

Villas Homeowners Association, Inc.

NE Financials

October 31, 2019

		12100 NE CADENCE BK OPERATING			12,278.55
		12900 NE UTIL DEP - CAP CTY BK			1,464.65
		12902 NE TAL STATE BK RESERVE			18,649.35
			Total Checking/Savings		32,392.55
OUTSTANDING HOMEOWNER DUES					0.00
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
TRANSFER	10/31/2019	Villas SE	Pool Electric August (40%)		-67.63
TRANSFER	10/31/2019	Villas SE	Pool Electric September (40%)		-68.70
DRAFT	10/08/2010	City of Tallahassee	Water - September Payment (100%)		-1,753.54
2127	10/04/2019	Executive Mgmt Serv	HOA Management - October (40%)		-290.00
2133	10/18/2019	Executive Mgmt Serv	Administrative Fees (40%)		-5.94
			Copies	-3.60	
			Postage & Envelopes	-2.34	
2130	10/04/2019	Pool Tech	Pool Service - September (40%)		-349.95
			Monthly Service	-198.00	
			Chemicals (Acid wash filters)	-102.35	
			Repairs (Unclog impellar & pump basket)	-49.60	
2126	10/04/2019	Bobo's Cleaning Svc	Pool Area Cleaning September (40%)		-36.00
2128	10/04/2019	Nature's Finest	Insect Spraying for Lawns (100%)		-475.00
2131	10/18/2019	Arnolds Roofing	Replace Plumbing Boots (100%)		-300.00
			187 NE 4 boots		
2132	10/18/2019	Massery Services	Pest Prevention (40%)		-24.00
			TOTAL EXPENDITURES		-3,370.76

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

				Oct 19	Expended YTD (83%)	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,765.50	47,655.00	57,186.00	83%
			32012 NE LATE FEES/NSF CHARGES	0.00	75.64	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,765.50	47,730.64	57,186.00	83%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	954.50	9,545.00	11,454.00	83%
			Total 33000 NE RESERVE & SPEC ASSMT	954.50	9,545.00	11,454.00	83%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	0.44	15.36	15.00	102%
			Total 34000 NE OTHER INCOME	0.44	15.36	15.00	102%
			Total Income	5,720.44	57,291.00	68,655.00	83%
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	1,689.89	1,590.00	106%
			45103 NE LICENSES & FEES	0.00	124.50	125.00	100%
			45104 NE MANAGEMENT FEES	290.00	2,900.00	3,480.00	83%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	3.60	87.86	160.00	55%
			45107 NE POSTAGE	2.34	96.68	175.00	55%
			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	295.94	5,026.93	6,136.00	82%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	0.00	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	96.00	1,385.00	7%
			45206 NE ROOF REPAIR	300.00	825.00	2,500.00	33%
			45207 NE ROOF CLEANING	0.00	150.00	425.00	35%
			Total 45200 NE BUILDING MAINTENANCE	324.00	14,825.50	14,521.00	102%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	0.00	6,223.50	8,304.00	75%
			45302 NE LANDSCAPING	475.00	1,790.00	150.00	1193%
			45303 NE TREES & SHRUBS	0.00	175.00	3,575.00	5%
			45304 NE SIDEWALKS & PAVING	0.00	175.00	1,000.00	18%
			Total 45300 NE GROUNDS EXPENSE	475.00	8,363.50	13,029.00	64%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	198.00	1,980.00	2,376.00	83%
			45402 POOL TREATMENT/EQUIPMEN	102.35	519.27	730.00	71%
			45403 NE POOL UTILITIES	136.33	669.63	940.00	71%
			45405 NE POOL REPAIR	49.60	1,051.60	950.00	111%
			45406 NE POOL AREA CLEANING	36.00	450.00	504.00	89%
			Total 45400 NE POOL EXPENSE	522.28	4,670.50	5,500.00	85%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,753.53	19,952.44	18,000.00	111%

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

		Total 45500 NE UTILITIES	1,753.53	19,952.44	18,000.00	111%
		Total 45000 NE OPERATING EXPENSE	3,370.75	52,838.87	57,186.00	92%
	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	0.00	91,000.00	91,000.00	100%
		Total 65000 NE RESERVE EXPENSE	0.00	108,751.00	108,000.00	101%
	Total Other Expense		0.00	108,751.00	108,000.00	101%

