

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

Total Checking/Savings	76,875.48
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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
Ordinary Income/Expense				
Income				
NE Operating Revenue				
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%
Total NE Operating Revenue	47,320.00	81,120.00	-33,800.00	58.33%
Other Income				
NE Reserve Int & Div	19.82			
Other Income - Other	9,282.56			
Total Other Income	9,302.38			
Total Income	56,622.38	81,120.00	-24,497.62	69.8%
Gross Profit	56,622.38	81,120.00	-24,497.62	69.8%
Expense				
NE Building Maintenance				
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%
Total NE Building Maintenance	5,876.04	27,200.00	-21,323.96	21.6%
NE Computer/Internet				
NE Website	56.00	56.00	0.00	100.0%
Total NE Computer/Internet	56.00	56.00	0.00	100.0%
NE Grounds Expense				
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%
Total NE Grounds Expense	8,333.71	16,656.00	-8,322.29	50.03%
NE Insurance Expense	1,336.63	1,873.00	-536.37	71.36%
NE Operating Expense				
NE Admin Expense				
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%
Total NE Admin Fee	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%
Total NE Admin Expense	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

	Jan - Jul 23	Budget	\$ Over Budget	% of Budget
NE Legal	108.00	300.00	-192.00	36.0%
Total NE Operating Expense	2,523.70	4,395.00	-1,871.30	57.42%
NE Pool Expense				
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%
Total NE Pool Expense	3,066.48	8,211.00	-5,144.52	37.35%
NE Reserve Expense				
NE Reserve Exp - Other	0.00	2,729.00	-2,729.00	0.0%
Total NE Reserve Expense	0.00	2,729.00	-2,729.00	0.0%
NE Utilities	14,952.99	20,000.00	-5,047.01	74.77%
Total Expense	36,145.55	81,120.00	-44,974.45	44.56%
Net Ordinary Income	20,476.83	0.00	20,476.83	100.0%
Net Income	20,476.83	0.00	20,476.83	100.0%

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
Total Checking/Savings	60,954.40

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
Pending Checks				

SOUTH EAST Villas Homeowners Association, Inc.
Profit & Loss Budget vs. Actual
January through July 2023

	Jan - Jul 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
31000 SE OPERATING REVENUES				
31011 SE OPERATING DUES	52,080.21	89,279.30	-37,199.09	58.33%
Total 31000 SE OPERATING REVENUES	52,080.21	89,279.30	-37,199.09	58.33%
31500 SE RESERVE & SPEC ASSMT				
31501 SE RESERVE DUES	9,030.84	15,482.50	-6,451.66	58.33%
31500 SE RESERVE & SPEC ASSMT - Other	13,923.85			
Total 31500 SE RESERVE & SPEC ASSMT	22,954.69	15,482.50	7,472.19	148.26%
Total Income	75,034.90	104,761.80	-29,726.90	71.62%
Gross Profit	75,034.90	104,761.80	-29,726.90	71.62%
Expense				
41000 SE OPERATING EXPENSE				
41000 SE ADMIN EXPENSE				
41101 SE BANK FEES & PRODUCTS	40.28	170.00	-129.72	23.69%
41102 SE INSURANCE	1,391.07	2,000.00	-608.93	69.55%
41103 SE LICENSES & FEES	36.75	187.00	-150.25	19.65%
41104 SE MANAGEMENT FEES	3,045.00	5,220.00	-2,175.00	58.33%
41105 SE WEBSITE	84.00	84.00	0.00	100.0%
41106 SE OFFICE SUPPLY & COPIES	131.07	210.00	-78.93	62.41%
41107 SE POSTAGE	178.75	230.00	-51.25	77.72%
41108 SE SERVICES-ACCOUNTING	120.00	150.00	-30.00	80.0%
41109 SE SERVICES-LEGAL	162.00	200.00	-38.00	81.0%
Total 41000 SE ADMIN EXPENSE	5,188.92	8,451.00	-3,262.08	61.4%
41200 SE BUILDING MAINTENANCE				
41201 SE CARPENTRY	3,000.00	7,500.00	-4,500.00	40.0%
41202 SE ELECTRICAL	1,102.57			
41203 SE PLUMBING	1,040.50	1,075.00	-34.50	96.79%
41205 SE PEST CONTROL/TERMITES	2,409.00	2,899.00	-490.00	83.1%
41206 SE ROOF REPAIR	0.00	2,322.00	-2,322.00	0.0%
41207 SE ROOF & GUTTER CLEANIN	750.00	2,000.00	-1,250.00	37.5%
Pressure/Soft Wash	0.00	3,250.00	-3,250.00	0.0%
SE WOODROT INSP	0.00	2,950.00	-2,950.00	0.0%
Total 41200 SE BUILDING MAINTENANCE	8,302.07	21,996.00	-13,693.93	37.74%
41300 SE GROUNDS EXPENSE				
41301 SE LAWN CARE	8,246.60	13,971.00	-5,724.40	59.03%
41302 SE LANDSCAPING EXPENSE	340.47	833.13	-492.66	40.87%
41303 SE TREES & SHRUBS EXPENSE	650.00	4,000.00	-3,350.00	16.25%
41304 SE SIDEWALKS & PAVING EXP	0.00	354.75	-354.75	0.0%
SE STORM WATER	3,471.00	5,000.00	-1,529.00	69.42%
Total 41300 SE GROUNDS EXPENSE	12,708.07	24,158.88	-11,450.81	52.6%
41400 SE POOL EXPENSE				
41401 SE POOL SERVICE	2,652.00	4,320.00	-1,668.00	61.39%
41402 SE POOL CHEMICALS	699.08	1,290.00	-590.92	54.19%

SOUTH EAST Villas Homeowners Association, Inc.
Profit & Loss Budget vs. Actual
 January through July 2023

	Jan - Jul 23	Budget	\$ Over Budget	% of Budget
41403 SE POOL REPAIRS	738.64	2,000.00	-1,261.36	36.93%
41405 SE POOL UTILITIES	1,185.65	1,397.50	-211.85	84.84%
41406 SE POOL AREA CLEANING	510.00	810.00	-300.00	62.96%
Total 41400 SE POOL EXPENSE	5,785.37	9,817.50	-4,032.13	58.93%
41500 SE UTILITIES EXPENSE				
41501 SE UTILITIES (WATER)	12,417.05	22,575.00	-10,157.95	55.0%
Total 41500 SE UTILITIES EXPENSE	12,417.05	22,575.00	-10,157.95	55.0%
Total 41000 SE OPERATING EXPENSE	44,401.48	86,998.38	-42,596.90	51.04%
Total Expense	44,401.48	86,998.38	-42,596.90	51.04%
Net Ordinary Income	30,633.42	17,763.42	12,870.00	172.45%
Other Income/Expense				
Other Income				
34000 SE OTHER INCOME				
34121 SE RESERVE INT & DIV	36.40			
Total 34000 SE OTHER INCOME	36.40			
Total Other Income	36.40			
Other Expense				
61000 SE RESERVE EXPENSE				
61005 SE RES EXP - ROOFING	168,974.86			
61006 SE RES EXP - OTHER BLDG	0.00	17,762.92	-17,762.92	0.0%
Total 61000 SE RESERVE EXPENSE	168,974.86	17,762.92	151,211.94	951.28%
Total Other Expense	168,974.86	17,762.92	151,211.94	951.28%
Net Other Income	-168,938.46	-17,762.92	-151,175.54	951.07%
Net Income	-138,305.04	0.50	-138,305.54	-27,661,008.0%