

Villas Homeowners Association, Inc.
NE Financials
February 28, 2018

		12100 NE CADENCE BK OPERATING			10,125.11
		12900 NE UTIL DEP - CAP CTY BK			1,458.08
		12902 NE TAL STATE BK RESERVE			34,656.60
			Total Checking/Savings		46,239.79
		OUTSTANDING HOMEOWNER DUES			0.00
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
TRANSFER		Villas SE	Pool Electric January (40%)		-77.42
DRAFT	02/06/2018	City of Tallahassee	Water - January Payment (100%)		-1,187.91
DRAFT	02/15/2018	Cadence Bank	Bank Account Analysis Fee (100%)		-72.72
1943	02/01/2018	Executive Mgmt Svcs	HOA Management February (40%)		-295.25
			Management Fee (40%)	-290.00	
			Copies (40%)**	-3.30	
			Postage/Envelope (40%)**	-1.95	
1944	01/29/2018	Sadlers Lawn Care	Lawn Service January (40%)		-620.00
1949	01/31/2018	Calvert Construction	Wood Rot Repair		-2,350.00
			Wood Rot Repair - 172 NE (100%)	-800.00	
			Wood Rot Repair - 176 NE (100%)	-1550.00	
1948	01/31/2018	Bobo's Cleaning Svc	Pool Area Cleaning January (40%)		-18.00
1945	01/28/2018	Pool Tech	Pool Service January (40%)		-216.57
1940	12/08/2017	Terry Tree Service	Cut one maple tree and grind roots 183 NE		-1,000.00
1947	02/05/2018	Brown & Brown	Business Owner Insurance Policy (49%)		-1,160.17
1005	02/16/2018	Calvert Construction	Wood Rot Repair 185 NE (100%)*		-4,500.00
1950	02/16/2018	Villas NE Reserve	February NE Reserves		-954.50
			TOTAL EXPENDITURES		-12,452.54
*Paid with reserve funds					
** January Cost were not reflected last month and are reflected here					

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 February 28, 2018

				Feb 18	Expended YTD 17%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,765.54	9,531.08	57,186.00	17%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,765.54	9,531.08	57,186.00	17%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	954.50	1,909.00	11,454.00	17%
			Total 33000 NE RESERVE & SPEC ASSMT	954.50	1,909.00	11,454.00	17%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	1.71	3.62	15.00	24%
			Total 34000 NE OTHER INCOME	1.71	3.62	15.00	24%
			Total Income	5,721.75	11,443.70	68,655.00	17%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	72.72	72.72	90.00	81%
			45102 NE INSURANCE	1,160.17	1,160.17	1,610.00	72%
			45103 NE LICENSES & FEES	0.00	0.00	130.00	0%
			45104 NE MANAGEMENT FEES	290.00	580.00	3,480.00	17%
			45105 NE WEBSITE	0.00	0.00	56.00	0%
			45106 NE OFFICE SUPPLY & COPIES	3.30	3.30	200.00	2%
			45107 NE POSTAGE	1.95	1.95	120.00	2%
			45108 NE SERVICES-ACCOUNTING	0.00	0.00	60.00	0%
			45109 NE SERVICES-LEGAL	0.00	0.00	0.00	0%
			45120 NE TAXES	0.00	0.00	0.00	0%
			Total 45100 NE ADMIN EXPENSE	1,528.14	1,818.14	5,746.00	32%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	2,350.00	6,200.00	9,820.00	63%
			45203 NE PLUMBING	0.00	0.00	3,000.00	0%
			45204 NE OTHER MAINTENANCE	0.00	0.00	100.00	0%
			45205 NE PEST CONTROL/TERMITES	0.00	0.00	1,350.00	0%
			45206 NE ROOF REPAIR	0.00	0.00	2,127.00	0%
			45207 ROOF & GUTTER CLEANING	0.00	0.00	625.00	0%
			Total 45200 NE BUILDING MAINTENANCE	2,350.00	6,200.00	17,022.00	36%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	620.00	1,240.00	8,088.00	15%
			45302 NE LANDSCAPING	0.00	0.00	500.00	0%
			45303 NE TREES & SHRUBS	1,000.00	1,000.00	2,450.00	41%
			45304 NE SIDEWALKS & PAVING	0.00	175.00	2,150.00	8%
			Total 45300 NE GROUNDS EXPENSE	1,620.00	2,415.00	13,188.00	18%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	216.57	659.30	1,980.00	33%
			45402 POOL TREATMENT/EQUIPMEN	0.00	0.00	950.00	0%
			45403 NE POOL UTILITIES	77.42	228.90	900.00	25%
			45405 NE POOL REPAIR	0.00	260.00	900.00	29%
			45406 NE POOL AREA CLEANING	18.00	36.00	500.00	7%
			Total 45400 NE POOL EXPENSE	311.99	1,184.20	5,230.00	23%
45500 NE UTILITIES							

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 February 28, 2018

			45501 NE UTILITIES (WATER)	1,187.91	2,426.40	16,000.00	15%
			Total 45500 NE UTILITIES	1,187.91	2,426.40	16,000.00	15%
			Total 45000 NE OPERATING EXPENSE	6,998.04	14,043.74	57,186.00	25%
	Other Expense						
			65000 NE RESERVE EXPENSE				
			65006 NE RES EXP - OTHER BLDG	4,500.00	4,500.00	12,300.00	37%
			65015 NE RES EXP - OTHER	0.00	0.00	3,000.00	0%
			Total 65000 NE RESERVE EXPENSE	4,500.00	4,500.00	15,300.00	29%
	Total Other Expense			4,500.00	4,500.00	15,300.00	29%

