

Villas Homeowners Association, Inc.

NE Financials

June 30, 2019

		12100 NE CADENCE BK OPERATING			10,896.81
		12900 NE UTIL DEP - CAP CTY BK			1,464.65
		12902 NE TAL STATE BK RESERVE			11,729.87
		12902 NE TAL STATE BK RESERVE	Special Assessment Painting		8,389.15
			Total Checking/Savings		32,480.48
OUTSTANDING HOMEOWNER DUES					230.79
					230.79
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
TRANSFER	06/26/2019	Villas SE	Pool Electric May(40%)		-68.24
DRAFT	06/05/2019	City of Tallahassee	Water - May Payment (100%)		-1,519.08
2088	06/03/2019	Executive Mgmt Serv	HOA Management - June (40%)		-290.00
2091	06/18/2019	Executive Mgmt Serv	Administrative Fees (40%)		-3.24
			Copies	-1.68	
			Postage & Envelopes	-1.56	
2085	05/16/2019	Pool Tech	Pool Service - April (40%)		-329.16
			Monthly Service	-198.00	
			Chemicals	-93.16	
			Repairs - fix the shower	-38.00	
2089	06/06/2019	Bobo's Cleaning Svc	Pool Area Cleaning May (40%)		-90.00
2090	06/06/2019	Sadler Lawn Service	Lawn Service - May(40%)		-798.50
			5 trips		
1021	05/21/2019	Sherwin Williams	Painting of NE Units (100%)**		-7,000.00
			Payment on paint account		
1024	06/07/2019	Sherwin Williams	Painting of NE Units (100%)**		-3,500.00
			Payment on paint account		
1023	06/07/2019	All Spectrum Painting	Painting of NE Units (100%)**		-3,500.00
			191 & 193		
1026	06/17/2019	All Spectrum Painting	Painting of NE Units (100%)**		-5,610.85
			190, 192, 194, 195		
2087	06/03/2019	Calvert Construction	Carpentry (100%)		-2,479.50
			183 Fence boards	-262.00	
			186 Siding on left side	-240.00	
			188 Siding garage door, fence boards	-240.00	
			187 Trim, siding, batton, fence boards	-1,737.50	
2093	06/10/2019	Calvert Construction	Carpentry (100%)		-1,148.00
			191 Fence boards, gate, debris		
1025	06/10/2019	Calvert Construction	Carpentry (100%)**		-4,748.00
			190 deck & fence replacment, siding		
2095	06/10/2019	Villas NE	Reserve Transfer - \$3000 per BOD & 195 payment		-3,400.00
2094	06/10/2019	Villas NE	June Reserves		-954.50
			TOTAL EXPENDITURES		-35,439.07
**Paid with Reserve Funds					

Villas Homeowners Association, Inc.
NORTHEAST Profit Loss
June 30, 2019

				June 19	Expended YTD (50%)	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,765.50	28,593.00	57,186.00	50%
			32012 NE LATE FEES/NSF CHARGES	10.79	62.60	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,776.29	28,655.60	57,186.00	50%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	954.50	5,726.40	11,454.00	50%
			Total 33000 NE RESERVE & SPEC ASSMT	954.50	5,726.40	11,454.00	50%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	1.32	13.88	15.00	93%
			Total 34000 NE OTHER INCOME	1.32	13.88	15.00	93%
			Total Income	5,732.11	34,395.88	68,655.00	50%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	0.00	12.00	90.00	13%
			45102 NE INSURANCE	0.00	1,260.59	1,590.00	79%
			45103 NE LICENSES & FEES	0.00	124.50	125.00	100%
			45104 NE MANAGEMENT FEES	290.00	1,740.00	3,480.00	50%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	1.68	80.36	160.00	50%
			45107 NE POSTAGE	1.56	89.32	175.00	51%
			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	293.24	3,422.77	6,136.00	56%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	3,627.50	9,490.50	8,111.00	117%
			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	0.00	0.00	1,385.00	0%
			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	3,627.50	9,855.10	14,521.00	68%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	798.50	4,137.00	8,304.00	50%
			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	798.50	4,862.00	13,029.00	37%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	198.00	990.00	2,376.00	42%
			45402 POOL TREATMENT/EQUIPMEN	93.16	289.08	730.00	40%
			45403 NE POOL UTILITIES	68.24	403.33	940.00	43%
			45405 NE POOL REPAIR	38.00	456.00	950.00	48%
			45406 NE POOL AREA CLEANING	90.00	198.00	504.00	39%
			Total 45400 NE POOL EXPENSE	487.40	2,336.41	5,500.00	42%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,519.08	8,260.15	18,000.00	46%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 June 30, 2019

		Total 45500 NE UTILITIES	1,519.08	8,260.15	18,000.00	46%
		Total 45000 NE OPERATING EXPENSE	6,725.72	28,736.43	57,186.00	50%
	Other Expense					
		65000 NE RESERVE EXPENSE				
		65006 NE RES EXP - OTHER BLDG	4,748.00	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	19,610.85	82,610.85	91,000.00	91%
		Total 65000 NE RESERVE EXPENSE	24,358.85	100,361.85	108,000.00	93%
	Total Other Expense		24,358.85	100,361.85	108,000.00	93%

