

Villas Homeowners Association, Inc.

NE Financials

July 30, 2020

		12100 NE CADENCE BK OPERATING			13,230.75
		12900 NE UTIL DEP - CAP CTY BK			1,464.65
		12902 NE TAL STATE BK RESERVE			29,462.76
			Total Checking/Savings		44,158.16
		OUTSTANDING HOMEOWNER DUES			0.00
		EXPENDITURES & TRANSFERS DURING MONTH			
Num	Date	Name	Memo		Paid Amount
TRANSFER	07/09/2020	Villas SE	Pool Electric - June (40%)		-64.54
DRAFT	07/07/2020	City of Tallahassee	Water - June Payment (100%)		-1468.39
2215	07/02/2020	Executive Mgmt Serv	HOA Management - July (40%)		-290.00
2240	07/20/2020	Executive Mgmt Serv	Administrative Fees (40%)		-18.64
			Copies	-16.56	
			Postage & Envelopes	-2.08	
2219	07/07/2020	Anderson & Givens	Legal Matters - Declaration & Amend (40%)		-36.00
2217	07/02/2020	Sadler's Lawn Care	Lawn Service June 4 trips - (40%)		-644.00
2222	07/09/2020	Pool Tech	Pool Service - June (40%)		-295.15
			Monthly Service	-210.00	
			Chemicals	-47.15	
			Repairs-fix PVC	-38.00	
2214	07/02/2020	Calvert Construction	Carpentry (100%)		-1,435.00
			170 NE Rotted 2x4 concrete spacers	-95.00	
			178 NE 1x6 termite damaged fascia	-160.00	
			182 NE 2x6 to back gate; 2x4 inside of gate	-85.00	
			189 NE concrete spacers, gutter extension	-340.00	
			191 NE replaced 7 fence boards, latch, door	-160.00	
			180 NE corner fence post, hinge,latch,boards	-595.00	
2220	07/07/2020	James Jones	Pool Area Pressure Washing (40%)		-90.00
2212	06/26/2020	Executive Mgmt Serv	Pool Supply - Lock/chain (40%)		-12.57
2213	07/02/2020	Bobo's Cleaning Svc	Pool Area Cleaning June (40%)		-100.00
2221	07/09/2020	Arnolds Roofing	Roof Repair - 189 NE Skylight (100%)		-300.00
2210	06/25/2020	Florida Dept of State	Secretary of State Filing (40%)		-24.50
2211	06/25/2020	Massey Services	Pest Control - June (40%)		-24.00
2199	05/28/2020	B&T Fencing	Pool Gate Remaining 1/2 (40%)		-370.00
2209	06/22/2020	FL Dept of Health	Pool Permit (100%)		-250.00
TRANSFER	07/09/2020	Villas SE	Pool Permit Reimbursement (60%)		150.00
2218	07/03/2020	Villas NE	Reserve Transfer - June (100%)		-1,159.83
			TOTAL EXPENDITURES		-6,432.62

