

Villas Homeowners Association, Inc.
NE Financials
September 30, 2019

		12100 NE CADENCE BK OPERATING		9,089.31
		12900 NE UTIL DEP - CAP CTY BK		1,464.65
		12902 NE TAL STATE BK RESERVE		17,294.41
			Total Checking/Savings	27,848.37
OUTSTANDING HOMEOWNER DUES				0.00
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
TRANSFER		Villas SE	Pool Electric August (40%)*	0.00
DRAFT	09/05/2019	City of Tallahassee	Water - August Payment (100%)	-1,430.85
2119	09/07/2019	Executive Mgmt Serv	HOA Management - September (40%)	-290.00
2123	09/20/2019	Executive Mgmt Serv	Administrative Fees (40%)	-4.96
			Copies	-3.84
			Postage & Envelopes	-1.12
2115	08/26/2019	Troy's Electric	Pool Repair - Light/Fan Timers (40%)	-54.00
2121	09/07/2019	Pool Tech	Pool Service - August (40%)	-229.96
			Monthly Service	-198.00
			Chemicals	-31.96
2118	09/07/2019	Bobo's Cleaning Svc	Pool Area Cleaning August (40%)	-72.00
2120	09/07/2019	Sadler Lawn Service	Lawn Service - August (40%)	-848.50
			5 trips	-798.50
			Drainage ditch work behind 179 NE	-50.00
2125	09/27/2019	Executive Mgmt Serv	Reimb for Rotorooter jetting drains (40%)	-240.00
			164 B SE & 180 A SE drains	
2122	09/13/2019	Nature's Fines	Dove weed spraying (100%)	-475.00
2117	08/30/2019	Massery Services	Pest Prevention (40%)	-24.00
2124	09/24/2019	Villas NE	Reserve Transfer - Sept & 195 Payment	-1,354.50
			TOTAL EXPENDITURES	-5,023.77
* Will show up in October's statement				

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

				Expended	Annual Budget	% of Budget
				Sep 19	YTD (75%)	
Ordinary Income/Expense						
Income						
32000 NE OPERATING REVENUE						
			32011 NE OPERATING FEES	4,765.50	42,889.50	57,186.00 75%
			32012 NE LATE FEES/NSF CHARGES	0.00	75.64	0.00 0%
			Total 32000 NE OPERATING REVENUE	4,765.50	42,965.14	57,186.00 75%
33000 NE RESERVE & SPEC ASSMT						
			33001 NE RESERVE DUES	954.50	8,590.50	11,454.00 75%
			Total 33000 NE RESERVE & SPEC ASSMT	954.50	8,590.50	11,454.00 75%
34000 NE OTHER INCOME						
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00 0%
			34121 NE RESERVE INT & DIV	0.39	14.92	15.00 99%
			Total 34000 NE OTHER INCOME	0.39	14.92	15.00 99%
			Total Income	5,720.39	51,570.56	68,655.00 75%
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	2,610.00	3,480.00 75%
			45105 NE WEBSITE	0.00	56.00	56.00 100%
			45106 NE OFFICE SUPPLY & COPIES	3.84	87.86	160.00 55%
			45107 NE POSTAGE	1.12	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	294.96	4,736.93	6,136.00 77%
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	72.00	1,385.00 5%
			45206 NE ROOF REPAIR	0.00	525.00	2,500.00 21%
			45207 NE ROOF CLEANING	0.00	150.00	425.00 35%
			Total 45200 NE BUILDING MAINTENANCE	24.00	14,501.50	14,521.00 100%
45300 NE GROUNDS EXPENSE						
			45301 NE LAWN CARE	798.50	6,223.50	8,304.00 75%
			45302 NE LANDSCAPING	765.00	1,315.00	150.00 877%
			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	1,563.50	7,888.50	13,029.00 61%
45400 NE POOL EXPENSE						
			45401 NE POOL SERVICE	198.00	1,782.00	2,376.00 75%
			45402 POOL TREATMENT/EQUIPMEN	31.96	416.92	730.00 57%
			45403 NE POOL UTILITIES	0.00	533.30	940.00 57%
			45405 NE POOL REPAIR	54.00	1,002.00	950.00 105%
			45406 NE POOL AREA CLEANING	72.00	414.00	504.00 82%
			Total 45400 NE POOL EXPENSE	355.96	4,148.22	5,500.00 75%
45500 NE UTILITIES						
			45501 NE UTILITIES (WATER)	1,430.85	12,938.32	18,000.00 72%

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

		Total 45500 NE UTILITIES	1,430.85	12,938.32	18,000.00	72%
		Total 45000 NE OPERATING EXPENSE	3,669.27	44,213.47	57,186.00	77%
	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
September 30, 2019

