

Villas Homeowners Association, Inc.

NE Financials

February 28, 2019

		12100 NE CADENCE BK OPERATING			19,840.25
		12900 NE UTIL DEP - CAP CTY BK			1,462.45
		12902 NE TAL STATE BK RESERVE			18,550.91
		12902 NE TAL STATE BK RESERVE	Special Assessment Painting		15,750.00
			Total Checking/Savings		55,603.61
OUTSTANDING HOMEOWNER DUES					
					65.07
EXPENDITURES & TRANSFERS DURING MONTH					
					\$65.07
Num	Date	Name	Memo		Paid Amount
TRANSFER	02/11/2019	Villas SE	Pool Electric January (40%)		-69.11
DRAFT	02/07/2019	City of Tallahassee	Water - January Payment (100%)		-1,379.02
2029	02/01/2019	Executive Mgmt Svcs	HOA Management (40%)		-291.90
			Monthly Mgmt Fee - Feb	-290	
			Copies - Dec	-1.38	
			Postage/Envelope - Dec	-.52	
2036	02/21/2019	Executive Mgmt Svcs	Administrative Cost (40%)		-12.04
			Copies - Jan	-10.92	
			Postage/Envelope - Jan	-1.12	
2031	02/07/2019	Bobo's Cleaning Svc	Pool Area Cleaning February (40%)		-18.00
2032	02/07/2019	Sadler Lawn Service	Lawn Service - January		-942.50
			5 Trips (40%)	-792.50	
			NE Roof Cleaning (100%)	-150.00	
2028	02/01/2019	Tower Hill Insurance	Insurance Policy (49%)		-1,260.59
2030	02/01/2019	Suzanne Harrell	Copies - Toner Reimbursment (40%)		-8.60
2035	02/11/2019	Clavert Construction	Carpentry (100%)		-1,650.00
			189 NE-Siding, soffit, fascia repairs/paint		
1012	02/11/2019	Calvert Construction	Carpentry - Other Building (100%)*		-6,000.00
			177 NE-rafters,siding,trim repairs/paint	-3,400.00	
			195 NE-vents,siding,trim,fascia repairs/paint	-2,600.00	
2034	02/11/2019	Villas NE	February NE Reserves		-954.50
			TOTAL EXPENDITURES		-12,586.26
* Paid with Reserve Funds					

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 February 28, 2019

				Feb 19	Expended YTD (17%)	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,765.50	9,531.00	57,186.00	17%
			32012 NE LATE FEES/NSF CHARGES	0.00	17.30	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,765.50	9,548.30	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	1.34	1.92	15.00	13%
			Total 34000 NE OTHER INCOME	1.34	1.92	15.00	13%
			Total Income	5,721.34	11,459.22	68,655.00	17%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	0.00	7.00	90.00	8%
			45102 NE INSURANCE	1,260.59	1,260.59	1,590.00	79%
			45103 NE LICENSES & FEES	0.00	0.00	125.00	0%
			45104 NE MANAGEMENT FEES	290.00	580.00	3,480.00	17%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	20.90	20.90	160.00	13%
			45107 NE POSTAGE	1.64	1.64	175.00	1%
			45108 NE SERVICES-ACCOUNTING	0.00	0.00	60.00	0%
			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	1,573.13	1,926.13	6,136.00	31%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	1,650.00	1,650.00	8,111.00	20%
			45203 NE PLUMBING	0.00	124.60	2,000.00	6%
			45204 NE OTHER MAINTENANCE	0.00	0.00	100.00	0%
			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	150.00	150.00	425.00	35%
			Total 45200 NE BUILDING MAINTENANCE	1,800.00	1,924.60	14,521.00	13%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	792.50	1,412.50	8,304.00	17%
			45302 NE LANDSCAPING	0.00	0.00	150.00	0%
			45303 NE TREES & SHRUBS	0.00	0.00	3,575.00	0%
			45304 NE SIDEWALKS & PAVING	0.00	0.00	1,000.00	0%
			Total 45300 NE GROUNDS EXPENSE	792.50	1,412.50	13,029.00	11%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	0.00	198.00	2,376.00	8%
			45402 POOL TREATMENT/EQUIPMEN	0.00	37.98	730.00	5%
			45403 NE POOL UTILITIES	69.11	135.92	940.00	14%
			45405 NE POOL REPAIR	0.00	76.00	950.00	8%
			45406 NE POOL AREA CLEANING	18.00	36.00	504.00	7%
			Total 45400 NE POOL EXPENSE	87.11	483.90	5,500.00	9%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,379.02	2,621.29	18,000.00	15%
			Total 45500 NE UTILITIES	1,379.02	2,621.29	18,000.00	15%
			Total 45000 NE OPERATING EXPENSE	5,631.76	8,368.42	57,186.00	15%
Other Expense							

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 February 28, 2019

	65000 NE RESERVE EXPENSE				
	65006 NE RES EXP - OTHER BLDG	6,000.00	6,000.00	15,000.00	40%
	65015 NE RES EXP - OTHER	0.00	0.00	2,000.00	0%
	Total 65000 NE RESERVE EXPENSE	6,000.00	6,000.00	17,000.00	35%
	Total Other Expense	6,000.00	6,000.00	17,000.00	35%

