

Villas Homeowners Association, Inc.

NE Financials

May 31, 2019

		12100 NE CADENCE BK OPERATING			15,843.99
		12900 NE UTIL DEP - CAP CTY BK			1,462.45
		12902 NE TAL STATE BK RESERVE			14,422.05
		12902 NE TAL STATE BK RESERVE	Special Assessment Painting		25,700.00
			Total Checking/Savings		57,428.49
OUTSTANDING HOMEOWNER DUES					453.04
					\$453.04
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
TRANSFER	05/16/2019	Villas SE	Pool Electric April(40%)		-64.72
DRAFT	05/07/2019	City of Tallahassee	Water - April Payment (100%)		-1,438.25
2080	05/02/2019	Executive Mgmt Serv	HOA Management - May (40%)		-290.00
2084	05/16/2019	Executive Mgmt Serv	Administrative Fees (40%)		-6.78
			Copies	-3.66	
			Postage & Envelopes	-3.12	
2050	04/04/2019	Pool Tech	Pool Service - March (40%)		-379.98
			Monthly Service	-198.00	
			Chemicals	-15.98	
			Repairs - no diving tiles, rope, hooks	-166.00	
2079	05/02/2019	Bobo's Cleaning Svc	Pool Area Cleaning April (40%)		-36.00
2081	04/04/2019	Sadler Lawn Service	Lawn Service - April (40%)		-719.00
			4 trips	-644	
			187 NE - Place sand and topsoil	-75	
1019	05/06/2019	All Spectrum Painting	Painting of NE Units (100%)** 180, 182, 184 NE Painting		-10,500.00
1020	05/17/2019	All Spectrum Painting	Painting of NE Units (100%)** 177, 179, 181, 183, 185		-17,500.00
1022	05/21/2019	All Spectrum Painting	Painting of NE Units (100%)** 186, 187, 188, 189		-7,000.00
2082	05/10/2019	Calvert Construction	Carpentry (100%) 181 NE replace 2x4s, rebuilt gate, fence boards		-1,445.00
2077	04/26/2019	Florida Dept of State	License & Permit (40%) Annual Secretary of State Filing		-24.50
2086	05/17/2019	Villas NE	Reserve Transfer - 195 Special Assessment Payment		-800.00
2083	05/16/2019	Villas NE	May Reserves		-954.50
			TOTAL EXPENDITURES		-41,158.73
**Paid with Reserve Funds					

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

				May 19	Expended YTD (42%)	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,765.50	23,827.50	57,186.00	42%
			32012 NE LATE FEES/NSF CHARGES	13.04	51.81	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,778.54	23,879.31	57,186.00	42%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	954.50	4,772.50	11,454.00	42%
			Total 33000 NE RESERVE & SPEC ASSMT	954.50	4,772.50	11,454.00	42%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	2.98	12.56	15.00	84%
			Total 34000 NE OTHER INCOME	2.98	12.56	15.00	84%
			Total Income	5,736.02	28,664.37	68,655.00	42%
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	24.50	124.50	125.00	100%
			45104 NE MANAGEMENT FEES	290.00	1,450.00	3,480.00	42%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	3.66	78.68	160.00	49%
			45107 NE POSTAGE	3.12	87.76	175.00	50%
			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	321.28	3,129.53	6,136.00	51%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	1,445.00	5,863.00	8,111.00	72%
			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	1,445.00	6,227.60	14,521.00	43%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	644.00	3,338.50	8,304.00	40%
			45302 NE LANDSCAPING	75.00	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	719.00	4,063.50	13,029.00	31%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	198.00	792.00	2,376.00	33%
			45402 POOL TREATMENT/EQUIPMEN	15.98	195.92	730.00	27%
			45403 NE POOL UTILITIES	64.72	335.09	940.00	36%
			45405 NE POOL REPAIR	166.00	418.00	950.00	44%
			45406 NE POOL AREA CLEANING	36.00	108.00	504.00	21%
			Total 45400 NE POOL EXPENSE	480.70	1,849.01	5,500.00	34%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,438.25	6,741.07	18,000.00	37%

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

		Total 45500 NE UTILITIES	1,438.25	6,741.07	18,000.00	37%
		Total 45000 NE OPERATING EXPENSE	4,404.23	22,010.71	57,186.00	38%
	Other Expense					
		65000 NE RESERVE EXPENSE				
		65006 NE RES EXP - OTHER BLDG	0.00	13,003.00	15,000.00	87%
		65015 NE RES EXP - OTHER	0.00	0.00	2,000.00	0%
		XXXXX NE RES EXP - PAINTING	35,000.00	63,000.00	91,000.00	69%
		Total 65000 NE RESERVE EXPENSE	35,000.00	76,003.00	108,000.00	70%
	Total Other Expense		35,000.00	76,003.00	108,000.00	70%

