

Villas Homeowners Association, Inc.

**NE Financials**

July 31, 2023

12100 NE CADENCE BK OPERATING	36,098.47
12902 NE TAL STATE BK RESERVE	26,486.86
Recoverd Money	9,282.56
Roof Reserve	5,007.59

<b>Total Checking/Savings</b>	<b>76,875.48</b>
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Num	Date	Name	Memo	Original Amount
Draft	07/05/2023	City of Tallahassee	Water & Electric - June	-1,869.38
Draft	07/19/2023	Cadence Bank	Coupon Book Fees	-12.81
4269	07/03/2023	Executive Management Services	Management Fee - July (40%)	-290.00
4276	07/24/2023	Massey Services Inc.	Pest Control - 1 Month (40%)	-24.00
4272	07/12/2023	BoBo's Cleaning Service, LLC	Pool Bathroom Cleaning June(40%)	-80.00
4271	07/12/2023	Sadler Lawn Care Service, Inc.	Lawn Service - June 5 cuts (40%)	-868.00
4277	07/24/2023	Executive Management Services	Billed Admin (40%)	-2.70
			Postage	1.86
			Copies	0.84
4274	07/19/2023	Ed Heid	Drainage Work (40%)	-2,314.00
			183-185 NE	1,860.00
			179 NE	454.00
4275	07/20/2023	Executive Management Services	Pet Waste Signs (40%)	-10.31
4265	05/19/2023	Wally Womble	Pool Service May (40%)	-325.55
			Service	256.00
			Chem	69.55
4270	07/12/2023	Wally Womble	Pool Service June (40%)	-379.55
			Service	256.00
			Chem	69.55
			Repair Fix Seal	54.00

Villas Homeowners Association, Inc. (NE)  
**Profit & Loss Budget vs. Actual**  
January through July 2023

	Jan - Jul 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>NE Operating Revenue</b>				
NE Operating Fees	45,682.00	78,391.00	-32,709.00	58.28%
NE Reserve	1,638.00	2,729.00	-1,091.00	60.02%
<b>Total NE Operating Revenue</b>	47,320.00	81,120.00	-33,800.00	58.33%
<b>Other Income</b>				
NE Reserve Int & Div	19.82			
Other Income - Other	9,282.56			
<b>Total Other Income</b>	9,302.38			
<b>Total Income</b>	56,622.38	81,120.00	-24,497.62	69.8%
<b>Gross Profit</b>	56,622.38	81,120.00	-24,497.62	69.8%
<b>Expense</b>				
<b>NE Building Maintenance</b>				
NE Carpentry	700.00	20,000.00	-19,300.00	3.5%
NE Electrical	735.04			
NE Other Maintenance	0.00	100.00	-100.00	0.0%
NE Pest Control/Termites	1,633.00	1,800.00	-167.00	90.72%
NE Plumbing	2,058.00	3,000.00	-942.00	68.6%
NE Roof Repair	0.00	800.00	-800.00	0.0%
Roof & Gutter Cleaning	750.00	1,500.00	-750.00	50.0%
<b>Total NE Building Maintenance</b>	5,876.04	27,200.00	-21,323.96	21.6%
<b>NE Computer/Internet</b>				
NE Website	56.00	56.00	0.00	100.0%
<b>Total NE Computer/Internet</b>	56.00	56.00	0.00	100.0%
<b>NE Grounds Expense</b>				
NE Drainage	2,314.00	2,000.00	314.00	115.7%
NE Landscaping Expense	635.31	1,000.00	-364.69	63.53%
NE Lawn Care Contract	5,384.40	10,906.00	-5,521.60	49.37%
NE Sidewalks & Paving	0.00	2,000.00	-2,000.00	0.0%
NE Trees & Shrubs	0.00	750.00	-750.00	0.0%
<b>Total NE Grounds Expense</b>	8,333.71	16,656.00	-8,322.29	50.03%
<b>NE Insurance Expense</b>	1,336.63	1,873.00	-536.37	71.36%
<b>NE Operating Expense</b>				
<b>NE Admin Expense</b>				
NE Accounting Services	80.00	70.00	10.00	114.29%
NE Admin Fee				
NE Office Supplies & Copies	87.38	140.00	-52.62	62.41%
NE Postage	119.17	180.00	-60.83	66.21%
<b>Total NE Admin Fee</b>	206.55	320.00	-113.45	64.55%
NE Bank Fees and Products	74.65	100.00	-25.35	74.65%
NE Licenses & Fees	24.50	125.00	-100.50	19.6%
NE Management Fee	2,030.00	3,480.00	-1,450.00	58.33%
<b>Total NE Admin Expense</b>	2,415.70	4,095.00	-1,679.30	58.99%