Villas Homeowners Association, Inc.
SE Financials
February 28, 2019

		11100 SE CADENCE BK OPERATING			12,096.47
		11700 SE UTIL DEP - CAP CTY BK			2,193.68
		11902 SE TAL STATE BK RESERVE			39,961.02
			Total Checking/Savings		54,251.17
		OUTSTANDING HOMEOWNER DUES			1,216.18
					553.67
					322.04
					118.47
					222.00
		EXPENDITURES & TRANSFERS DURING MONTH			
Num	Date	Name	Memo		Paid Amount
DRAFT	02/07/2019	City of Tallahassee	Water January Payment (100%)		-1,437.02
DRAFT	02/08/2019	City of Tallahassee	Pool Electric January (100%)		-172.77
6065	02/01/2019	Executive Mgmt Svcs	HOA Management (60%)		-437.85
			Management Fee - February	-435.00	
			Copies - December	-2.07	
			Postage/Envelope - December	-.78	
6067	02/07/2019	Bobo's Cleaning Svc	Pool Area Cleaning February (60%)		-27.00
6064	02/01/2019	Tower Hill Insurance	Business Insurance Policy (51%)		-1,312.05
6068	02/07/2019	Sadler Lawn Care	Lawn Service - January (60%)		-1,188.75
			5 Trips		
6069	02/07/2019	Pool Tech	Pool Service - January (60%)		-455.66
			Monthly Service	-297.00	
			Chemicals	-59.66	
			Repairs - grate	-99.00	
6066	02/01/2019	Suzanne Harrell	Copies - Toner Reimbursement (60%)		-12.89
1011	02/01/2019	Calvert Construction	Carpentry - Other Building (100%)*		-5,835.00
			164A woodrot front/gables chimney	-2400.00	
			164B siding/fascia//gable	-485.00	
			164C woodrot front/gables utility room	-2950.00	
6071	02/21/2019	Executive Mgmt Svcs	Administrative Fees - (60%)		18.60
			Copies - January***	-16.38	
			Postage/Envelope - January	-1.68	
6070	02/11/2019	Villas SE	February SE Reserve**		-1,494.60
Credit	02/11/2019	Villas SE	NE Pool Electric January (40%)		69.11
			Total Expenditure		(12,285.88)
		* Paid from Reserves			
		** Difference in January amount made up in February			
		*** Copy expense was split 60/40; however, NE cost for painting assessment meeting should not have been included here; NE will reimburse SE for this mailing next month			

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
February 28, 2019

					Feb 19	EXPENDED YTD (17%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	5,591.00	11,182.00	67,092.00	17%
				31012 SE LATE FEES /NSF CHARGES	29.80	54.55	0.00	0%
				Total 31000 SE OPERATING REVENUES	5,620.80	11,236.55	67,092.00	17%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,494.60	2,000.00	12,000.00	17%
				Total 31500 SE RESERVE & SPEC ASSMT	1,494.60	2,000.00	12,000.00	17%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	1.85	4.25	30.00	14%
				Total 34000 SE OTHER INCOME	1.85	4.25	30.00	14%
				Total Income	7,115.40	13,236.55	79,122.00	17%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	0.00	10.00	150.00	7%
				41102 SE INSURANCE	1,312.05	1,312.05	1,700.00	77%
				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	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	31.34	31.34	150.00	21%
				41107 SE POSTAGE	2.46	2.46	200.00	1%
				41108 SE SERVICES-ACCOUNTING	0.00	0.00	90.00	0%
				41109 SE SERVICES-LEGAL	0.00	0.00	1,000.00	0%
				Total 41000 SE ADMIN EXPENSE	1,780.85	2,309.85	8,781.00	26%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	0.00	0.00	8,309.00	0%
				41203 SE PLUMBING	0.00	0.00	1,000.00	0%
				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	0.00	1,027.00	2,850.00	36%
				Total 41200 SE BUILDING MAINTENANCE	0.00	1,027.00	15,135.00	7%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	1,188.75	2,118.75	12,456.00	17%
				41302 SE LANDSCAPING EXPENSE	0.00	0.00	500.00	0%
				41303 SE TREES & SHRUBS EXPENSE	0.00	50.00	5,500.00	1%
				41304 SE SIDEWALKS & PAVING EXP	0.00	0.00	700.00	0%
				Total 41300 SE GROUNDS EXPENSE	1,188.75	2,168.75	19,156.00	11%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	297.00	594.00	3,564.00	17%
				41403 SE POOL REPAIRS	99.00	213.00	1,500.00	14%
				41405 SE POOL UTILITIES	103.66	203.87	1,200.00	17%
				41406 SE POOL AREA CLEANING	27.00	54.00	756.00	7%
				41407 SE POOL TREATMENT/EQUIPMENT	59.66	116.62	1,000.00	12%
				Total 41400 SE POOL EXPENSE	586.32	1,181.49	8,020.00	15%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	1,437.02	2,833.31	16,000.00	18%
				Total 41500 SE UTILITIES EXPENSE	1,437.02	2,833.31	16,000.00	18%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
February 28, 2019

		Total 41000 SE OPERATING EXPENSE	4,992.94	9,520.40	67,092.00	14%
		Total Expense	4,992.94	9,520.40	67,092.00	14%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	5,835.00	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	5,835.00	13,215.00	11,000.00	120%