

Villas Homeowners Association, Inc.

NE Financials

July 31, 2019

		12100 NE CADENCE BK OPERATING		10,467.09
		12900 NE UTIL DEP - CAP CTY BK		1,464.65
		12902 NE TAL STATE BK RESERVE		13,084.67
			Total Checking/Savings	25,016.41
OUTSTANDING HOMEOWNER DUES				233.04
				233.04
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
TRANSFER	07/29/2019	Villas SE	Pool Electric May(40%)	-66.73
DRAFT	07/09/2019	City of Tallahassee	Water - June Payment (100%)	-1,816.47
DRAFT	07/15/2019	Cadence Bank	Account Analysis Fee	-5.00
2099	07/03/2019	Executive Mgmt Serv	HOA Management - July (40%)	-290.00
2105	07/26/2019	Executive Mgmt Serv	Administrative Fees (40%)	-2.86
			Copies	-0.78
			Postage & Envelopes	-2.08
2092	06/18/2019	Pool Tech	Pool Service - May (40%)	-229.96
			Monthly Service	-198.00
			Chemicals	-31.96
2097	07/03/2019	Bobo's Cleaning Svc	Pool Area Cleaning June (40%)	-72.00
2100	07/03/2019	Sadler Lawn Service	Lawn Service - June (40%)	-644.00
			4 trips	
1027	06/17/2019	Sherwin Williams	Painting of NE Units (100%)**	-8,389.15
			Final payment on paint account	
2098	07/03/2019	Calvert Construction	Carpentry (100%)	-3,137.00
			195 rafters, beam, post, eve drip	
2104	07/18/2019	Calvert Construction	Carpentry	-912.40
			195 deck boards,steps (100%)	-714.00
			Pool-new handrails for steps (40%)	-198.40
DRAFT	07/05/2019	Brown & Brown	Insurance - D&O Policy (49%)	-398.43
2101	07/10/2019	Brown & Brown	Insurance - D&O Policy (49%)*	-30.87
2102	07/10/2019	Massery Services	Pest Prevention (40%)	-24.00
			TOTAL EXPENDITURES	-16,018.87
*Agent transdisposed numbers on invoice and balance remained for total premium				
**Paid with Reserve Funds				

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

				July 19	Expended YTD (58%)	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,765.50	33,358.50	57,186.00	58%
			32012 NE LATE FEES/NSF CHARGES	13.04	75.64	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,778.54	33,434.14	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	0.30	14.18	15.00	95%
			Total 34000 NE OTHER INCOME	0.30	14.18	15.00	95%
			Total Income	5,733.34	40,129.82	68,655.00	58%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	5.00	17.00	90.00	19%
			45102 NE INSURANCE	429.30	1,689.89	1,590.00	106%
			45103 NE LICENSES & FEES	0.00	124.50	125.00	100%
			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	0.78	81.14	160.00	51%
			45107 NE POSTAGE	2.08	91.40	175.00	52%
			45108 NE SERVICES-ACCOUNTING	0.00	60.00	60.00	100%
			45109 NE SERVICES-LEGAL	0.00	0.00	400.00	0%
			45120 NE TAXES	0.00	0.00	0.00	0%
			Total 45100 NE ADMIN EXPENSE	727.16	4,149.93	6,136.00	68%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	4,049.40	13,539.90	8,111.00	167%
			45203 NE PLUMBING	0.00	124.60	2,000.00	6%
			45204 NE OTHER MAINTENANCE	0.00	90.00	100.00	90%
			45205 NE PEST CONTROL/TERMITES	24.00	24.00	1,385.00	2%
			45206 NE ROOF REPAIR	0.00	0.00	2,500.00	0%
			45207 NE ROOF CLEANING	0.00	150.00	425.00	35%
			Total 45200 NE BUILDING MAINTENANCE	4,073.40	13,928.50	14,521.00	96%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	644.00	4,781.00	8,304.00	58%
			45302 NE LANDSCAPING	0.00	550.00	150.00	367%
			45303 NE TREES & SHRUBS	0.00	175.00	3,575.00	5%
			45304 NE SIDEWALKS & PAVING	0.00	0.00	1,000.00	0%
			Total 45300 NE GROUNDS EXPENSE	644.00	5,506.00	13,029.00	42%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	198.00	1,188.00	2,376.00	50%
			45402 POOL TREATMENT/EQUIPMEN	31.96	321.04	730.00	44%
			45403 NE POOL UTILITIES	66.73	470.06	940.00	50%
			45405 NE POOL REPAIR	0.00	456.00	950.00	48%
			45406 NE POOL AREA CLEANING	72.00	270.00	504.00	54%
			Total 45400 NE POOL EXPENSE	368.69	2,705.10	5,500.00	49%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,816.47	10,076.62	18,000.00	56%

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

		Total 45500 NE UTILITIES	1,816.47	10,076.62	18,000.00	56%
		Total 45000 NE OPERATING EXPENSE	7,629.72	36,366.15	57,186.00	64%
	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	8,389.15	91,000.00	91,000.00	100%
		Total 65000 NE RESERVE EXPENSE	8,389.15	108,751.00	108,000.00	101%
	Total Other Expense		8,389.15	108,751.00	108,000.00	101%