Villas Homeowners Association, Inc.
NORTHEAST Profit Loss
July 31, 2020

				July 20	Expended YTD 58%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,690.17	32,831.19	56,282.00	58%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,690.17	32,831.19	56,282.00	58%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	1,159.83	8,118.81	13,918.00	58%
			Total 33000 NE RESERVE & SPEC ASSMT	1,159.83	8,118.81	13,918.00	58%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	1.49	7.45	0.00	
			Total 34000 NE OTHER INCOME	1.49	7.45	0.00	
			Total Income	5,851.49	40,957.45	70,200.00	58%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	0.00	74.97	17.00	441%
			45102 NE INSURANCE	0.00	1,337.84	1,690.00	79%
			45103 NE LICENSES & FEES	124.50	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	16.56	99.12	103.00	96%
			45107 NE POSTAGE	2.08	106.26	104.00	102%
			45108 NE SERVICES-ACCOUNTING	0.00	60.00	60.00	100%
			45109 NE SERVICES-LEGAL	36.00	36.00	400.00	9%
			Total 45100 NE ADMIN EXPENSE	469.14	3,924.69	6,035.00	65%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	1,435.00	2,485.00	2,000.00	124%
			45203 NE PLUMBING	0.00	1,072.00	3,000.00	36%
			45204 NE OTHER MAINTENANCE	0.00	0.00	460.00	0%
			45205 NE PEST CONTROL/TERMITES	24.00	168.00	1,309.00	13%
			45206 NE ROOF REPAIR	300.00	300.00	1,273.00	24%
			45207 NE ROOF CLEANING	0.00	250.00	425.00	59%
			Total 45200 NE BUILDING MAINTENANCE	1,759.00	4,275.00	8,467.00	50%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	644.00	4,799.00	8,942.00	54%
			45302 NE LANDSCAPING	0.00	256.00	1,500.00	17%
			45303 NE TREES & SHRUBS	0.00	1,050.00	3,100.00	34%
			45304 NE SIDEWALKS & PAVING	0.00	0.00	750.00	0%
			45305 NE STORM WATER	0.00	0.00	3,650.00	0%
			Total 45300 NE GROUNDS EXPENSE	644.00	6,105.00	17,942.00	34%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	210.00	1,620.00	2,496.00	65%
			45402 POOL TREATMENT/EQUIPMEN	149.72	393.87	520.00	76%
			45403 NE POOL UTILITIES	64.54	522.53	800.00	65%
			45405 NE POOL REPAIR	408.00	1,461.60	1,500.00	97%
			45406 NE POOL AREA CLEANING	100.00	338.00	522.00	65%
			Total 45400 NE POOL EXPENSE	932.26	4,336.00	5,838.00	74%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,468.39	12,307.44	18,000.00	68%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 July 31, 2020

		Total 45500 NE UTILITIES	1,468.39	12,307.44	18,000.00	68%
		Total 45000 NE OPERATING EXPENSE	5,272.79	30,948.13	56,282.00	55%
	Other Expense					
		65000 NE RESERVE EXPENSE				
		65006 NE RES EXP - OTHER BLDG	0.00	0.00	0.00	
		65015 NE RES EXP - OTHER	0.00	0.00	0.00	
		Total 65000 NE RESERVE EXPENSE	0.00	0.00	0.00	
	Total Other Expense		0.00	0.00	0.00	

Villas Homeowners Association, Inc.

SE Financials

July 31 2020

11100	SE CADENCE BK OPERATING			6,105.43
11700	SE UTIL DEP - CAP CTY BK			2,196.97
11902	SE TAL STATE BK RESERVE			23,227.90
			Total Checking/Savings	31,530.30
OUTSTANDING HOMEOWNER DUES				
				1,178.98
				16.66
				196.09
				\$966.23
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	07/07/2020	City of Tallahassee	Water June Payment (100%)	-1,725.19
DRAFT	07/07/2020	City of Tallahassee	Pool Electric June (100%)	-161.34
Transfer	07/09/2020	Villas NE	Pool Permit (60%)	-150.00
6231	07/02/2020	Executive Mgmt Svcs	HOA Management - July (60%)	-435.00
6238	07/20/2020	Executive Mgmt Svcs	Administrative Fees - (60%)	-27.96
			Copies	-24.84
			Postage/Envelope	-3.12
6226	06/25/2020	FL Department State	Secretary of State Filing (60%)	-36.75
6236	07/09/2020	Pool Tech	Pool Service - June (60%)	-442.73
			Service	-315
			Chemicals	-70.73
			Fix PVC	-57.00
6229	07/02/2020	Bobo's Cleaning Svc	Pool Area Cleaning June (60%)	-150.00
6230	07/02/2020	Calvert Construction	Carpentry (100%)	-6,975.00
			133B 2x4,fence boards, concerte spacers	-425.00
			181C siding,1x4s, window trim, back door	-2750.00
			197A siding,utility door,2x4s,paint	-3800.00
6232	07/02/2020	Sadlers Lawn Care	Lawn Service June	-986.00
			4 Trips (60%)	-966
			Landscape Timber 133A (100%)	-20
6234	07/07/2020	Anderson & Givens	Legal Matters - Declaration Amend (60%)	-54.00
6235	07/07/2020	James Jones	Pool area Pressure Washing (60%)	-135.00
Credit	07/09/2020	Villas NE	Pool Electric June (40%)	64.54
6228	06/26/2020	Executive Mgmt Svcs	Pool Supply - Lock/Chain (60%)	-18.85
6215	05/28/2020	B&T Fencing	Pool Gate Remaining 1/2 (60%)	-555.00
6227	06/25/2020	Massey Services	Pest Control June (60%)	-36.00
6225	06/18/2020	Massey Services	Termite Retreat 1/3 (100%)	-2,925.00
6237	07/13/2020	Lance Maxwell Plumbing	Plumbing Repair 132A Hose Bib (100%)	-118.00
6233	07/07/2020	Villas SE	Reserve Transfer - June (100%)	-1,100.00
1019	07/20/2020	Calvert Construction*	Carpentry (100%)	-3,075.00
			181B door,fascia,spacers,siding,2x10 beam	
			Total Expenditure	(11,214.43)
* Paid with reserve funds				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
July 31, 2020