Villas Homeowners Association, Inc.
SE Financials
February 28, 2018

		11100 SE CADENCE BK OPERATING		18,282.84
		11700 SE UTIL DEP - CAP CTY BK		2,187.12
		11902 SE TAL STATE BK RESERVE		
			Total Checking/Savings	20,469.96
		OUTSTANDING HOMEOWNER DUES		610.32
		EXPENDITURES & TRANSFERS DURING MONTH		
Num	Date	Name	Memo	Paid Amount
DRAFT	02/06/2018	City of Tallahassee	Water - January Payment (100%)*	-2,475.36
DRAFT	02/07/2018	City of Tallahassee	Pool Electric January (100%)	-193.54
DRAFT	02/05/2018	SouthData	Coupon Books (100%)	-19.11
DRAFT	02/15/2018	Cadence Bank	Bank Account Analysis Fee (100%)	-109.18
5971	02/01/2018	Executive Mgmt Svcs	HOA Management Fee February (60%)	-435.00
5972	01/29/2018	Sadler's Lawn Care	Lawn Service January (60%)	-930.00
5973	01/29/2018	Pool Tech	Pool Service January (60%)	-324.86
5975	02/05/2016	Brown & Brown	Business Owner Insurance Policy (51%)	-1,207.53
5976	01/31/2018	Bobo's Cleaning Svc	Pool Area Cleaning January (60%)	-27.00
5977	02/16/2018	Villas SE Reserves	February SE Reserves	-357.13
Credit		Villas SE	NE Pool Electric January (40%)	77.42
			Total Expenditure	(6,001.29)
* City undercharged for 7 months in 2017; Payment 1				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
February 28, 2018

					Feb 18	EXPENDED YTD (17%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
31011 SE OPERATING DUES					5,509.53	11,019.06	68,581.00	16%
31012 SE LATE FEES /NSF CHARGES					17.61	0.00	0.00	0%
Total 31000 SE OPERATING REVENUES					5,527.14	11,019.06	68,581.00	16%
31500 SE RESERVE & SPEC ASSMT								
31501 SE RESERVE DUES					357.13	1,010.80	6,065.00	17%
Total 31500 SE RESERVE & SPEC ASSMT					357.13	1,010.80	6,065.00	17%
34000 SE OTHER INCOME								
34101 SE OPERATING INT & DIV					0.00	0.00	0.00	0%
34121 SE RESERVE INT & DIV						2.49	26.00	10%
Total 34000 SE OTHER INCOME					0.00	2.49	26.00	10%
Total Income					5,884.27	12,029.86	74,646.00	16%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
41101 SE BANK FEES & PRODUCTS					128.29	128.29	167.00	77%
41102 SE INSURANCE					1,207.53	1,207.53	1,835.00	66%
41103 SE LICENSES & FEES					0.00	0.00	187.00	0%
41104 SE MANAGEMENT FEES					435.00	870.00	5,220.00	17%
41105 SE WEBSITE					0.00	0.00	84.00	0%
41106 SE OFFICE SUPPLY & COPIES					0.00	4.95	200.00	2%
41107 SE POSTAGE					0.00	2.93	100.00	3%
41108 SE SERVICES-ACCOUNTING					0.00	0.00	60.00	0%
41109 SE SERVICES-LEGAL					0.00	0.00	0.00	0%
Total 41000 SE ADMIN EXPENSE					1,770.82	2,213.70	7,853.00	28%
41200 SE BUILDING MAINTENANCE								
41201 SE CARPENTRY					0.00	0.00	5,000.00	0%
41203 SE PLUMBING					0.00	0.00	1,000.00	0%
41205 SE PEST CONTROL/TERMITES					0.00	0.00	2,060.00	0%
41206 SE ROOF REPAIR					0.00	0.00	2,600.00	0%
41207 SE ROOF & GUTTER CLEANIN					0.00	0.00	2,700.00	0%
Total 41200 SE BUILDING MAINTENANCE					0.00	0.00	13,360.00	0%
41300 SE GROUNDS EXPENSE								
41301 SE LAWN CARE					930.00	1,860.00	12,168.00	15%
41302 SE LANDSCAPING EXPENSE					0.00	0.00	2,800.00	0%
41303 SE TREES & SHRUBS EXPENSE					0.00	25.00	3,000.00	1%
41304 SE SIDEWALKS & PAVING EXP					0.00	200.00	1,000.00	20%
Total 41300 SE GROUNDS EXPENSE					930.00	2,085.00	18,968.00	11%
41400 SE POOL EXPENSE								
41401 SE POOL SERVICE					324.86	988.98	2,970.00	33%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
February 28, 2018

				41403 SE POOL REPAIRS	0.00	390.00	1,500.00	26%
				41405 SE POOL UTILITIES	116.12	158.82	1,400.00	11%
				41406 SE POOL AREA CLEANING	27.00	54.00	730.00	7%
				XXXXX SE POOL TREATMENT/EQUIPMENT	0.00	0.00	1,400.00	0%
				Total 41400 SE POOL EXPENSE	467.98	1,591.80	8,000.00	20%
				41500 SE UTILITIES EXPENSE				
				41501 SE UTILITIES (WATER)	2,475.36	2,475.36	20,400.00	12%
				Total 41500 SE UTILITIES EXPENSE	2,475.36	2,475.36	20,400.00	12%
				Total 41000 SE OPERATING EXPENSE	5,644.16	8,365.86	68,581.00	12%
				Total Expense	5,644.16	8,365.86	68,581.00	12%
				Other Expense				
				61000 SE RESERVE EXPENSE				
				61015 SE RES EXP - OTHER	0.00	0.00	11,000.00	0%
				Total 61000 SE RESERVE EXPENSE	0.00	0.00	11,000.00	0%