Villas Homeowners Association, Inc.
SE Financials
July 31, 2019

		11100 SE CADENCE BK OPERATING			6,788.00
		11700 SE UTIL DEP - CAP CTY BK			2,196.97
		11902 SE TAL STATE BK RESERVE			39,246.48
			Total Checking/Savings		48,231.45
		OUTSTANDING HOMEOWNER DUES			1,621.98
					1,515.70
					106.28
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	07/09/2019	City of Tallahassee	Water June Payment (100%)		-2,115.29
DRAFT	07/09/2019	City of Tallahassee	Pool Electric June (100%)		-166.83
6111	07/08/2019	Executive Mgmt Svcs	HOA Management - July (60%)		-435.00
6110	07/08/2019	Bobo's Cleaning Svc	Pool Area Cleaning Jun (60%)		-108.00
6112	07/08/2019	Sadler Lawn Care	Lawn Service - June (60%)		-1,141.00
			4 Trips	-966.00	
			Centipede grass seed (100%)	-150.00	
			Stump removal (100%)	-25.00	
6118	07/15/2019	Executive Mgmt Svcs	Administrative Fees - (60%)		-4.29
			Copies	-1.17	
			Postage/Envelope	-3.12	
6106	06/18/2019	Pool Tech	Pool Service - May (60%)		-344.94
			Monthly Service	-297.00	
			Chemicals	-47.94	
6117	07/18/2019	Calvert Construction	Carpentry (60%)		-297.60
			Pool new handrails for steps		
1014	07/18/2019	Calvert Construction	Carpentry - Other building (100%)**		-1,840.76
			148A siding, framing, utility door, paint		
6114	07/01/2019	Gutterhawk	Roof & Gutter Cleaning (100%)		-1,027.00
6109	07/01/2019	165-A SE	Overpayment on dues - sold unit (100%)		-56.97
DRAFT	07/05/2019	Brown & Brown	Insurance - D&O Policy (51%)		-414.57
6113	07/10/2019	Brown & Brown	Insurance - D&O Policy (51%)*		-32.13
6115	07/01/2019	Massey Services	Pest Prevention (60%)		-36.00
Credit	07/29/2019	Villas SE	NE Pool Electric June (40%)		66.73
			Total Expenditure		(7,953.65)
*Agency transdisposed numbers on invoice leaving balance owed on total premium					
** Paid with reserve funds					

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

					July 19	EXPENDED YTD (58%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	5,591.00	39,137.00	67,092.00	58%
				31012 SE LATE FEES /NSF CHARGES	39.01	302.71	0.00	0%
				Total 31000 SE OPERATING REVENUES	5,630.01	39,439.71	67,092.00	59%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,000.00	7,000.00	12,000.00	58%
				Total 31500 SE RESERVE & SPEC ASSMT	1,000.00	7,000.00	12,000.00	58%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	2.00	14.47	30.00	48%
				Total 34000 SE OTHER INCOME	2.00	14.47	30.00	48%
				Total Income	6,630.01	46,439.71	79,122.00	59%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	0.00	11.10	150.00	7%
				41102 SE INSURANCE	446.70	1,758.75	1,700.00	103%
				41103 SE LICENSES & FEES	0.00	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	1.17	85.25	150.00	57%
				41107 SE POSTAGE	3.12	137.10	200.00	69%
				41108 SE SERVICES-ACCOUNTING	0.00	90.00	90.00	100%
				41109 SE SERVICES-LEGAL	0.00	0.00	1,000.00	0%
				Total 41000 SE ADMIN EXPENSE	885.99	5,397.95	8,781.00	61%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	297.60	11,505.60	8,309.00	138%
				41203 SE PLUMBING	0.00	556.60	1,000.00	56%
				41205 SE PEST CONTROL/TERMITES	36.00	36.00	2,226.00	2%
				41206 SE ROOF REPAIR	0.00	0.00	750.00	0%
				41207 SE ROOF & GUTTER CLEANIN	1,027.00	2,304.00	2,850.00	81%
				Total 41200 SE BUILDING MAINTENANCE	1,360.60	14,402.20	15,135.00	95%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	966.00	7,171.50	12,456.00	58%
				41302 SE LANDSCAPING EXPENSE	150.00	475.00	500.00	95%
				41303 SE TREES & SHRUBS EXPENSE	25.00	75.00	5,500.00	1%
				41304 SE SIDEWALKS & PAVING EXP	0.00	250.00	700.00	36%
				Total 41300 SE GROUNDS EXPENSE	1,141.00	7,971.50	19,156.00	42%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	297.00	1,782.00	3,564.00	50%
				41403 SE POOL REPAIRS	0.00	774.00	1,500.00	52%
				41405 SE POOL UTILITIES	100.10	705.07	1,200.00	59%
				41406 SE POOL AREA CLEANING	108.00	405.00	756.00	54%
				41407 SE POOL TREATMENT/EQUIPMENT	47.94	391.53	1,000.00	39%
				Total 41400 SE POOL EXPENSE	553.04	4,057.60	8,020.00	51%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	2,115.29	11,666.58	16,000.00	73%
				Total 41500 SE UTILITIES EXPENSE	2,115.29	11,666.58	16,000.00	73%

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

		Total 41000 SE OPERATING EXPENSE	6,055.92	43,495.83	67,092.00	65%
		Total Expense	6,055.92	43,495.83	67,092.00	65%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	1,840.76	18,939.76	7,800.00	243%
		61015 SE RES EXP - OTHER	0.00	0.00	3,200.00	0%
		Total 61000 SE RESERVE EXPENSE	1,840.76	18,939.76	11,000.00	172%