

Villas Homeowners Association, Inc.

NE Financials

July 31, 2018

		12100 NE CADENCE BK OPERATING			13,680.69
		12900 NE UTIL DEP - CAP CTY BK			1,462.45
		12902 NE TAL STATE BK RESERVE			26,861.23
			Total Checking/Savings		42,004.37
		OUTSTANDING HOMEOWNER DUES			220.00
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
TRANSFER	07/17/2018	Villas SE	Pool Electric June (40%)*		-67.07
TRANSFER	07/17/2018	Villas SE	Pool Permit (40%)**		-100.00
DRAFT	07/06/2018	City of Tallahassee	Water - June Payment (100%)		-1,416.96
1971	07/03/2018	Executive Mgmt Svcs	HOA Management July (40%)		-290.00
1972	07/13/2018	Bobo's Cleaning Svc	Pool Area Cleaning June (40%)		-72.00
1973	07/13/2018	Sadler Lawn Care	Lawn service June (40%)		-626.00
			Lawn Service 4 trips		
1977	07/24/2018	Arnold Roofing Enter	Roof Repairs		-750.00
			4 Plumbing Boots 192 NE	-300.00	
			3 Plumbing Boots 190 NE	-225.00	
			3 Plumbing Boots 194 NE	-225.00	
1979	07/24/2018	Stubbs Roofing	Pool House Repair (40%)		-1,614.40
			Reroof of Pool House		
1978	07/24/2018	Executive Mgmt Svcs	Billed Administrative (40%)		-3.60
			Copies (40%)	-1.86	
			Postage/Envelopes (40%)	-1.74	
1975	07/16/2018	Villas NE Reserve	July NE Reserves		-954.50
			TOTAL EXPENDITURES		-5,894.53
* May and June Transfers took place in opposite months (May transfer shown above)					
** SE Paid 100% of Permit cost in June; 40% reimbursment					

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 July 31, 2018

				July 18	Expended YTD 58%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,765.54	33,358.85	57,186.00	58%
			32012 NE LATE FEES/NSF CHARGES	0.00	13.26	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,765.54	33,372.11	57,186.00	58%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	954.50	6,681.50	11,454.00	58%
			Total 33000 NE RESERVE & SPEC ASSMT	954.50	6,681.50	11,454.00	58%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	1.34	9.58	15.00	64%
			Total 34000 NE OTHER INCOME	1.34	9.58	15.00	64%
			Total Income	5,721.38	40,063.19	68,655.00	58%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	0.00	72.72	90.00	81%
			45102 NE INSURANCE	0.00	1,586.47	1,610.00	99%
			45103 NE LICENSES & FEES	100.00	124.50	130.00	96%
			45104 NE MANAGEMENT FEES	290.00	2,030.00	3,480.00	58%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	1.86	81.60	200.00	41%
			45107 NE POSTAGE	1.74	106.30	120.00	89%
			45108 NE SERVICES-ACCOUNTING	0.00	60.00	60.00	100%
			45109 NE SERVICES-LEGAL	0.00	0.00	0.00	0%
			45120 NE TAXES	0.00	0.00	0.00	0%
			Total 45100 NE ADMIN EXPENSE	393.60	4,117.59	5,746.00	72%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	0.00	7,425.00	9,820.00	76%
			45203 NE PLUMBING	0.00	0.00	3,000.00	0%
			45204 NE OTHER MAINTENANCE	0.00	0.00	100.00	0%
			45205 NE PEST CONTROL/TERMITES	0.00	273.60	1,350.00	20%
			45206 NE ROOF REPAIR	750.00	750.00	2,127.00	35%
			45207 NE ROOF CLEANING	0.00	160.00	625.00	26%
			Total 45200 NE BUILDING MAINTENANCE	750.00	8,608.60	17,022.00	51%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	626.00	4,656.00	8,088.00	58%
			45302 NE LANDSCAPING	0.00	109.41	500.00	22%
			45303 NE TREES & SHRUBS	0.00	1,500.00	2,450.00	61%
			45304 NE SIDEWALKS & PAVING	0.00	175.00	2,150.00	8%
			Total 45300 NE GROUNDS EXPENSE	626.00	6,440.41	13,188.00	49%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	0.00	1,538.08	1,980.00	78%
			45402 POOL TREATMENT/EQUIPMEN	0.00	184.62	950.00	19%
			45403 NE POOL UTILITIES	67.07	576.02	900.00	64%
			45405 NE POOL REPAIR	1,614.40	3,087.19	900.00	343%
			45406 NE POOL AREA CLEANING	72.00	252.00	500.00	50%
			Total 45400 NE POOL EXPENSE	1,753.47	5,637.91	5,230.00	108%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,416.96	8,843.91	16,000.00	55%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 July 31, 2018