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

		11100 SE CADENCE BK OPERATING			7,345.98
		11700 SE UTIL DEP - CAP CTY BK			2,193.68
		11902 SE TAL STATE BK RESERVE			42,967.28
			Total Checking/Savings		52,506.94
		OUTSTANDING HOMEOWNER DUES			1,674.13
					1,123.22
					513.48
					37.43
		EXPENDITURES & TRANSFERS DURING MONTH			
Num	Date	Name	Memo		Paid Amount
DRAFT	05/07/2019	City of Tallahassee	Water April Payment (100%)		-1,612.24
DRAFT	05/07/2019	City of Tallahassee	Pool Electric April (100%)		-161.79
6095	05/02/2019	Executive Mgmt Svcs	HOA Management - May (60%)		-435.00
6094	05/02/2019	Bobo's Cleaning Svc	Pool Area Cleaning April (60%)		-54.00
6090	04/26/2019	Florida Dept of State	License & Permits (60%)		-36.75
			Annual Secretary of Sate Filing		
6096	05/02/2019	Sadler Lawn Care	Lawn Service - April (60%)		-1,216.00
			4 Trips	-966.00	
			Blow off all roofs (100%)	-250.00	
6099	05/16/2019	Executive Mgmt Svcs	Administrative Fees - (60%)		-10.17
			Copies	-5.49	
			Postage/Envelope	-4.68	
6083	04/04/2019	Pool Tech	Pool Service - March (60%)		-569.97
			Monthly Service	-297.00	
			Chemicals	-23.97	
			Repair - no diving tiles, rope, hook	-249.00	
6093	05/01/2019	Calvert Construction	Carpentry (100%)		-6,197.00
			148A siding on back/front, paint/prime	-2225.00	
			148B fascia board, prime/paint	-420.00	
			148C siding, support post, fence, steps, etc	-3552.00	
6091	04/26/2019	Florida Dept of Health	License & Permits (60%)**		-250.00
			Annual Pool Permit		
6097	05/10/2019	Calvert Construction	Carpentry (100%)		-2,506.00
			116A fence, siding, trim, corner board	-1788.00	
			116B 2 treads back steps	-85.00	
			116C meter box hinges, light fixture, siding	-633.00	
6096	05/16/2019	Villas SE	May Reserves		-1,000.00
Credit	05/16/2019	Villas SE	NE Pool Electric April (40%)		64.72
			Total Expenditure		(13,984.20)

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

					May 19	EXPENDED YTD (42%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	5,591.00	27,955.00	67,092.00	42%
				31012 SE LATE FEES /NSF CHARGES	63.04	227.38	0.00	0%
				Total 31000 SE OPERATING REVENUES	5,654.04	28,182.38	67,092.00	42%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,000.00	5,000.00	12,000.00	42%
				Total 31500 SE RESERVE & SPEC ASSMT	1,000.00	5,000.00	12,000.00	42%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	2.15	10.51	30.00	35%
				Total 34000 SE OTHER INCOME	2.15	10.51	30.00	35%
				Total Income	6,654.04	33,182.38	79,122.00	42%
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	186.75	186.75	187.00	100%
				41104 SE MANAGEMENT FEES	435.00	2,175.00	5,220.00	42%
				41105 SE WEBSITE	0.00	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	5.49	81.56	150.00	54%
				41107 SE POSTAGE	4.68	131.64	200.00	66%
				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	631.92	4,072.10	8,781.00	46%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	8,703.00	9,208.00	8,309.00	111%
				41203 SE PLUMBING	0.00	354.80	1,000.00	35%
				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	8,953.00	10,839.80	15,135.00	72%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	966.00	5,007.75	12,456.00	40%
				41302 SE LANDSCAPING EXPENSE	0.00	250.00	500.00	50%
				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	966.00	5,557.75	19,156.00	29%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	297.00	1,188.00	3,564.00	33%
				41403 SE POOL REPAIRS	249.00	717.00	1,500.00	48%
				41405 SE POOL UTILITIES	97.07	502.60	1,200.00	42%
				41406 SE POOL AREA CLEANING	54.00	162.00	756.00	21%
				41407 SE POOL TREATMENT/EQUIPMENT	23.97	203.85	1,000.00	20%
				Total 41400 SE POOL EXPENSE	721.04	2,773.45	8,020.00	35%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	1,612.24	7,740.99	16,000.00	48%
				Total 41500 SE UTILITIES EXPENSE	1,612.24	7,740.99	16,000.00	48%

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

		Total 41000 SE OPERATING EXPENSE	12,884.20	30,984.09	67,092.00	46%
		Total Expense	12,884.20	30,984.09	67,092.00	46%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	0.00	13,215.00	7,800.00	169%
		61015 SE RES EXP - OTHER	0.00	0.00	3,200.00	0%
		Total 61000 SE RESERVE EXPENSE	0.00	13,215.00	11,000.00	120%