**Villas Homeowners Association, Inc. (NE)**  
**Profit & Loss Budget vs. Actual**  
 January through July 2023

	<b>Jan - Jul 23</b>	<b>Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
NE Legal	108.00	300.00	-192.00	36.0%
<b>Total NE Operating Expense</b>	<b>2,523.70</b>	<b>4,395.00</b>	<b>-1,871.30</b>	<b>57.42%</b>
<b>NE Pool Expense</b>				
NE Pool Area Cleaning	340.00	585.00	-245.00	58.12%
NE Pool Chemicals	466.05	1,000.00	-533.95	46.61%
NE Pool Repair	492.43	2,250.00	-1,757.57	21.89%
NE Pool Service Contract	1,768.00	3,376.00	-1,608.00	52.37%
NE Pool Utilities	0.00	1,000.00	-1,000.00	0.0%
<b>Total NE Pool Expense</b>	<b>3,066.48</b>	<b>8,211.00</b>	<b>-5,144.52</b>	<b>37.35%</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>14,952.99</b>	<b>20,000.00</b>	<b>-5,047.01</b>	<b>74.77%</b>
<b>Total Expense</b>	<b>36,145.55</b>	<b>81,120.00</b>	<b>-44,974.45</b>	<b>44.56%</b>
<b>Net Ordinary Income</b>	<b>20,476.83</b>	<b>0.00</b>	<b>20,476.83</b>	<b>100.0%</b>
<b>Net Income</b>	<b>20,476.83</b>	<b>0.00</b>	<b>20,476.83</b>	<b>100.0%</b>

Villas Homeowners Association, Inc.

SE Financials

July 31, 2023

11100 SE CADENCE BK OPERATING	24,045.83
11902 SE TAL STATE BK RESERVE	22,984.72
Recovered Money	13,923.85
<b>Total Checking/Savings</b>	<b>60,954.40</b>

Num	Date	Name	Memo	Original Amount
DRAFT	07/03/2023	City of Tallahassee	Pool Water & Electric - June	-271.69
DRAFT	07/03/2023	City of Tallahassee	Water & Electric - June	-2124.94
DRAFT	07/19/2023	Cadence Bank	Analysis Fee	-3.01
DRAFT	07/19/2023	Cadence Bank	Coupon Book Fee	-17.75
8291	07/03/2023	Executive Management Services	Management - July (60%)	-435.00
8295	07/12/2023	Bobo's Cleaning Service	Pool Bathroom Cleaning July (60%)	-120.00
8294	07/12/2023	Sadler Lawn Care Service	Lawn Service 5 Cuts June (60%)	-1,302.00
8288	06/19/2023	Wally Womble	Pool Service May (60%)	-488.33
			SERVICE	384.00
			CHEMICALS	104.33
8293	07/12/2023	Wally Womble	Pool Service June (60%)	-569.33
			SERVICE	384.00
			CHEMICALS	104.33
			REPAIR fix seal	81.00
8299	07/24/2023	Executive Management Services	Billed Admin (60%)	-4.05
			POSTAGE	2.79
			COPIES	1.26
8297	07/19/2023	Ed Heid	Drainage Work (60%)	-3,471.00
			183-185 Drainage Work	2790.00
			179 Drainage Work	681.00
8289	06/26/2023	AAA Tree Experts	133SE Hanging Limbs (100%)	-500.00
8292	07/03/2023	AAA Tree Experts	116B Trimming Limbs (100%)	-150.00
8298	07/20/2023	Executive Management Services	Pet Waste Removal Signs (60%)	-15.47
<b>Pending Checks</b>				