		Total 45500 NE UTILITIES	1,416.96	8,843.91	16,000.00	55%
		Total 45000 NE OPERATING EXPENSE	4,940.03	33,648.42	57,186.00	59%
	Other Expense					
		65000 NE RESERVE EXPENSE				
		65006 NE RES EXP - OTHER BLDG	0.00	16,280.00	12,300.00	132%
		65015 NE RES EXP - OTHER	0.00	793.83	3,000.00	26%
		Total 65000 NE RESERVE EXPENSE	0.00	17,073.83	15,300.00	112%
	Total Other Expense		0.00	17,073.83	15,300.00	112%

Villas Homeowners Association, Inc.
SE Financials
July 31, 2018

11100		SE CADENCE BK OPERATING		8,212.46
11700		SE UTIL DEP - CAP CTY BK		2,193.68
11902		SE TAL STATE BK RESERVE		49,432.20
			Total Checking/Savings	59,838.34
		OUTSTANDING HOMEOWNER DUES		0.00
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	07/06/2018	City of Tallahassee	Water w/ June Payment (100%)*	-2,743.21
DRAFT	07/10/2018	City of Tallahassee	Pool Electric June (100%)	-185.61
6008	07/03/2018	Executive Mgmt Svcs	HOA Management Fee July (60%)	-435.00
6009	07/13/2018	Bobo's Cleaning Svc	Pool Area Cleaning June (60%)	-108.00
6016	07/24/2018	Executive Mgmt Svcs	Administrative Fees July (60%)	-5.39
			Copies (60%)	-2.79
			Postage/Envelopes (60%)	-2.60
6011	07/13/2018	Sadler Lawn Care	Lawn Service June (60%)	-1,289.00
			June Service 4 visits (60%)	-939.00
			Grass Seed & Hay 196C SE (100%)	-225.00
			Millet Seed 100 SE (100%)	-125.00
6010	07/13/2018	Gutterhawk	Roof & Gutter Cleaning (100%)	-1,027.00
6017	07/24/2018	Stubbs Roofing	Pool House Repair (60%)	-2,421.60
			Reroof of Pool House	
6013	07/16/2018	Villas SE Reserves	July SE Reserves	-505.40
Credit	07/17/2018	Villas SE	NE Pool Permit (40%)**	100.00
Credit	07/17/2018	Villas SE	NE Pool Electric June (40%)***	67.07
			Total Expenditure	(8,553.14)
* City undercharged for 7 months in 2017; Payment 6				
** Paid in full by SE in June; NE reimbursement to SE				
*** May and June transfers took place in opposite months (May transfer is shown above)				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
July 31, 2018

