

Villas Homeowners Association, Inc.

NE Financials

June 30, 2023

12100 NE CADENCE BK OPERATING	35,691.37
12902 NE TAL STATE BK RESERVE	26,483.40
Recoverd Money	9,282.56
Roof Reserve	5,007.59

Total Checking/Savings	76,464.92
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Num	Date	Name	Memo	Original Amount
4260	06/02/2023	Executive Management Services	Management Fee - June (40%)	-290.00
4266	06/19/2023	Lance Maxwell Plumbing	182 Plumbing Leak (100%)	-130.00
4261	06/05/2023	Massey Services Inc.	Pest Control - 2 Months (40%)	-48.00
4264	06/05/2023	BoBo's Cleaning Service, LLC	Pool Bathroom Cleaning (40%)	-80.00
4261	06/05/2023	Sadler Lawn Care Service, Inc.	Lawn Service - May 4 cuts (40%)	-699.60
4259	05/31/2023	Keith Lawson Services	Plumbing Repairs 174 NE (100%)	-563.00
4263	06/05/2023	Jim Bennett Plumbing	Plumbing Repairs 170 NE (100%)	-200.00
4268	06/28/2023	Executive Management Services	Billed Admin (40%)	-8.04
			Postage	2.70
			Copies	5.34
4257	05/26/2023	Ryan's Home Solution	Rafter Repair - 179 NE (100%)	-425.00
4267	06/19/2023	A1A Gutters	Roof/Gutter Cleaning (100%)	-750.00
Pend Checks				
4267	06/19/2023	Wally Womble	Pool Service May (40%)	-325.55

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

	<u>Jan - Jun 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
NE Operating Revenue			
NE Operating Fees	39,156.00	78,391.00	-39,235.00
NE Reserve	1,404.00	2,729.00	-1,325.00
Total NE Operating Revenue	<u>40,560.00</u>	<u>81,120.00</u>	<u>-40,560.00</u>
Other Income			
NE Reserve Int & Div	16.36		
Other Income - Other	9,282.56		
Total Other Income	<u>9,298.92</u>		
Total Income	<u>49,858.92</u>	<u>81,120.00</u>	<u>-31,261.08</u>
Gross Profit	49,858.92	81,120.00	-31,261.08
Expense			
NE Building Maintenance			
NE Carpentry	700.00	20,000.00	-19,300.00
NE Electrical	735.04		
NE Other Maintenance	0.00	100.00	-100.00
NE Pest Control/Termites	1,609.00	1,800.00	-191.00
NE Plumbing	2,058.00	3,000.00	-942.00
NE Roof Repair	0.00	800.00	-800.00
Roof & Gutter Cleaning	750.00	1,500.00	-750.00
Total NE Building Maintenance	<u>5,852.04</u>	<u>27,200.00</u>	<u>-21,347.96</u>
NE Computer/Internet			
NE Website	56.00	56.00	0.00
Total NE Computer/Internet	<u>56.00</u>	<u>56.00</u>	<u>0.00</u>
NE Grounds Expense			
NE Drainage	0.00	2,000.00	-2,000.00
NE Landscaping Expense	625.00	1,000.00	-375.00
NE Lawn Care Contract	4,516.40	10,906.00	-6,389.60
NE Sidewalks & Paving	0.00	2,000.00	-2,000.00
NE Trees & Shrubs	0.00	750.00	-750.00
Total NE Grounds Expense	<u>5,141.40</u>	<u>16,656.00</u>	<u>-11,514.60</u>
NE Insurance Expense	1,336.63	1,873.00	-536.37
NE Operating Expense			
NE Admin Expense			
NE Accounting Services	80.00	70.00	10.00
NE Admin Fee			
NE Office Supplies & Copies	86.54	140.00	-53.46
NE Postage	117.31	180.00	-62.69
Total NE Admin Fee	<u>203.85</u>	<u>320.00</u>	<u>-116.15</u>
NE Bank Fees and Products	61.84	100.00	-38.16
NE Licenses & Fees	24.50	125.00	-100.50
NE Management Fee	1,740.00	3,480.00	-1,740.00
Total NE Admin Expense	<u>2,110.19</u>	<u>4,095.00</u>	<u>-1,984.81</u>

