

Villas Homeowners Association, Inc.
NE Financials
July 31, 2021

		12100 NE CADENCE BK OPERATING			8,026.38
		12900 NE UTIL DEP - CAP CTY BK			1,468.50
		12902 NE TAL STATE BK RESERVE			47,400.81
			Total Checking/Savings		56,895.69
OUTSTANDING HOMEOWNER DUES					
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	07/07/2021	City of Tallahassee	Water - June Payment (100%)		-1917.34
DRAFT	07/15/2021	Cadence Bank	Account Analysis Fee (100%)		-11.05
4068	07/07/2021	Executive Mgmt Serv	HOA Management - July (40%)		-290.00
4065	06/30/2021	Executive Mgmt Serv	Billed Admin - June (40%)		-4.73
			Copies	-2.88	
			Postage	-1.85	
4072	07/29/2021	Executive Mgmt Serv	Billed Admin - July (40%)		-4.30
			Copies	-1.92	
			Postage	-2.38	
4066	06/30/2021	Sadler's Lawn Care	Lawn Service		-719.00
			June 4 Trips (40%)	-644.00	
			Boxwood hedge trimming (100%)	-75.00	
4070	07/07/2021	Pool Tech	Pool Service June (40%)		-257.15
			Service - June	-210.00	
			Chemicals	-47.15	
4069	07/07/2021	Total Quality Roofing	182 NE Bathroom Venting through Roof (100%)		-100.00
4067	07/07/2021	Bobo's Cleaning	Pool Area Cleaning July (40%)		-80.00
4071	07/12/2021	True Volt Electric	Pool Fan Replacements (40%)		-46.00
DRAFT	07/29/2021	Villas SE	Pool Electric - June (40%)		-77.77
			TOTAL EXPENDITURES		-3,507.34

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 July 31, 2021

				July 21	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	3.66	14.36	14.00	
			Total 34000 NE OTHER INCOME	3.66	14.36	14.00	
			Total Income	5,853.66	40,964.36	70,214.00	58%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	11.05	53.75	74.00	73%
			45102 NE INSURANCE	0.00	1,765.35	1,873.00	94%
			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	4.80	58.98	140.00	42%
			45107 NE POSTAGE	4.23	100.96	132.00	76%
			45108 NE SERVICES-ACCOUNTING	0.00	60.00	60.00	100%
			45109 NE SERVICES-LEGAL	0.00	110.00	300.00	37%
			Total 45100 NE ADMIN EXPENSE	310.08	4,359.54	6,240.00	70%
45200 NE BUILDING MAINTENANCE							
			45201 NE WOODROT INSPECT/REPAIR	0.00	0.00	5,000.00	0%
			45203 NE PLUMBING	0.00	2,626.50	1,900.00	138%
			45204 NE OTHER MAINTENANCE	0.00	0.00	300.00	0%
			45205 NE PEST CONTROL/TERMITES	0.00	1,561.00	1,777.00	88%
			45206 NE ROOF REPAIR	100.00	100.00	1,500.00	7%
			45207 NE ROOF CLEANING	0.00	150.00	500.00	30%
			Total 45200 NE BUILDING MAINTENANCE	100.00	4,437.50	10,977.00	40%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	644.00	4,799.00	9,050.00	53%
			45302 NE LANDSCAPING	0.00	315.00	500.00	63%
			45303 NE TREES & SHRUBS	75.00	125.00	2,800.00	4%
			45304 NE SIDEWALKS & PAVING	0.00	6,024.55	800.00	753%
			45305 NE STORM WATER	0.00	600.00	3,500.00	17%
			Total 45300 NE GROUNDS EXPENSE	719.00	11,263.55	16,650.00	68%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	210.00	1,680.00	2,880.00	58%
			45402 POOL TREATMENT/EQUIPMEN	47.15	367.24	580.00	63%
			45403 NE POOL UTILITIES	77.77	494.61	887.00	56%
			45405 NE POOL REPAIR	46.00	240.58	1,750.00	14%
			45406 NE POOL AREA CLEANING	80.00	340.00	518.00	66%
			Total 45400 NE POOL EXPENSE	460.92	3,122.43	6,615.00	47%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,917.34	11,316.07	15,800.00	72%
			Total 45500 NE UTILITIES	1,917.34	11,316.07	15,800.00	72%
			Total 45000 NE OPERATING EXPENSE	3,507.34	34,499.09	56,282.00	61%
Other Expense							

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 July 31, 2021

	65000 NE RESERVE EXPENSE				
	65006 NE RES EXP - OTHER BLDG	0.00	0.00	2,500.00	
	65015 NE RES EXP - OTHER	0.00	0.00	2,000.00	
	Total 65000 NE RESERVE EXPENSE	0.00	0.00	4,500.00	
	Total Other Expense	0.00	0.00	4,500.00	