				July 18	EXPENDED YTD (58%)	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
31000 SE OPERATING REVENUES							
31011 SE OPERATING DUES				5,509.53	38,566.71	68,581.00	56%
31012 SE LATE FEES /NSF CHARGES				0.00	50.31	0.00	0%
Total 31000 SE OPERATING REVENUES				5,509.53	38,617.02	68,581.00	56%
31500 SE RESERVE & SPEC ASSMT							
31501 SE RESERVE DUES				505.40	3,537.80	6,065.00	58%
Total 31500 SE RESERVE & SPEC ASSMT				505.40	3,537.80	6,065.00	58%
34000 SE OTHER INCOME							
34101 SE OPERATING INT & DIV				0.00	0.00	0.00	0%
34121 SE RESERVE INT & DIV				2.50	16.99	26.00	65%
Total 34000 SE OTHER INCOME				2.50	16.99	26.00	65%
Total Income				6,014.93	42,154.82	74,646.00	56%
Expense							
41000 SE OPERATING EXPENSE							
41000 SE ADMIN EXPENSE							
41101 SE BANK FEES & PRODUCTS				0.00	130.54	167.00	78%
41102 SE INSURANCE				0.00	1,651.23	1,835.00	90%
41103 SE LICENSES & FEES				-100.00	186.75	187.00	100%
41104 SE MANAGEMENT FEES				435.00	3,045.00	5,220.00	58%
41105 SE WEBSITE				0.00	84.00	84.00	100%
41106 SE OFFICE SUPPLY & COPIES				2.79	109.89	200.00	55%
41107 SE POSTAGE				2.60	158.58	100.00	159%
41108 SE SERVICES-ACCOUNTING				0.00	90.00	60.00	150%
41109 SE SERVICES-LEGAL				0.00	0.00	0.00	0%
Total 41000 SE ADMIN EXPENSE				340.39	5,455.99	7,853.00	69%
41200 SE BUILDING MAINTENANCE							
41201 SE CARPENTRY				0.00	1,500.00	5,000.00	30%
41203 SE PLUMBING				0.00	632.00	1,000.00	63%
41205 SE PEST CONTROL/TERMITES				0.00	2,225.40	2,060.00	108%
41206 SE ROOF REPAIR				0.00	0.00	2,600.00	0%
41207 SE ROOF & GUTTER CLEANIN				1,027.00	1,417.00	2,700.00	52%
Total 41200 SE BUILDING MAINTENANCE				1,027.00	5,774.40	13,360.00	43%
41300 SE GROUNDS EXPENSE							
41301 SE LAWN CARE				939.00	6,987.00	12,168.00	57%
41302 SE LANDSCAPING EXPENSE				350.00	1,170.59	2,800.00	42%
41303 SE TREES & SHRUBS EXPENSE				0.00	3,500.00	3,000.00	117%
41304 SE SIDEWALKS & PAVING EXP				0.00	200.00	1,000.00	20%
Total 41300 SE GROUNDS EXPENSE				1,289.00	11,857.59	18,968.00	63%
41400 SE POOL EXPENSE							
41401 SE POOL SERVICE				0.00	2,307.14	2,970.00	78%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
July 31, 2018

			41403 SE POOL REPAIRS	2,421.60	4,630.78	1,500.00	309%
			41405 SE POOL UTILITIES	118.54	679.51	1,400.00	49%
			41406 SE POOL AREA CLEANING	108.00	378.00	730.00	52%
			41407 SE POOL TREATMENT/EQUIPMENT	0.00	276.92	1,400.00	20%
			Total 41400 SE POOL EXPENSE	2,648.14	8,272.35	8,000.00	103%
			41500 SE UTILITIES EXPENSE				
			41501 SE UTILITIES (WATER)	2,743.21	15,579.96	20,400.00	76%
			Total 41500 SE UTILITIES EXPENSE	2,743.21	15,579.96	20,400.00	76%
			Total 41000 SE OPERATING EXPENSE	8,047.74	46,940.29	68,581.00	68%
			Total Expense	8,047.74	46,940.29	68,581.00	68%
			Other Expense				
			61000 SE RESERVE EXPENSE				
			61015 SE RES EXP - OTHER	0.00	2,790.75	11,000.00	25%
			Total 61000 SE RESERVE EXPENSE	0.00	2,790.75	11,000.00	25%