

Villas Homeowners Association, Inc.

NE Financials

October 31, 2020

		12100 NE CADENCE BK OPERATING		11,849.34
		12900 NE UTIL DEP - CAP CTY BK		1,464.65
		12902 NE TAL STATE BK RESERVE		32,946.71
			Total Checking/Savings	46,260.70
OUTSTANDING HOMEOWNER DUES				
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	10/07/2020	City of Tallahassee	Water - September Payment (100%)	-1434.36
2242	10/01/2020	Executive Mgmt Serv	HOA Management - October (40%)	-290.00
2248	10/21/2020	Executive Mgmt Serv	Administrative Fees (40%)	-11.70
			Copies	-10.14
			Postage & Enevelops	-1.56
2245	10/09/2020	Sadler's Lawn Care	Lawn Service September 4 trips - (40%)	-644.00
2246	10/09/2020	Pool Tech	Pool Service - September (40%)	-527.15
			Monthly Service	-210.00
			Chemicals	-65.15
			Repairs - Floats,net,grate,drain pool	-252.00
2241	10/01/2020	Arbor Pros Exprer	Tree Trimming 190,186,176,170,193 (100%)	-1,200.00
2247	10/21/2020	Calvert Construction	Carpentry - 173 Gate hinge & dirt (100%)	-120.00
2244	10/09/2020	Bobo's Cleaning Svc	Pool Area Cleaning October(40%)	-20.00
DRAFT	10/30/2020	Villas SE	Pool Utilties (40%) - September	-66.16
2243	10/01/2020	Villas NE	Reserve Trasnfer (100%) - August/September	-2,319.66
			TOTAL EXPENDITURES	-6,633.03

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

				Oct 20	Expended YTD 83%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,690.17	51,591.87	56,282.00	92%
			32012 NE LATE FEES/NSF CHARGES	26.76	26.76	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,716.93	51,618.63	56,282.00	92%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	12,758.13	10,438.47	13,918.00	75%
			Total 33000 NE RESERVE & SPEC ASSMT	12,758.13	10,438.47	13,918.00	75%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	1.49	11.92	0.00	
			Total 34000 NE OTHER INCOME	1.49	11.92	0.00	
			Total Income	17,476.55	62,069.02	70,200.00	88%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	0.00	268.85	17.00	1581%
			45102 NE INSURANCE	0.00	1,767.14	1,690.00	105%
			45103 NE LICENSES & FEES	0.00	124.50	125.00	100%
			45104 NE MANAGEMENT FEES	290.00	3,190.00	3,480.00	92%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	10.14	114.68	103.00	111%
			45107 NE POSTAGE	1.56	111.72	104.00	107%
			45108 NE SERVICES-ACCOUNTING	0.00	60.00	60.00	100%
			45109 NE SERVICES-LEGAL	0.00	36.00	400.00	9%
			Total 45100 NE ADMIN EXPENSE	301.70	5,728.89	6,035.00	95%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	120.00	3,248.00	2,000.00	162%
			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	0.00	1,705.00	1,309.00	130%
			45206 NE ROOF REPAIR	0.00	1,075.00	1,273.00	84%
			45207 NE ROOF CLEANING	0.00	250.00	425.00	59%
			Total 45200 NE BUILDING MAINTENANCE	120.00	7,350.00	8,467.00	87%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	644.00	6,885.50	8,942.00	77%
			45302 NE LANDSCAPING	0.00	256.00	1,500.00	17%
			45303 NE TREES & SHRUBS	1,200.00	2,250.00	3,100.00	73%
			45304 NE SIDEWALKS & PAVING	0.00	255.00	750.00	34%
			45305 NE STORM WATER	0.00	0.00	3,650.00	0%
			Total 45300 NE GROUNDS EXPENSE	1,844.00	9,646.50	17,942.00	54%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	210.00	2,250.00	2,496.00	90%
			45402 POOL TREATMENT/EQUIPMEN	65.15	552.53	520.00	106%
			45403 NE POOL UTILITIES	66.16	730.93	800.00	91%
			45405 NE POOL REPAIR	252.00	1,788.39	1,500.00	119%
			45406 NE POOL AREA CLEANING	20.00	478.00	522.00	92%
			Total 45400 NE POOL EXPENSE	613.31	5,799.85	5,838.00	99%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,434.36	16,841.65	18,000.00	94%
			Total 45500 NE UTILITIES	1,434.36	16,841.65	18,000.00	94%

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

	Total 45000 NE OPERATING EXPENSE	4,313.37	45,366.89	56,282.00	81%
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
October 31 2020