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

11100	SE CADENCE BK OPERATING			8,257.03
11700	SE UTIL DEP - CAP CTY BK			2,196.97
11902	SE TAL STATE BK RESERVE			20,646.89
			Total Checking/Savings	31,100.89
OUTSTANDING HOMEOWNER DUES				
				2,335.67
				2,124.62
				211.05
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	10/08/2019	City of Tallahassee	Water September Payment (100%)***	-319.99
DRAFT	10/08/2019	City of Tallahassee	Pool Electric September (100%)	-169.07
6145	10/04/2019	Executive Mgmt Svcs	HOA Management - October (60%)	-435.00
6144	10/04/2019	Bobo's Cleaning Svc	Pool Area Cleaning September (60%)	-54.00
6151	10/18/2019	Executive Mgmt Svcs	Administrative Fees - (60%)	-8.91
			Copies	-5.40
			Postage/Envelope	-3.51
6148	10/04/2019	Pool Tech	Pool Service - September (60%)	-524.91
			Monthly Service	-297.00
			Chemicals (acid wash filter)	-153.52
			Repair (unclog impellar & pump basket)	-74.39
6149	10/01/2019	Carl McCoy	Refund of overpaid dues via ACH (100%)	-169.00
6146	10/04/2019	Nature's Finest	Insect grass spraying (100%)	-250.00
6150	10/18/2019	Massey Services	Pest Prevention (60%)	-36.00
1017	10/11/2019	Calvert Construction	Carpentry (100%)**	-7,537.00
			149 A&B siding,trim,fascia,beam,paint	-3200
			149C siding,trim,vent,fence,paint	-3900
			164C steps on deck, vinyl lattice	-437
Credit	10/31/2019	Villas SE	NE Pool Electric August (40%)	67.63
Credit	10/31/2019	Villas SE	Ne Pool Electric September (40%)	68.70
			Total Expenditure	(9,436.25)
** Paid with reserve funds				
*** Net of \$1,500 reimbursement from City.				

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

					Oct 19	EXPENDED YTD (83%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	5,591.00	55,910.00	67,092.00	83%
				31012 SE LATE FEES /NSF CHARGES	47.22	458.81	0.00	0%
				Total 31000 SE OPERATING REVENUES	5,638.22	56,368.81	67,092.00	84%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,000.00	10,000.00	12,000.00	83%
				Total 31500 SE RESERVE & SPEC ASSMT	1,000.00	10,000.00	12,000.00	83%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	0.90	18.88	30.00	63%
				Total 34000 SE OTHER INCOME	0.90	18.88	30.00	63%
				Total Income	6,638.22	66,368.81	79,122.00	84%
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	1,758.75	1,700.00	103%
				41103 SE LICENSES & FEES	0.00	186.75	187.00	100%
				41104 SE MANAGEMENT FEES	435.00	4,350.00	5,220.00	83%
				41105 SE WEBSITE	0.00	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	5.40	100.73	150.00	67%
				41107 SE POSTAGE	3.51	148.53	200.00	74%
				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	443.91	6,729.86	8,781.00	77%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	0.00	11,505.60	8,309.00	138%
				41203 SE PLUMBING	0.00	658.60	1,000.00	66%
				41205 SE PEST CONTROL/TERMITES	36.00	1,959.00	2,226.00	88%
				41206 SE ROOF REPAIR	0.00	0.00	750.00	0%
				41207 SE ROOF & GUTTER CLEANIN	0.00	2,304.00	2,850.00	81%
				Total 41200 SE BUILDING MAINTENANCE	36.00	16,427.20	15,135.00	109%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	0.00	9,335.25	12,456.00	75%
				41302 SE LANDSCAPING EXPENSE	250.00	2,095.00	500.00	419%
				41303 SE TREES & SHRUBS EXPENSE	0.00	75.00	5,500.00	1%
				41304 SE SIDEWALKS & PAVING EXP	0.00	350.00	700.00	50%
				Total 41300 SE GROUNDS EXPENSE	250.00	11,855.25	19,156.00	62%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	297.00	2,970.00	3,564.00	83%
				41403 SE POOL REPAIRS	74.39	1,667.39	1,500.00	111%
				41405 SE POOL UTILITIES	32.74	1,004.43	1,200.00	84%
				41406 SE POOL AREA CLEANING	54.00	675.00	756.00	89%
				41407 SE POOL TREATMENT/EQUIPMENT	153.52	688.87	1,000.00	69%
				Total 41400 SE POOL EXPENSE	611.65	7,005.69	8,020.00	87%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	319.99	16,246.28	16,000.00	102%
				Total 41500 SE UTILITIES EXPENSE	319.99	16,246.28	16,000.00	102%

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

		Total 41000 SE OPERATING EXPENSE	1,661.55	58,264.28	67,092.00	87%
		Total Expense	1,661.55	58,264.28	67,092.00	87%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	7,537.00	40,543.76	7,800.00	520%
		61015 SE RES EXP - OTHER	0.00	0.00	3,200.00	0%
		Total 61000 SE RESERVE EXPENSE	7,537.00	40,543.76	11,000.00	369%