Villas Homeowners Association, Inc.
SE Financials
June 30, 2019

		11100 SE CADENCE BK OPERATING			6,850.39
		11700 SE UTIL DEP - CAP CTY BK			2,196.97
		11902 SE TAL STATE BK RESERVE			40,085.24
			Total Checking/Savings		49,132.60
		OUTSTANDING HOMEOWNER DUES			1,390.27
					1,318.21
					72.06
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
DRAFT	06/05/2019	City of Tallahassee	Water May Payment (100%)		-1,810.30
DRAFT	06/05/2019	City of Tallahassee	Pool Electric May (100%)		-170.61
6101	06/03/2019	Executive Mgmt Svcs	HOA Management - June (60%)		-435.00
6103	06/06/2019	Bobo's Cleaning Svc	Pool Area Cleaning May (60%)		-135.00
6104	06/06/2018	Sadler Lawn Care	Lawn Service - May (60%)		-1,272.75
			5 Trips	-1197.75	
			Millet SE (100%)	-75.00	
6105	06/18/2019	Executive Mgmt Svcs	Administrative Fees - (60%)		-4.86
			Copies	-2.52	
			Postage/Envelope	-2.34	
6100	05/16/2019	Pool Tech	Pool Service - April (60%)		-493.74
			Monthly Service	-297.00	
			Chemicals	-139.74	
			Repair - fix shower	-57.00	
6102	06/03/2019	Calvert Construction	Carpentry (100%)		-2,000.00
			100A siding at gable, door, fence, siding	-4913.00	
			100B soffit, door, corner board, fence	-971.00	
1012	06/03/2019	Calvert Construction	Carpentry (100%)*		-3,884.00
			100A siding at gable, door, fence, siding	-4913.00	
			100B soffit, door, corner board, fence	-971.00	
6107	06/18/2019	White's Plumbing	Plumbing Repair (100%)		-201.80
			197C SE Replaced shut off valve		
6108	06/10/2019	Villas SE	June Reserves		-1,000.00
Credit	06/26/2019	Villas SE	NE Pool Electric May (40%)		68.24
			Total Expenditure		(11,339.82)
*Paid with reserve funds					
Wood rot repairs at 100A and B were paid \$2,000 from operating account and \$3,884 from reserve for a total cost of \$5,884.					

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
June 30, 2019

					June 19	EXPENDED YTD (50%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	5,591.00	33,546.00	67,092.00	50%
				31012 SE LATE FEES /NSF CHARGES	36.32	263.70	0.00	0%
				Total 31000 SE OPERATING REVENUES	5,627.32	33,809.70	67,092.00	50%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,000.00	6,000.00	12,000.00	50%
				Total 31500 SE RESERVE & SPEC ASSMT	1,000.00	6,000.00	12,000.00	50%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	1.96	12.47	30.00	42%
				Total 34000 SE OTHER INCOME	1.96	12.47	30.00	42%
				Total Income	6,627.32	39,809.70	79,122.00	50%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	0.00	11.10	150.00	7%
				41102 SE INSURANCE	0.00	1,312.05	1,700.00	77%
				41103 SE LICENSES & FEES	0.00	186.75	187.00	100%
				41104 SE MANAGEMENT FEES	435.00	2,610.00	5,220.00	50%
				41105 SE WEBSITE	0.00	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	2.52	84.08	150.00	56%
				41107 SE POSTAGE	2.34	133.98	200.00	67%
				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	439.86	4,511.96	8,781.00	51%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	2,000.00	11,208.00	8,309.00	135%
				41203 SE PLUMBING	201.80	556.60	1,000.00	56%
				41205 SE PEST CONTROL/TERMITES	0.00	0.00	2,226.00	0%
				41206 SE ROOF REPAIR	0.00	0.00	750.00	0%
				41207 SE ROOF & GUTTER CLEANIN	250.00	1,277.00	2,850.00	45%
				Total 41200 SE BUILDING MAINTENANCE	2,451.80	13,041.60	15,135.00	86%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	1,197.75	6,205.50	12,456.00	50%
				41302 SE LANDSCAPING EXPENSE	75.00	325.00	500.00	65%
				41303 SE TREES & SHRUBS EXPENSE	0.00	50.00	5,500.00	1%
				41304 SE SIDEWALKS & PAVING EXP	0.00	250.00	700.00	36%
				Total 41300 SE GROUNDS EXPENSE	1,272.75	6,830.50	19,156.00	36%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	297.00	1,485.00	3,564.00	42%
				41403 SE POOL REPAIRS	57.00	774.00	1,500.00	52%
				41405 SE POOL UTILITIES	102.37	604.97	1,200.00	50%
				41406 SE POOL AREA CLEANING	135.00	297.00	756.00	39%
				41407 SE POOL TREATMENT/EQUIPMENT	139.74	343.59	1,000.00	34%
				Total 41400 SE POOL EXPENSE	731.11	3,504.56	8,020.00	44%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	1,810.30	9,551.29	16,000.00	60%
				Total 41500 SE UTILITIES EXPENSE	1,810.30	9,551.29	16,000.00	60%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
June 30, 2019

		Total 41000 SE OPERATING EXPENSE	6,705.82	37,439.91	67,092.00	56%
		Total Expense	6,705.82	37,439.91	67,092.00	56%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	3,884.00	17,099.00	7,800.00	219%
		61015 SE RES EXP - OTHER	0.00	0.00	3,200.00	0%
		Total 61000 SE RESERVE EXPENSE	3,884.00	17,099.00	11,000.00	155%