

Villas Homeowners Association, Inc.

NE Financials

February 28, 2021

		<b>12100 NE CADENCE BK OPERATING</b>			<b>11,403.45</b>
		<b>12900 NE UTIL DEP - CAP CTY BK</b>			<b>1,464.65</b>
		<b>12902 NE TAL STATE BK RESERVE</b>			<b>42,752.08</b>
			<b>Total Checking/Savings</b>		<b>55,620.18</b>
<b>OUTSTANDING HOMEOWNER DUES</b>					
<b>EXPENDITURES &amp; TRANSFERS DURING MONTH</b>					
<b>Num</b>	<b>Date</b>	<b>Name</b>	<b>Memo</b>		<b>Paid Amount</b>
<b>EFT</b>	<b>02/07/2021</b>	<b>City of Tallahassee</b>	<b>Water - January Payment (100%)</b>		<b>-1692.4</b>
<b>EFT</b>	<b>02/16/2021</b>	<b>Cadence Bank</b>	<b>Account Analysis Fee (100%)</b>		<b>-8.62</b>
<b>4020</b>	<b>02/04/2021</b>	<b>Executive Mgmt Serv</b>	<b>HOA Management - February (40%)</b>		<b>-290.00</b>
<b>4020</b>	<b>02/04/2021</b>	<b>Executive Mgmt Serv</b>	<b>Billed Admin - January (40%)</b>		<b>-3.22</b>
			Copies	-1.92	
			Postage	-1.30	
<b>4022</b>	<b>02/24/2021</b>	<b>Executive Mgmt Serv</b>	<b>Billed Admin - February (40%)</b>		<b>-67.59</b>
			Copies	-44.70	
			Postage	-22.89	
<b>4018</b>	<b>02/02/2021</b>	<b>Sadler's Lawn Care</b>	<b>Lawn Service - January 4 Trips</b>		<b>-813.00</b>
			Lawn Service (40%)	-638.00	
			Lands 191 NE Sand & Soil at Dway (100%)	-25.00	
			NE Roofs Cleaning (100%)	-150.00	
<b>4019</b>	<b>02/02/2021</b>	<b>Pool Tech</b>	<b>Pool Service - January (40%)</b>		<b>-305.95</b>
			Monthly Service	-210.00	
			Chemicals	-47.15	
			Repair - Pump Seal	-48.80	
<b>4017</b>	<b>01/29/2021</b>	<b>Calvert Construction</b>	<b>Concrete Work (100%)</b>		<b>-624.55</b>
			180 NE Driveway repair	-391.62	
			177 NE Driveway repair	-232.93	
<b>4021</b>	<b>02/04/2021</b>	<b>Villas NE</b>	<b>Reserves - January (100%)</b>		<b>-1,159.83</b>
			<b>TOTAL EXPENDITURES</b>		<b>-4,965.16</b>

Villas Homeowners Association, Inc.  
 NORTHEAST Profit Loss  
 February 28, 2021

