

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

		12100 NE CADENCE BK OPERATING			7,024.75
		12900 NE UTIL DEP - CAP CTY BK			1,464.65
		12902 NE TAL STATE BK RESERVE			22,496.33
			Total Checking/Savings		30,985.73
		OUTSTANDING HOMEOWNER DUES			0.00
		EXPENDITURES & TRANSFERS DURING MONTH			
Num	Date	Name	Memo		Paid Amount
2147	12/02/2019	Executive Mgmt Serv	HOA Management - December (40%)		-290.00
2154	12/20/2019	Executive Mgmt Serv	Administrative Fees (40%)		-5.84
			Copies	-3.24	
			Postage & Envelopes	-2.60	
2148	12/06/2019	Bobo's Cleaning Svc	Pool Area Cleaning November (40%)		-18.00
2150	12/06/2019	Sadler's Lawn Care	Lawn Service - November 4 Trips (40%)		-638.00
2139	11/08/2019	Pool Tech	Pool Service - October (40%)		-267.96
			Monthly Service	-198.00	
			Chemicals	-31.96	
			Repairs (unclogged pump impeller)	-38.00	
2143	11/25/2019	ARE Roofing	Plumbing Boot Repair (100%)		-450.00
			182 NE & 183 NE		
2144	11/25/2019	Gulf Coast Leak Det	Plumbing - Leak Detection (100%)		-2,450.00
			Leak on main under curb at cul de sac		
2149	12/06/2019	Lance Maxwell	Plumbing - Leak at NE cul de sac (100%)		-1,250.00
2145	11/25/2019	Mayday Outdoor Ser	Drainage - Asphalt (40%)		-146.00
			180A asphalt swell		
2152	12/13/2019	Anderson & Givens	Legal Opinion (40%)		-117.00
			Street parking opinion and letter		
2153	12/13/2019	Terminix	Termite Bond (100%)		-1,140.58
2155	12/27/2019	Villas NE	Reserve Transfer - Dec & 195 Payoff		-2,491.50
			TOTAL EXPENDITURES		-9,264.88
		*Water payment for December removed; will start payment plan to City in January			

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

				Dec 19	Expended YTD (100%)	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,765.50	57,186.00	57,186.00	100%
			32012 NE LATE FEES/NSF CHARGES	0.00	75.64	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,765.50	57,261.64	57,186.00	100%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	954.50	11,454.00	11,454.00	100%
			Total 33000 NE RESERVE & SPEC ASSMT	954.50	11,454.00	11,454.00	100%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	0.52	16.34	15.00	109%
			Total 34000 NE OTHER INCOME	0.52	16.34	15.00	109%
			Total Income	5,720.52	68,731.98	68,655.00	100%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	0.00	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	3,480.00	3,480.00	100%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	3.24	94.88	160.00	59%
			45107 NE POSTAGE	2.60	103.88	175.00	59%
			45108 NE SERVICES-ACCOUNTING	0.00	60.00	60.00	100%
			45109 NE SERVICES-LEGAL	117.00	117.00	400.00	29%
			45120 NE TAXES	0.00	0.00	0.00	0%
			Total 45100 NE ADMIN EXPENSE	412.84	5,738.15	6,136.00	94%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	0.00	13,539.90	8,111.00	167%
			45203 NE PLUMBING	3,700.00	3,824.60	2,000.00	191%
			45204 NE OTHER MAINTENANCE	0.00	90.00	100.00	90%
			45205 NE PEST CONTROL/TERMITES	1,140.58	1,484.58	1,385.00	107%
			45206 NE ROOF REPAIR	450.00	1,275.00	2,500.00	51%
			45207 NE ROOF CLEANING	0.00	150.00	425.00	35%
			Total 45200 NE BUILDING MAINTENANCE	5,290.58	20,364.08	14,521.00	140%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	638.00	8,303.50	8,304.00	100%
			45302 NE LANDSCAPING	0.00	1,790.00	150.00	1193%
			45303 NE TREES & SHRUBS	0.00	175.00	3,575.00	5%
			45304 NE SIDEWALKS & PAVING	146.00	321.00	1,000.00	32%
			Total 45300 NE GROUNDS EXPENSE	784.00	10,589.50	13,029.00	81%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	198.00	2,178.00	2,376.00	92%
			45402 POOL TREATMENT/EQUIPMEN	31.96	551.23	730.00	76%
			45403 NE POOL UTILITIES	0.00	732.37	940.00	78%
			45405 NE POOL REPAIR	38.00	1,089.60	950.00	115%
			45406 NE POOL AREA CLEANING	18.00	486.00	504.00	96%
			Total 45400 NE POOL EXPENSE	285.96	5,037.20	5,500.00	92%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	0.00	23,005.24	18,000.00	128%
			Total 45500 NE UTILITIES	0.00	23,005.24	18,000.00	128%

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

	Total 45000 NE OPERATING EXPENSE	6,773.38	64,734.17	57,186.00	113%
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
December 31, 2019