Villas Homeowners Association, Inc.
SE Financials
July 31, 2021

11100 SE CADENCE BK OPERATING				10,964.74
11700 SE UTIL DEP - CAP CTY BK				2,202.75
11902 SE TAL STATE BK RESERVE			Reserves	26,639.08
			Special Assessments	6,558.00
			Total Checking/Savings	46,364.57
OUTSTANDING HOMEOWNER DUES				
				\$ 163.98
				\$ 67.42
				\$ 96.74
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	07/07/2021	City of Tallahassee	Water June Payment (100%)	-1,779.11
DRAFT	07/07/2021	City of Tallahassee	Pool Electric June (100%)	-194.42
DRAFT	07/15/2021	Cadence Bank	Account Analysis Fee (100%)	-16.79
8082	07/07/2021	Executive Mgmt Svcs	HOA Management July (60%)	-435.00
8079	06/30/2021	Executive Mgmt Svcs	Billed Admin June (60%)	-7.09
			Copies	-4.32
			Postage	-2.77
8088	07/29/2021	Executive Mgmt Svcs	Billed Admin July (60%)	-6.44
			Copies	-2.88
			Postage	-3.56
8084	07/07/2021	Pool Tech	Pool Service - June (60%)	-385.73
			Service	-315
			Chemiclas	-70.73
8085	07/12/2021	TrueVolt Electrical	Pool Fan Replacement (60%)	-69.00
8083	07/07/2021	Lance Maxwell	149A Faucet Leak at Back (100%)	-128.00
8081	07/07/2021	Bobos Cleaning	Pool Area Cleaning - July (60%)	-120.00
8086	07/16/2021	Jim Bennett Plumbing	165A Faucet Leak Hose Bib (100%)	-144.00
8087	07/18/2021	Calvert Construcion	196B trim,siding,door,fence,paint (100%)	-1,520.00
8080	06/30/2021	Sadlers Lawn Care	Lawn Service June	-1,116.00
			4 trips (60%)	-966.00
			Millet (100%)	-150.00
DRAFT	07/29/2021	Villas NE	Pool Electric June (40%)	77.77
1024	07/19/2021	Calvert Construcion	Downpayment on 196A,132A,132B, 132C (100%)**	-5,142.00
			Total Expenditure	(10,985.81)
** Paid with Reserve Funds				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
July 31, 2021

					July 21	EXPENDED YTD (58%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	6,215.00	43,505.00	74,580.00	58%
				31012 SE LATE FEES /NSF CHARGES	10.02	163.11	0.00	0%
				Total 31000 SE OPERATING REVENUES	6,225.02	43,668.11	74,580.00	59%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,000.00	7,000.00	12,000.00	58%
				Special Assessment	0.00	11,700.00	11,700.00	100%
				Total 31500 SE RESERVE & SPEC ASSMT	1,000.00	18,700.00	23,700.00	79%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	3.66	12.76	10.00	128%
				Total 34000 SE OTHER INCOME	3.66	12.76	10.00	128%
				Total Income	7,225.02	62,368.11	98,290.00	63%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	16.79	50.00	126.00	40%
				41102 SE INSURANCE	0.00	1,837.40	1,949.50	94%
				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	7.20	94.17	210.00	45%
				41107 SE POSTAGE	6.33	176.11	211.00	83%
				41108 SE SERVICES-ACCOUNTING	0.00	90.00	90.00	100%
				41109 SE SERVICES-LEGAL	0.00	165.00	104.00	159%
				Total 41000 SE ADMIN EXPENSE	465.32	5,728.43	8,181.50	70%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	1,520.00	1,520.00	14,663.50	10%
				41203 SE PLUMBING	272.00	1,097.18	1,000.00	110%
				41205 SE PEST CONTROL/TERMITES	0.00	2,337.00	2,226.00	105%
				41206 SE ROOF REPAIR	0.00	1,780.00	750.00	237%
				41207 SE ROOF & GUTTER CLEANIN	0.00	685.00	2,366.00	29%
				Total 41200 SE BUILDING MAINTENANCE	1,792.00	7,419.18	21,005.50	35%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	966.00	7,198.50	13,573.00	53%
				41302 SE LANDSCAPING EXPENSE	150.00	235.00	700.00	34%
				41303 SE TREES & SHRUBS EXPENSE	0.00	0.00	1,000.00	0%
				41304 SE SIDEWALKS & PAVING EXP	0.00	0.00	350.00	0%
				Total 41300 SE GROUNDS EXPENSE	1,116.00	7,433.50	15,623.00	48%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	315.00	2,520.00	4,320.00	58%
				41403 SE POOL REPAIRS	69.00	193.20	1,600.00	12%
				41405 SE POOL UTILITIES	116.65	741.92	1,200.00	62%
				41406 SE POOL AREA CLEANING	120.00	510.00	800.00	64%
				41407 SE POOL TREATMENT/EQUIPMENT	70.73	550.87	850.00	65%
				Total 41400 SE POOL EXPENSE	691.38	4,515.99	8,770.00	51%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	1,779.11	11,278.23	21,000.00	54%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
July 31, 2021

			Total 41500 SE UTILITIES EXPENSE	1,779.11	11,278.23	21,000.00	54%
			Total 41000 SE OPERATING EXPENSE	5,843.81	36,375.33	74,580.00	49%
			Total Expense	5,843.81	36,375.33	74,580.00	49%
			Other Expense				
			61000 SE RESERVE EXPENSE				
			61012 SE RES EXP - OTHER BUILDING	5,142.00	5,142.00	7,000.00	73%
			XXXX SE RES ASSESSMENT	0.00	8,470.00	11,700.00	72%
			61015 SE RES EXP - OTHER	0.00	0.00	5,000.00	0%
			Total 61000 SE RESERVE EXPENSE	5,142.00	13,612.00	23,700.00	57%