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

	<u>Jan - Jun 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
NE Legal	108.00	300.00	-192.00
Total NE Operating Expense	2,218.19	4,395.00	-2,176.81
NE Pool Expense			
NE Pool Area Cleaning	260.00	585.00	-325.00
NE Pool Chemicals	396.50	1,000.00	-603.50
NE Pool Repair	438.43	2,250.00	-1,811.57
NE Pool Service Contract	1,512.00	3,376.00	-1,864.00
NE Pool Utilities	0.00	1,000.00	-1,000.00
Total NE Pool Expense	2,606.93	8,211.00	-5,604.07
NE Reserve Expense			
NE Reserve Exp - Other	0.00	2,729.00	-2,729.00
Total NE Reserve Expense	0.00	2,729.00	-2,729.00
NE Utilities	13,083.61	20,000.00	-6,916.39
Total Expense	30,294.80	81,120.00	-50,825.20
Net Ordinary Income	19,564.12	0.00	19,564.12
Net Income	19,564.12	0.00	19,564.12

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

	<u><u>% of Budget</u></u>
Ordinary Income/Expense	
Income	
NE Operating Revenue	
NE Operating Fees	49.95%
NE Reserve	51.45%
Total NE Operating Revenue	<u>50.0%</u>
Other Income	
NE Reserve Int & Div	
Other Income - Other	
Total Other Income	
Total Income	<u>61.46%</u>
Gross Profit	<u>61.46%</u>
Expense	
NE Building Maintenance	
NE Carpentry	3.5%
NE Electrical	
NE Other Maintenance	0.0%
NE Pest Control/Termites	89.39%
NE Plumbing	68.6%
NE Roof Repair	0.0%
Roof & Gutter Cleaning	50.0%
Total NE Building Maintenance	<u>21.52%</u>
NE Computer/Internet	
NE Website	100.0%
Total NE Computer/Internet	<u>100.0%</u>
NE Grounds Expense	
NE Drainage	0.0%
NE Landscaping Expense	62.5%
NE Lawn Care Contract	41.41%
NE Sidewalks & Paving	0.0%
NE Trees & Shrubs	0.0%
Total NE Grounds Expense	<u>30.87%</u>
NE Insurance Expense	71.36%
NE Operating Expense	
NE Admin Expense	
NE Accounting Services	114.29%
NE Admin Fee	
NE Office Supplies & Copies	61.81%
NE Postage	65.17%
Total NE Admin Fee	<u>63.7%</u>
NE Bank Fees and Products	61.84%
NE Licenses & Fees	19.6%
NE Management Fee	50.0%
Total NE Admin Expense	<u>51.53%</u>

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

	<u>% of Budget</u>
NE Legal	36.0%
Total NE Operating Expense	50.47%
NE Pool Expense	
NE Pool Area Cleaning	44.44%
NE Pool Chemicals	39.65%
NE Pool Repair	19.49%
NE Pool Service Contract	44.79%
NE Pool Utilities	0.0%
Total NE Pool Expense	31.75%
NE Reserve Expense	
NE Reserve Exp - Other	0.0%
Total NE Reserve Expense	0.0%
NE Utilities	65.42%
Total Expense	37.35%
Net Ordinary Income	100.0%
Net Income	100.0%

Villas Homeowners Association, Inc.

SE Financials

June 30, 2023

11100 SE CADENCE BK OPERATING	23,973.55
11902 SE TAL STATE BK RESERVE	22,981.58
Recovered Money	13,923.85

Total Checking/Savings	60,878.98
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Num	Date	Name	Memo	Original Amount
8282	06/01/2023	Executive Management Services	Management - June (60%)	-435.00
8286	06/05/2023	Bobo's Cleaning Service	Pool Bathroom Cleaning June (60%)	-120.00
8283	06/05/2023	Sadler Lawn Care Service	Lawn Service	-1,169.40
			LAWN 4 CUTS JUNE (60%)	1049.40
			SEED (100%)	120.00
8278	05/12/2023	Wally Womble	Pool Service April (60%)	-529.72
			SERVICE	384.00
			CHEMICALS	88.72
			REPAIRS Unclog propellor	57.00
8290	06/28/2023	Executive Management Services	Billed Admin (60%)	-12.06
			POSTAGE	4.05
			COPIES	8.01
8284	06/05/2023	Massey Services, INC.	Pest Service 2 months (100%)	-36.00
8285	06/05/2023	Jim Bennett Plumbing	Plumbing Repairs (100%)	-640.00
			132A VILLAS COURT	175.00
			165C VILLAS COURT	465.00
8288	06/19/2023	A1A Gutters	Gutter/Roof Cleaning (100%)	-750.00
Pending Checks				
8288	06/19/2023	Wally Womble	Pool Service May (60%)	-488.33
			SERVICE	384.00
			CHEMICALS	104.33
8289	06/26/2023	AAA Tree Experts	133SE Hanging Limbs (100%)	-500.00