				Feb 21	Expended YTD 17%	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>32000 NE OPERATING REVENUE</b>							
			<b>32011 NE OPERATING FEES</b>	4,690.17	9,380.34	56,282.00	17%
			<b>32012 NE LATE FEES/NSF CHARGES</b>	0.00	0.00	0.00	0%
			<b>Total 32000 NE OPERATING REVENUE</b>	<b>4,690.17</b>	<b>9,380.34</b>	<b>56,282.00</b>	<b>17%</b>
<b>33000 NE RESERVE &amp; SPEC ASSMT</b>							
			<b>33001 NE RESERVE DUES</b>	1,159.83	2,319.66	13,918.00	17%
			<b>Total 33000 NE RESERVE &amp; SPEC ASSMT</b>	<b>1,159.83</b>	<b>2,319.66</b>	<b>13,918.00</b>	<b>17%</b>
<b>34000 NE OTHER INCOME</b>							
			<b>34101 NE OPERATING INT &amp; DIV</b>	0.00	0.00	0.00	0%
			<b>34121 NE RESERVE INT &amp; DIV</b>	1.58	3.30	14.00	
			<b>Total 34000 NE OTHER INCOME</b>	<b>1.58</b>	<b>3.30</b>	<b>14.00</b>	
			<b>Total Income</b>	<b>5,851.58</b>	<b>11,703.30</b>	<b>70,214.00</b>	<b>17%</b>
<b>Expense</b>							
<b>45000 NE OPERATING EXPENSE</b>							
<b>45100 NE ADMIN EXPENSE</b>							
			<b>45101 NE BANK FEES &amp; PRODUCTS</b>	8.62	8.62	74.00	12%
			<b>45102 NE INSURANCE</b>	0.00	1,357.67	1,873.00	72%
			<b>45103 NE LICENSES &amp; FEES</b>	0.00	0.00	125.00	0%
			<b>45104 NE MANAGEMENT FEES</b>	290.00	580.00	3,480.00	17%
			<b>45105 NE WEBSITE</b>	0.00	56.00	56.00	100%
			<b>45106 NE OFFICE SUPPLY &amp; COPIES</b>	46.62	46.62	140.00	33%
			<b>45107 NE POSTAGE</b>	24.19	24.19	132.00	18%
			<b>45108 NE SERVICES-ACCOUNTING</b>	0.00	0.00	60.00	0%
			<b>45109 NE SERVICES-LEGAL</b>	0.00	0.00	300.00	0%
			<b>Total 45100 NE ADMIN EXPENSE</b>	<b>369.43</b>	<b>2,073.10</b>	<b>6,240.00</b>	<b>33%</b>
<b>45200 NE BUILDING MAINTENANCE</b>							
			<b>45201 NE WOODROT INSPECT/REPAIR</b>	0.00	0.00	5,000.00	0%
			<b>45203 NE PLUMBING</b>	0.00	0.00	1,900.00	0%
			<b>45204 NE OTHER MAINTENANCE</b>	0.00	0.00	300.00	0%
			<b>45205 NE PEST CONTROL/TERMITES</b>	0.00	0.00	1,777.00	0%
			<b>45206 NE ROOF REPAIR</b>	0.00	0.00	1,500.00	0%
			<b>45207 NE ROOF CLEANING</b>	150.00	150.00	500.00	30%
			<b>Total 45200 NE BUILDING MAINTENANCE</b>	<b>150.00</b>	<b>150.00</b>	<b>10,977.00</b>	<b>1%</b>
<b>45300 NE GROUNDS EXPENSE</b>							
			<b>45301 NE LAWN CARE</b>	638.00	1,430.50	9,050.00	16%
			<b>45302 NE LANDSCAPING</b>	25.00	25.00	500.00	5%
			<b>45303 NE TREES &amp; SHRUBS</b>	0.00	0.00	2,800.00	0%
			<b>45304 NE SIDEWALKS &amp; PAVING</b>	624.55	624.55	800.00	78%
			<b>45305 NE STORM WATER</b>	0.00	0.00	3,500.00	0%
			<b>Total 45300 NE GROUNDS EXPENSE</b>	<b>1,287.55</b>	<b>2,080.05</b>	<b>16,650.00</b>	<b>12%</b>
<b>45400 NE POOL EXPENSE</b>							
			<b>45401 NE POOL SERVICE</b>	210.00	630.00	2,880.00	22%
			<b>45402 POOL TREATMENT/EQUIPMEN</b>	47.15	133.86	580.00	23%
			<b>45403 NE POOL UTILITIES</b>	0.00	0.00	887.00	0%
			<b>45405 NE POOL REPAIR</b>	48.80	48.80	1,750.00	3%
			<b>45406 NE POOL AREA CLEANING</b>	0.00	20.00	518.00	4%
			<b>Total 45400 NE POOL EXPENSE</b>	<b>305.95</b>	<b>832.66</b>	<b>6,615.00</b>	<b>13%</b>
<b>45500 NE UTILITIES</b>							
			<b>45501 NE UTILITIES (WATER)</b>	1,692.40	3,198.98	15,800.00	20%
			<b>Total 45500 NE UTILITIES</b>	<b>1,692.40</b>	<b>3,198.98</b>	<b>15,800.00</b>	<b>20%</b>