11100 SE CADENCE BK OPERATING				3,211.28
11700 SE UTIL DEP - CAP CTY BK				2,196.97
11902 SE TAL STATE BK RESERVE				27,182.99
Total Checking/Savings				32,591.24
OUTSTANDING HOMEOWNER DUES				2,376.41
				1,919.63
				175.82
				101.04
				179.92
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	09/05/2019	City of Tallahassee	Water August Payment (100%)	-2,228.39
DRAFT	09/05/2019	City of Tallahassee	Pool Electric August (100%)	-171.76
6138	09/07/2019	Executive Mgmt Svcs	HOA Management - September (60%)	-435.00
6139	09/07/2019	Bobo's Cleaning Svc	Pool Area Cleaning August (60%)	-108.00
6137	09/07/2019	Sadler Lawn Care	Lawn Service - August (60%)	-1,272.75
			5 Trips	-1197.75
			Drainage ditch work at 179 NE	-75.00
6141	09/20/2019	Executive Mgmt Svcs	Administrative Fees - (60%)	-7.44
			Copies	-5.76
			Postage/Envelope	-1.68
6136	09/07/2019	Pool Tech	Pool Service - August (60%)	-344.94
			Monthly Service	-297.00
			Chemicals	-47.94
6129	08/26/2019	Troy's Electric	Pool Repair - Fan/Light Timers (60%)	-81.00
6143	09/27/2019	Executive Mgmt Svcs	Reimb for jetting drains - (60%)	-360.00
			164 B SE & 180 A SE Drains	
6140	09/13/2019	Nature's Finest	Dove weed spraying (100%)	-250.00
6131	08/30/2019	Massey Services	Pest Prevention (60%)	-36.00
1016	09/13/2019	Calvert Construction	Carpentry (100%)**	-9,217.00
			115A trim,woodrot,siding,corner board,paint	-2900
			115B soffit,utility room,siding,fence, paint	-1417
			133A gable,trim,soffit,siding,paint	-920
			133B gable,trim,fascia,soffit,paint	-1050
			133C gable,siding,utility room,fence,paint	-2930
6142	09/27/2019	Villas SE	September Reserves	-1,000.00
Credit	09/05/2019	Villas SE	NE Pool Electric August (40%)*	0.00
Total Expenditure				(15,512.28)
*Will be reflected in October statement				
** Paid with reserve funds				

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

					Sept 19	EXPENDED YTD (75%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	5,591.00	50,319.00	67,092.00	75%
				31012 SE LATE FEES /NSF CHARGES	65.67	411.59	0.00	0%
				Total 31000 SE OPERATING REVENUES	5,656.67	50,730.59	67,092.00	76%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,000.00	9,000.00	12,000.00	75%
				Total 31500 SE RESERVE & SPEC ASSMT	1,000.00	9,000.00	12,000.00	75%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	1.53	17.98	30.00	60%
				Total 34000 SE OTHER INCOME	1.53	17.98	30.00	60%
				Total Income	6,656.67	59,730.59	79,122.00	75%
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	3,915.00	5,220.00	75%
				41105 SE WEBSITE	0.00	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	5.76	95.33	150.00	64%
				41107 SE POSTAGE	1.68	145.02	200.00	73%
				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	442.44	6,285.95	8,781.00	72%
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	1,923.00	2,226.00	86%
				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	16,391.20	15,135.00	108%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	1,197.75	9,335.25	12,456.00	75%
				41302 SE LANDSCAPING EXPENSE	685.00	1,845.00	500.00	369%
				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	1,882.75	11,605.25	19,156.00	61%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	297.00	2,673.00	3,564.00	75%
				41403 SE POOL REPAIRS	81.00	1,593.00	1,500.00	106%
				41405 SE POOL UTILITIES	171.76	971.69	1,200.00	81%
				41406 SE POOL AREA CLEANING	108.00	621.00	756.00	82%
				41407 SE POOL TREATMENT/EQUIPMENT	47.94	535.35	1,000.00	54%
				Total 41400 SE POOL EXPENSE	705.70	6,394.04	8,020.00	80%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	2,228.39	15,926.29	16,000.00	100%
				Total 41500 SE UTILITIES EXPENSE	2,228.39	15,926.29	16,000.00	100%

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

		Total 41000 SE OPERATING EXPENSE	5,295.28	56,602.73	67,092.00	84%
		Total Expense	5,295.28	56,602.73	67,092.00	84%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	9,217.00	33,006.76	7,800.00	423%
		61015 SE RES EXP - OTHER	0.00	0.00	3,200.00	0%
		Total 61000 SE RESERVE EXPENSE	9,217.00	33,006.76	11,000.00	300%