

Villas Homeowners Association, Inc.
NORTHEAST FINANCIAL REPORT
February 28, 2017

BALANCES IN BANK ACCOUNTS AT END OF MONTH

12100 NE CADENCE BK OPERATING	19,262.42
12900 NE UTIL DEP-CAP CTY BK	1,458.08
12902 NE TAL STATE BK RESERVE	<u>31,957.00</u>
	<u><u>52,677.50</u></u>

OUTSTANDING HOMEOWNER DUES

0.00

EXPENDITURES & TRANSFERS DURING MONTH

Num	Date	Name	Memo	Paid Amount
DEBIT	02/03/2017	SouthData	Postage NE Coupon Booklets (100%)	-8.84
DRAFT	02/07/2017	City of Tallahassee	Water February 2017 (100%)	-1,157.09
DRAFT	02/15/2017	Cadence Bank	Account Analysis Fee NE (100%)	-73.63
DEBIT	02/07/2017	Villas SE	Pool Electric Reimburse SE February 2017 Payment (40%)	-66.88
1850	02/06/2017	Sadler Lawn Care Svce	Jan 2017 Svce (40%) + Trees Planted NE (100%)	-720.00
			Lawn Care Svce Jan 2017 (40%)	-620.00
			Trees Planted NE (100%)	<u>-100.00</u>
1851	02/06/2017	Bobo's Cleaning Service	Pool Monthly Cleaning Svces (40%)	-18.00
1852	02/06/2017	Rockhill Insurance Co	Villas HOA Insurance Feb 2017-Feb 2018 (49%)	-1,176.18
1853	02/06/2017	Villas NE Reserve Acct	NE Reserves Feb 2017	-954.50
1854	02/06/2017	CGR Management, LLC	Management Fees Feb 2017 (40%)	-360.00
1855	02/13/2017	CGR Management, LLC	Stamps + Plastic Bin (40%)	-9.94
			Stamps (40%)	-3.92
			Plastic Bin (40%)	<u>-6.02</u>
1856	02/13/2017	Pool Tech	Pool Maintenance January 2017 (40%)	-207.78
1857	02/20/2017	Glen Rushing	Annual Webhosting/Domain Registration (40%)	-56.00
1858	02/27/2017	CMartin & Associates	2016 Villas HOA Tax return Preparation (40%)	-40.00
1859	02/27/2017	Gunns Renovation	194 NE Back Steps, repalced / painted wood, Replace Gate and some wood (100%)	-295.00
			194 NE Back Steps, replaced / painted wood (100%)	-100.00
			194 NE Replace Gate and some wood (100%)	<u>-195.00</u>
1860	02/27/2017	Sadler Lawn Care Svce	Lawn Maintenance Feb 2017 (40%)	-620.00
TOTAL EXPENDITURES				<u><u>-5,763.84</u></u>

Villas Homeowners Association, Inc.
Northeast Profit & Loss Report
February 28, 2017

	Feb 17	YTD 2017 (17%)	2017 Approved Budget	% Budget
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	20.00	0
Total 32000 NE OPERATING REVENUE	4,765.54	9,531.08	57,206.00	17
33000 NE RESERVE & SPEC ASSMT				
33001 NE RESERVE DUES	954.46	1,908.92	11,454.00	17
Total 33000 NE RESERVE & SPEC ASSMT	954.46	1,908.92	11,454.00	17
35500 NE OTHER INCOME				
35521 NE RESERVE INT & DIV	1.46	3.01	10.00	30
Total 35500 NE OTHER INCOME	1.46	3.01	10.00	30
Total Income	5,721.46	11,443.01	68,670.00	17
Expense				
45000 NE OPERATING EXPENSE				
45100 NE ADMIN EXPENSE				
45101 NE BANK FEES & PRODUCTS	73.63	73.63	90.00	82
45102 NE INSURANCE	1,176.18	1,176.18	1,510.00	78
45103 NE LICENSES & FEES	0.00	0.00	415.00	0
45104 NE MANAGEMENT FEES	360.00	720.00	4,680.00	15
45105 NE WEBSITE	56.00	56.00	56.00	100
45106 NE OFFICE SUPPLY & COPIES	6.02	21.92	200.00	11
45107 NE POSTAGE	12.76	12.76	100.00	13
45108 NE SERVICES-ACCOUNTING	40.00	40.00	160.00	25
45109 NE SERVICES-LEGAL	0.00	0.00	300.00	0
45120 NE TAXES	0.00	0.00	15.00	0
Total 45100 NE ADMIN EXPENSE	1,724.59	2,100.49	7,526.00	28
45200 NE BUILDING MAINTENANCE				
45201 NE CARPENTRY	295.00	295.00	9,000.00	3
45203 NE PLUMBING	0.00	992.40	3,000.00	33
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	700.00	0
45207 ROOF & GUTTER CLEANING	0.00	0.00	750.00	0
Total 45200 NE BUILDING MAINTENANCE	295.00	1,287.40	14,900.00	9
45300 NE GROUNDS EXPENSE				
45301 NE LAWN CARE EXPENSE	1,240.00	2,010.00	8,330.00	24
45302 NE LANDSCAPING EXPENSE	0.00	0.00	1,000.00	0
45303 NE TREES & SHRUBS EXPENSE	100.00	1,490.84	2,250.00	66
45304 NE SIDEWALKS & PAVING EXP	0.00	0.00	1,600.00	0
Total 45300 NE GROUNDS EXPENSE	1,340.00	3,500.84	13,180.00	27