Villas Homeowners Association, Inc.  
 NORTHEAST Profit Loss  
 February 28, 2021

	<b>Total 45000 NE OPERATING EXPENSE</b>	3,805.33	8,334.79	56,282.00	15%
<b>Other Expense</b>					
	<b>65000 NE RESERVE EXPENSE</b>				
	<b>65006 NE RES EXP - OTHER BLDG</b>	0.00	0.00	2,500.00	
	<b>65015 NE RES EXP - OTHER</b>	0.00	0.00	2,000.00	
	<b>Total 65000 NE RESERVE EXPENSE</b>	0.00	0.00	4,500.00	
<b>Total Other Expense</b>		0.00	0.00	4,500.00	

Villas Homeowners Association, Inc.

SE Financials

February 28, 2021

11100	SE CADENCE BK OPERATING			12,198.53
11700	SE UTIL DEP - CAP CTY BK			2,196.97
11902	SE TAL STATE BK RESERVE	Reserves		28,915.30
		Special Assessments		8,700.00
		<b>Total Checking/Savings</b>		<b>52,010.80</b>
<b>OUTSTANDING HOMEOWNER DUES</b>				<b>\$ 96.74</b>
				16.66
				\$80.08
<b>EXPENDITURES &amp; TRANSFERS DURING MONTH</b>				
Num	Date	Name	Memo	Paid Amount
DRAFT	02/09/2021	City of Tallahassee	Water January Payment (100%)	-1,500.71
DRAFT	02/09/2021	City of Tallahassee	Pool Electric January (100%)	-188.50
DRAFT	02/16/2021	Cadence Bank	Account Analysis Fee (100%)	-7.19
8034	02/04/2021	Executive Mgmt Svcs	HOA Management February (60%)	-435.00
8034	02/04/2021	Executive Mgmt Svcs	Billed Admin January (60%)	-35.23
			Copies	-8.58
			Postage	-26.65
8035	02/24/2021	Executive Mgmt Svcs	Billed Admin February (60%)	-101.38
			Copies	-67.05
			Postage	-34.33
8030	01/29/2021	A1A Gutters	Gutter & Roof Cleaning (100%)	-685.00
8029	01/29/2021	Pool Tech	Pool Service - December (60%)	-374.33
			Monthly Service	-315
			Chemical	-59.33
8032	02/02/2021	Pool Tech	Pool Service - January (60%)	-458.93
			Monthly Service	-315
			Chemical	-70.73
			Repair - Pump Seal	-73.20
8031	02/02/2021	Sadlers Lawn Care	Lawn Service - January 4 trips (60%)	-957.00
8033	02/04/2021	Villas SE	Reserve Funds January & Wood rot asmt (100%)	-2,200.00
			<b>Total Expenditure</b>	<b>(6,943.27)</b>