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

	<u>Jan - Jun 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
31000 SE OPERATING REVENUES			
31011 SE OPERATING DUES	44,640.18	89,279.30	-44,639.12
Total 31000 SE OPERATING REVENUES	<u>44,640.18</u>	<u>89,279.30</u>	<u>-44,639.12</u>
31500 SE RESERVE & SPEC ASSMT			
31501 SE RESERVE DUES	7,740.72	15,482.50	-7,741.78
31500 SE RESERVE & SPEC ASSMT - Other	13,923.85		
Total 31500 SE RESERVE & SPEC ASSMT	<u>21,664.57</u>	<u>15,482.50</u>	<u>6,182.07</u>
Total Income	<u>66,304.75</u>	<u>104,761.80</u>	<u>-38,457.05</u>
Gross Profit	66,304.75	104,761.80	-38,457.05
Expense			
41000 SE OPERATING EXPENSE			
41000 SE ADMIN EXPENSE			
41101 SE BANK FEES & PRODUCTS	19.52	170.00	-150.48
41102 SE INSURANCE	1,391.07	2,000.00	-608.93
41103 SE LICENSES & FEES	36.75	187.00	-150.25
41104 SE MANAGEMENT FEES	2,610.00	5,220.00	-2,610.00
41105 SE WEBSITE	84.00	84.00	0.00
41106 SE OFFICE SUPPLY & COPIES	121.80	210.00	-88.20
41107 SE POSTAGE	171.91	230.00	-58.09
41108 SE SERVICES-ACCOUNTING	120.00	150.00	-30.00
41109 SE SERVICES-LEGAL	162.00	200.00	-38.00
41000 SE ADMIN EXPENSE - Other	12.06		
Total 41000 SE ADMIN EXPENSE	<u>4,729.11</u>	<u>8,451.00</u>	<u>-3,721.89</u>
41200 SE BUILDING MAINTENANCE			
41201 SE CARPENTRY	3,000.00	7,500.00	-4,500.00
41202 SE ELECTRICAL	1,102.57		
41203 SE PLUMBING	1,040.50	1,075.00	-34.50
41205 SE PEST CONTROL/TERMITES	2,409.00	2,899.00	-490.00
41206 SE ROOF REPAIR	0.00	2,322.00	-2,322.00
41207 SE ROOF & GUTTER CLEANIN	750.00	2,000.00	-1,250.00
Pressure/Soft Wash	0.00	3,250.00	-3,250.00
SE WOODROT INSP	0.00	2,950.00	-2,950.00
Total 41200 SE BUILDING MAINTENANCE	<u>8,302.07</u>	<u>21,996.00</u>	<u>-13,693.93</u>
41300 SE GROUNDS EXPENSE			
41301 SE LAWN CARE	6,944.60	13,971.00	-7,026.40
41302 SE LANDSCAPING EXPENSE	325.00	833.13	-508.13
41303 SE TREES & SHRUBS EXPENSE	0.00	4,000.00	-4,000.00
41304 SE SIDEWALKS & PAVING EXP	0.00	354.75	-354.75
SE STORM WATER	0.00	5,000.00	-5,000.00
Total 41300 SE GROUNDS EXPENSE	<u>7,269.60</u>	<u>24,158.88</u>	<u>-16,889.28</u>
41400 SE POOL EXPENSE			
41401 SE POOL SERVICE	1,884.00	4,320.00	-2,436.00
41402 SE POOL CHEMICALS	490.42	1,290.00	-799.58

