALKS & PAVING EXP					0.00	0.00	350.00	0%
Total 41300 SE GROUNDS EXPENSE					2,537.75	9,971.25	15,623.00	64%
41400 SE POOL EXPENSE								
41401 SE POOL SERVICE					315.00	2,835.00	4,320.00	66%
41403 SE POOL REPAIRS					275.99	469.19	1,600.00	29%
41405 SE POOL UTILITIES					113.11	855.03	1,200.00	71%
41406 SE POOL AREA CLEANING					150.00	660.00	800.00	83%
41407 SE POOL TREATMENT/EQUIPMENT					141.68	692.55	850.00	81%
Total 41400 SE POOL EXPENSE					995.78	5,511.77	8,770.00	63%
41500 SE UTILITIES EXPENSE								
41501 SE UTILITIES (WATER)					1,596.55	12,874.78	21,000.00	61%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
August 31, 2021

			Total 41500 SE UTILITIES EXPENSE	1,596.55	12,874.78	21,000.00	61%
			Total 41000 SE OPERATING EXPENSE	11,150.70	47,526.03	74,580.00	64%
			Total Expense	11,150.70	47,526.03	74,580.00	64%
			Other Expense				
			61000 SE RESERVE EXPENSE				
			61012 SE RES EXP - OTHER BUILDING	5,201.00	10,343.00	7,000.00	148%
			XXXX SE RES ASSESMENT	3,230.00	11,700.00	11,700.00	100%
			61015 SE RES EXP - OTHER	0.00	0.00	5,000.00	0%
			Total 61000 SE RESERVE EXPENSE	8,431.00	22,043.00	23,700.00	93%