11100 SE CADENCE BK OPERATING				3,841.78
11700 SE UTIL DEP - CAP CTY BK				2,196.97
11902 SE TAL STATE BK RESERVE				22,511.63
			Total Checking/Savings	28,550.38
OUTSTANDING HOMEOWNER DUES				1,714.56
				16.66
				96.98
				\$1,600.92
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	10/07/2020	City of Tallahassee	Water September Payment (100%)	-1,274.50
DRAFT	10/07/2020	City of Tallahassee	Pool Electric September (100%)	-165.39
8003	10/01/2020	Executive Mgmt Svcs	HOA Management - October (60%)	-435.00
8007	10/21/2020	Executive Mgmt Svcs	Administrative Fees - (60%)	-17.55
			Copies	-15.21
			Postage/Envelope	-2.34
8005	10/09/2020	Pool Tech	Pool Service - September (60%)	-790.73
			Service	-315
			Chemicals	-97.73
			Repair - Floats,net,grate,drain pool	-378
8002	10/09/2020	Bobo's Cleaning Svc	Pool Area Cleaning October (60%)	-30.00
8004	10/09/2020	Sadlers Lawn Care	Lawn Service September - 4 Trips (60%)	-966.00
8006	10/21/2020	Calvert Construciton	Carpentry - 116A spacers on patio/front (100%)	-495.00
1021	10/21/2020	Calvert Construciton	Capentry - 133C Utility room roof, decking (100%)*	-1,575.00
CREDIT	10/30/2020	Villas NE	Pool Utilities (40%) September	66.16
8001	10/01/2020	Villas SE	Reserve Transfer July & August (100%)	-2,200.00
			Total Expenditure	(7,883.01)
* Paid with reserve funds				

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

					Oct 20	EXPENDED YTD (83%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	6,115.00	67,265.00	73,380.00	92%
				31012 SE LATE FEES /NSF CHARGES	48.19	225.33	0.00	0%
				Total 31000 SE OPERATING REVENUES	6,163.19	67,490.33	73,380.00	92%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,100.00	11,000.00	13,200.00	83%
				Total 31500 SE RESERVE & SPEC ASSMT	1,100.00	11,000.00	13,200.00	83%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	0.60	6.78	10.00	68%
				Total 34000 SE OTHER INCOME	0.60	6.78	10.00	68%
				Total Income	7,263.19	78,490.33	86,590.00	91%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	0.00	319.19	50.00	638%
				41102 SE INSURANCE	0.00	1,839.15	1,760.00	104%
				41103 SE LICENSES & FEES	0.00	186.75	187.00	100%
				41104 SE MANAGEMENT FEES	435.00	4,785.00	5,220.00	92%
				41105 SE WEBSITE	0.00	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	15.21	171.87	115.00	149%
				41107 SE POSTAGE	2.34	181.73	168.00	108%
				41108 SE SERVICES-ACCOUNTING	0.00	90.00	90.00	100%
				41109 SE SERVICES-LEGAL	0.00	104.00	0.00	100%
				Total 41000 SE ADMIN EXPENSE	452.55	7,761.69	7,674.00	101%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	495.00	12,595.00	15,068.00	84%
				41203 SE PLUMBING	0.00	1,008.50	700.00	144%
				41205 SE PEST CONTROL/TERMITES	0.00	9,135.00	2,226.00	410%
				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	495.00	24,515.50	21,594.00	114%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	966.00	10,328.25	12,506.00	83%
				41302 SE LANDSCAPING EXPENSE	0.00	314.00	1,000.00	31%
				41303 SE TREES & SHRUBS EXPENSE	150.00	525.00	1,500.00	35%
				41304 SE SIDEWALKS & PAVING EXP	0.00	0.00	350.00	0%
				Total 41300 SE GROUNDS EXPENSE	1,116.00	11,167.25	15,356.00	73%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	315.00	3,375.00	3,669.00	92%
				41403 SE POOL REPAIRS	378.00	2,682.59	1,300.00	206%
				41405 SE POOL UTILITIES	99.23	910.62	1,200.00	76%
				41406 SE POOL AREA CLEANING	30.00	717.00	837.00	86%
				41407 SE POOL TREATMENT/EQUIPMENT	97.73	829.78	750.00	111%
				Total 41400 SE POOL EXPENSE	919.96	8,514.99	7,756.00	110%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	1,274.50	16,150.92	21,000.00	77%
				Total 41500 SE UTILITIES EXPENSE	1,274.50	16,150.92	21,000.00	77%

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

		Total 41000 SE OPERATING EXPENSE	4,258.01	68,110.35	73,380.00	93%
		Total Expense	4,258.01	68,110.35	73,380.00	93%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	1,575.00	5,993.00	8,000.00	75%
		61015 SE RES EXP - OTHER	0.00	0.00	5,000.00	0%
		Total 61000 SE RESERVE EXPENSE	1,575.00	5,993.00	13,000.00	46%