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

	<u>Jan - Jun 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
41403 SE POOL REPAIRS	657.64	2,000.00	-1,342.36
41405 SE POOL UTILITIES	913.96	1,397.50	-483.54
41406 SE POOL AREA CLEANING	390.00	810.00	-420.00
Total 41400 SE POOL EXPENSE	<u>4,336.02</u>	<u>9,817.50</u>	<u>-5,481.48</u>
41500 SE UTILITIES EXPENSE			
41501 SE UTILITIES (WATER)	10,292.11	22,575.00	-12,282.89
Total 41500 SE UTILITIES EXPENSE	<u>10,292.11</u>	<u>22,575.00</u>	<u>-12,282.89</u>
Total 41000 SE OPERATING EXPENSE	<u>34,928.91</u>	<u>86,998.38</u>	<u>-52,069.47</u>
Total Expense	<u>34,928.91</u>	<u>86,998.38</u>	<u>-52,069.47</u>
Net Ordinary Income	31,375.84	17,763.42	13,612.42
Other Income/Expense			
Other Income			
34000 SE OTHER INCOME			
34121 SE RESERVE INT & DIV	33.26		
Total 34000 SE OTHER INCOME	<u>33.26</u>		
Total Other Income	33.26		
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
Total 61000 SE RESERVE EXPENSE	<u>168,974.86</u>	<u>17,762.92</u>	<u>151,211.94</u>
Total Other Expense	<u>168,974.86</u>	<u>17,762.92</u>	<u>151,211.94</u>
Net Other Income	<u>-168,941.60</u>	<u>-17,762.92</u>	<u>-151,178.68</u>
Net Income	<u><u>-137,565.76</u></u>	<u><u>0.50</u></u>	<u><u>-137,566.26</u></u>

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

	% of Budget
Ordinary Income/Expense	
Income	
31000 SE OPERATING REVENUES	
31011 SE OPERATING DUES	50.0%
Total 31000 SE OPERATING REVENUES	50.0%
31500 SE RESERVE & SPEC ASSMT	
31501 SE RESERVE DUES	50.0%
31500 SE RESERVE & SPEC ASSMT - Other	
Total 31500 SE RESERVE & SPEC ASSMT	139.93%
Total Income	63.29%
Gross Profit	63.29%
Expense	
41000 SE OPERATING EXPENSE	
41000 SE ADMIN EXPENSE	
41101 SE BANK FEES & PRODUCTS	11.48%
41102 SE INSURANCE	69.55%
41103 SE LICENSES & FEES	19.65%
41104 SE MANAGEMENT FEES	50.0%
41105 SE WEBSITE	100.0%
41106 SE OFFICE SUPPLY & COPIES	58.0%
41107 SE POSTAGE	74.74%
41108 SE SERVICES-ACCOUNTING	80.0%
41109 SE SERVICES-LEGAL	81.0%
41000 SE ADMIN EXPENSE - Other	
Total 41000 SE ADMIN EXPENSE	55.96%
41200 SE BUILDING MAINTENANCE	
41201 SE CARPENTRY	40.0%
41202 SE ELECTRICAL	
41203 SE PLUMBING	96.79%
41205 SE PEST CONTROL/TERMITES	83.1%
41206 SE ROOF REPAIR	0.0%
41207 SE ROOF & GUTTER CLEANIN	37.5%
Pressure/Soft Wash	0.0%
SE WOODROT INSP	0.0%
Total 41200 SE BUILDING MAINTENANCE	37.74%
41300 SE GROUNDS EXPENSE	
41301 SE LAWN CARE	49.71%
41302 SE LANDSCAPING EXPENSE	39.01%
41303 SE TREES & SHRUBS EXPENSE	0.0%
41304 SE SIDEWALKS & PAVING EXP	0.0%
SE STORM WATER	0.0%
Total 41300 SE GROUNDS EXPENSE	30.09%
41400 SE POOL EXPENSE	
41401 SE POOL SERVICE	43.61%
41402 SE POOL CHEMICALS	38.02%

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

	% of Budget
41403 SE POOL REPAIRS	32.88%
41405 SE POOL UTILITIES	65.4%
41406 SE POOL AREA CLEANING	48.15%
Total 41400 SE POOL EXPENSE	44.17%
41500 SE UTILITIES EXPENSE	
41501 SE UTILITIES (WATER)	45.59%
Total 41500 SE UTILITIES EXPENSE	45.59%
Total 41000 SE OPERATING EXPENSE	40.15%
Total Expense	40.15%
Net Ordinary Income	176.63%
Other Income/Expense	
Other Income	
34000 SE OTHER INCOME	
34121 SE RESERVE INT & DIV	
Total 34000 SE OTHER INCOME	
Total Other Income	
Other Expense	
61000 SE RESERVE EXPENSE	
61005 SE RES EXP - ROOFING	
61006 SE RES EXP - OTHER BLDG	0.0%
Total 61000 SE RESERVE EXPENSE	951.28%
Total Other Expense	951.28%
Net Other Income	951.09%
Net Income	-27,513,152.0%