**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**February 28, 2021**

					Feb 21	EXPENDED YTD (17%)	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>31000 SE OPERATING REVENUES</b>								
31011 SE OPERATING DUES					6,215.00	12,430.00	74,580.00	17%
31012 SE LATE FEES /NSF CHARGES					0.00	45.15	0.00	0%
<b>Total 31000 SE OPERATING REVENUES</b>					<b>6,215.00</b>	<b>12,475.15</b>	<b>74,580.00</b>	<b>17%</b>
<b>31500 SE RESERVE &amp; SPEC ASSMT</b>								
31501 SE RESERVE DUES					1,000.00	2,000.00	12,000.00	17%
Special Assessment					4,800.00	8,700.00	11,700.00	74%
<b>Total 31500 SE RESERVE &amp; SPEC ASSMT</b>					<b>5,800.00</b>	<b>10,700.00</b>	<b>23,700.00</b>	<b>45%</b>
<b>34000 SE OTHER INCOME</b>								
34101 SE OPERATING INT & DIV					0.00	0.00	0.00	0%
34121 SE RESERVE INT & DIV					1.25	2.42	10.00	24%
<b>Total 34000 SE OTHER INCOME</b>					<b>1.25</b>	<b>2.42</b>	<b>10.00</b>	<b>24%</b>
<b>Total Income</b>					<b>12,015.00</b>	<b>23,175.15</b>	<b>98,290.00</b>	<b>24%</b>
<b>Expense</b>								
<b>41000 SE OPERATING EXPENSE</b>								
<b>41000 SE ADMIN EXPENSE</b>								
41101 SE BANK FEES & PRODUCTS					7.19	7.19	126.00	6%
41102 SE INSURANCE					0.00	1,413.08	1,949.50	72%
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					75.63	75.63	210.00	36%
41107 SE POSTAGE					60.98	60.98	211.00	29%
41108 SE SERVICES-ACCOUNTING					0.00	0.00	90.00	0%
41109 SE SERVICES-LEGAL					0.00	50.00	104.00	48%
<b>Total 41000 SE ADMIN EXPENSE</b>					<b>578.80</b>	<b>2,560.88</b>	<b>8,181.50</b>	<b>31%</b>
<b>41200 SE BUILDING MAINTENANCE</b>								
41201 SE CARPENTRY					0.00	0.00	14,663.50	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					685.00	685.00	2,366.00	29%
<b>Total 41200 SE BUILDING MAINTENANCE</b>					<b>685.00</b>	<b>685.00</b>	<b>21,005.50</b>	<b>3%</b>
<b>41300 SE GROUNDS EXPENSE</b>								
41301 SE LAWN CARE					957.00	2,145.75	13,573.00	16%
41302 SE LANDSCAPING EXPENSE					0.00	0.00	700.00	0%
41303 SE TREES & SHRUBS EXPENSE					0.00	0.00	1,000.00	0%
41304 SE SIDEWALKS & PAVING EXP					0.00	0.00	350.00	0%
<b>Total 41300 SE GROUNDS EXPENSE</b>					<b>957.00</b>	<b>2,145.75</b>	<b>15,623.00</b>	<b>14%</b>
<b>41400 SE POOL EXPENSE</b>								
41401 SE POOL SERVICE					630.00	945.00	4,320.00	22%
41403 SE POOL REPAIRS					73.20	73.20	1,600.00	5%
41405 SE POOL UTILITIES					188.50	355.16	1,200.00	30%
41406 SE POOL AREA CLEANING					0.00	30.00	800.00	4%
41407 SE POOL TREATMENT/EQUIPMENT					130.06	200.79	850.00	24%
<b>Total 41400 SE POOL EXPENSE</b>					<b>1,021.76</b>	<b>1,604.15</b>	<b>8,770.00</b>	<b>18%</b>
<b>41500 SE UTILITIES EXPENSE</b>								
41501 SE UTILITIES (WATER)					1,500.71	3,129.86	21,000.00	15%

**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**February 28, 2021**

			<b>Total 41500 SE UTILITIES EXPENSE</b>	1,500.71	3,129.86	21,000.00	15%
			<b>Total 41000 SE OPERATING EXPENSE</b>	4,743.27	10,125.64	74,580.00	14%
			<b>Total Expense</b>	4,743.27	10,125.64	74,580.00	14%
			<b>Other Expense</b>				
			<b>61000 SE RESERVE EXPENSE</b>				
			<b>61012 SE RES EXP - OTHER BUILDING</b>	0.00	0.00	7.00	0%
			<b>XXXX SE RES ASSESMENT</b>			11,700.00	
			<b>61015 SE RES EXP - OTHER</b>	0.00	0.00	5,000.00	0%
			<b>Total 61000 SE RESERVE EXPENSE</b>	0.00	0.00	16,707.00	0%