					July 20	EXPENDED YTD (58%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	6,115.00	42,805.00	73,380.00	58%
				31012 SE LATE FEES /NSF CHARGES	32.08	82.95	0.00	0%
				Total 31000 SE OPERATING REVENUES	6,147.08	42,887.95	73,380.00	58%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,100.00	7,700.00	13,200.00	58%
				Total 31500 SE RESERVE & SPEC ASSMT	1,100.00	7,700.00	13,200.00	58%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	1.07	5.05	10.00	51%
				Total 34000 SE OTHER INCOME	1.07	5.05	10.00	51%
				Total Income	7,247.08	50,587.95	86,590.00	58%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	0.00	122.25	50.00	244%
				41102 SE INSURANCE	0.00	1,392.45	1,760.00	79%
				41103 SE LICENSES & FEES	186.75	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	24.84	148.65	115.00	129%
				41107 SE POSTAGE	3.12	173.54	168.00	103%
				41108 SE SERVICES-ACCOUNTING	0.00	90.00	90.00	100%
				41109 SE SERVICES-LEGAL	54.00	104.00	0.00	100%
				Total 41000 SE ADMIN EXPENSE	703.71	5,346.64	7,674.00	70%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	6,975.00	12,100.00	15,068.00	80%
				41203 SE PLUMBING	118.00	1,008.50	700.00	144%
				41205 SE PEST CONTROL/TERMITES	2,961.00	3,177.00	2,226.00	143%
				41206 SE ROOF REPAIR	0.00	750.00	750.00	100%
				41207 SE ROOF & GUTTER CLEANIN	0.00	1,027.00	2,850.00	36%
				Total 41200 SE BUILDING MAINTENANCE	10,054.00	18,062.50	21,594.00	84%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	966.00	7,198.50	12,506.00	58%
				41302 SE LANDSCAPING EXPENSE	20.00	314.00	1,000.00	31%
				41303 SE TREES & SHRUBS EXPENSE	0.00	375.00	1,500.00	25%
				41304 SE SIDEWALKS & PAVING EXP	0.00	0.00	350.00	0%
				Total 41300 SE GROUNDS EXPENSE	986.00	7,887.50	15,356.00	51%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	315.00	2,430.00	3,669.00	66%
				41403 SE POOL REPAIRS	612.00	2,192.40	1,300.00	169%
				41405 SE POOL UTILITIES	96.80	598.02	1,200.00	50%
				41406 SE POOL AREA CLEANING	150.00	507.00	837.00	61%
				41407 SE POOL TREATMENT/EQUIPMENT	224.58	591.78	750.00	79%
				Total 41400 SE POOL EXPENSE	1,398.38	6,319.20	7,756.00	81%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	1,725.19	11,604.52	21,000.00	55%
				Total 41500 SE UTILITIES EXPENSE	1,725.19	11,604.52	21,000.00	55%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
July 31, 2020

		Total 41000 SE OPERATING EXPENSE	14,867.28	49,220.36	73,380.00	67%
		Total Expense	14,867.28	49,220.36	73,380.00	67%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	3,075.00	3,075.00	8,000.00	38%
		61015 SE RES EXP - OTHER	0.00	0.00	5,000.00	0%
		Total 61000 SE RESERVE EXPENSE	3,075.00	3,075.00	13,000.00	24%