11100 SE CADENCE BK OPERATING				9,626.40
11700 SE UTIL DEP - CAP CTY BK				2,196.97
11902 SE TAL STATE BK RESERVE				19,697.85
Total Checking/Savings				31,521.22
OUTSTANDING HOMEOWNER DUES				2,722.91
				179.92
				2,542.99
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	12/06/2019	City of Tallahassee	Water November Payment (100%)	-1,729.84
DRAFT	12/06/2019	City of Tallahassee	Pool Electric November (100%)	-185.78
6163	12/02/2019	Executive Mgmt Svcs	HOA Management - December (60%)	-435.00
6164	12/06/2019	Bobo's Cleaning Svc	Pool Area Cleaning November (60%)	-27.00
6169	12/20/2019	Executive Mgmt Svcs	Administrative Fees - (60%)	-8.76
			Copies	-4.86
			Postage/Envelope	-3.90
6157	11/08/2019	Pool Tech	Pool Service - October (60%)	-401.94
			Monthly Service	-297
			Chemical	-47.94
			Repair (unclogged pump impeller)	-57.00
6165	12/06/2019	Sadlers Lawn Care	Lawn Service - November 4 trips (60%)	-957.00
6161	11/25/2019	Mayday Outdoor Ser	Drainage (Asphalt) (60%)	-219.00
			180A asphalt swell	
6167	12/09/2019	100-B SE	Refund on overpayment on sold unit 133B (100%)	-169.00
6168	12/13/2019	Anderson & Givens	Legal Opinion (60%)	-175.50
			Street parking opinion and letter	
6170	12/27/2019	Villas SE	Reserve Transfer - December	-1,000.00
Total Expenditure				(5,308.82)

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

				Dec 19	EXPENDED YTD (100%)	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
31000 SE OPERATING REVENUES							
			31011 SE OPERATING DUES	5,591.00	67,092.00	67,092.00	100%
			31012 SE LATE FEES /NSF CHARGES	51.91	550.10	0.00	0%
			Total 31000 SE OPERATING REVENUES	5,642.91	67,642.10	67,092.00	101%
31500 SE RESERVE & SPEC ASSMT							
			31501 SE RESERVE DUES	1,000.00	12,000.00	12,000.00	100%
			Total 31500 SE RESERVE & SPEC ASSMT	1,000.00	12,000.00	12,000.00	100%
34000 SE OTHER INCOME							
			34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 SE RESERVE INT & DIV	0.48	19.84	30.00	66%
			Total 34000 SE OTHER INCOME	0.48	19.84	30.00	66%
			Total Income	6,642.91	79,642.10	79,122.00	101%
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	5,220.00	5,220.00	100%
			41105 SE WEBSITE	0.00	84.00	84.00	100%
			41106 SE OFFICE SUPPLY & COPIES	4.86	111.26	150.00	74%
			41107 SE POSTAGE	3.90	159.33	200.00	80%
			41108 SE SERVICES-ACCOUNTING	0.00	90.00	90.00	100%
			41109 SE SERVICES-LEGAL	175.50	175.50	1,000.00	18%
			Total 41000 SE ADMIN EXPENSE	619.26	7,796.69	8,781.00	89%
41200 SE BUILDING MAINTENANCE							
			41201 SE CARPENTRY	0.00	12,305.60	8,309.00	148%
			41203 SE PLUMBING	0.00	658.60	1,000.00	66%
			41205 SE PEST CONTROL/TERMITES	0.00	2,031.00	2,226.00	91%
			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	0.00	17,299.20	15,135.00	114%
41300 SE GROUNDS EXPENSE							
			41301 SE LAWN CARE	957.00	12,456.00	12,456.00	100%
			41302 SE LANDSCAPING EXPENSE	0.00	2,270.00	500.00	454%
			41303 SE TREES & SHRUBS EXPENSE	0.00	75.00	5,500.00	1%
			41304 SE SIDEWALKS & PAVING EXP	219.00	569.00	700.00	81%
			Total 41300 SE GROUNDS EXPENSE	1,176.00	15,370.00	19,156.00	80%
41400 SE POOL EXPENSE							
			41401 SE POOL SERVICE	297.00	3,267.00	3,564.00	92%
			41403 SE POOL REPAIRS	57.00	1,724.39	1,500.00	115%
			41405 SE POOL UTILITIES	185.78	1,284.33	1,200.00	107%
			41406 SE POOL AREA CLEANING	27.00	729.00	756.00	96%
			41407 SE POOL TREATMENT/EQUIPMENT	47.94	736.81	1,000.00	74%
			Total 41400 SE POOL EXPENSE	614.72	7,741.53	8,020.00	97%
41500 SE UTILITIES EXPENSE							
			41501 SE UTILITIES (WATER)	1,729.84	20,022.12	16,000.00	125%
			Total 41500 SE UTILITIES EXPENSE	1,729.84	20,022.12	16,000.00	125%

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

		Total 41000 SE OPERATING EXPENSE	4,139.82	68,229.54	67,092.00	102%
		Total Expense	4,139.82	68,229.54	67,092.00	102%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	0.00	43,493.76	7,800.00	558%
		61015 SE RES EXP - OTHER	0.00	0.00	3,200.00	0%
		Total 61000 SE RESERVE EXPENSE	0.00	43,493.76	11,000.00	395%