Villas Homeowners Association, Inc.
Northeast Profit & Loss Report
February 28, 2017

	Feb 17	YTD 2017 (17%)	2017 Approved Budget	% Budget
45400 NE POOL EXPENSE				
45401 NE POOL SERVICE	207.78	417.16	2,300.00	18
45403 NE POOL UTILITIES	66.88	133.68	900.00	15
45405 NE POOL REPAIR	0.00	0.00	900.00	0
45406 NE POOL AREA CLEANING	18.00	36.00	500.00	7
Total 45400 NE POOL EXPENSE	292.66	586.84	4,600.00	13
45500 NE UTILITIES				
45501 NE UTILITIES (WATER)	1,157.09	2,418.49	17,000.00	14
Total 45500 NE UTILITIES	1,157.09	2,418.49	17,000.00	14
Total 45000 NE OPERATING EXPENSE	4,809.34	9,894.06	57,206.00	17
Other Expense				
65000 NE RESERVE EXPENSE				
65006 NE RES EXP - OTHER BLDG	0.00	0.00	8,000.00	0
65015 NE RES EXP - OTHER	0.00	0.00	2,600.00	0
Total 65000 NE RESERVE EXPENSE	0.00	0.00	10,600.00	0

Villas Homeowners Association, Inc.

SOUTHEAST FINANCIAL REPORT

February 28, 2017

BALANCES IN BANK ACCOUNTS AT END OF MONTH

11100 SE CADENCE BK OPERATING	8,594.44
11700 SE UTIL DEP-CAP CTY BK	2,187.12
11902 SE TAL STATE BK RESERVE	58,142.33
TOTAL	68,923.89

OUTSTANDING HOMEOWNER DUES

157.18

EXPENDITURES & TRANSFERS DURING MONTH

Num	Date	Name	Memo	Paid Amount
DEBIT	02/03/2017	SouthData	Postage Coupon Booklets SE (100%)	-14.96
DRAFT	02/07/2017	City of Tallahassee	Water February 2017 (100%)	-1,277.87
DRAFT	02/07/2017	City of Tallahassee	Pool Electric Feb 2017 (SE+NE)	-167.20
DRAFT	02/15/2017	Cadence Bank	Account Analysis Fee SE (100%)	-114.42
5864	02/06/2017	Bobo's Cleaning Service	Pool Area Cleaning Jan 2017 (60%)	-27.00
5865	02/06/2017	Sadler Lawn Care Service	Jan 2017 Service (60%)	-930.00
5866	02/06/2017	Gunn's Renovation & Repair	SE 197C Replaced old Wood 4 X 4 Post to Gate	-95.00
5867	02/06/2017	Rockhill Insurance Company	Villas HOA Insurance Feb 2017-Feb 2018 (51%)	-1,224.19
5868	02/06/2017	CGR Management, LLC	Management Fees Feb 2017 (40%)	-360.00
5869	02/06/2017	CGR Management, LLC	Management Fees Feb 2017 (20%)	-180.00
5870	02/06/2017	Villas SE Reserve Account	Feb 2017 SE Reserves	-653.67
5871	02/13/2017	White's Plumbing, Inc.	197-A SE Dug Up and Repaired Leak, Replaced Valve 1/20/17 (100%)	-258.20
5872	02/13/2017	White's Plumbing, Inc.	Removed and Replaced main shut-off valve for entire bldg 197 SE 1/24/17(100%)	-510.80
5873	02/13/2017	Pool Tech	Pool Maintenance January 2017 (60%)	-311.66
5874	02/13/2017	CGR Management, LLC	Stamps + Plastic Bin (60%)	-14.90
			Stamps (60%)	-5.88
			Plastic Bin (60%)	-9.02
5875	02/20/2017	Glen Rushing	Annual Webhosting/Domain Registration (60%)	-84.00
5876	02/27/2017	CMartin & Associates	2016 Villas HOA Tax Return Preparation (60%)	-60.00
5877	02/27/2017	Sadler Lawn Care Service	Lawn Svce Feb 2017(60%) Removed Hedge and Bushes SE (100%)	-1,180.00
			Feb 2017 Lawn Maintenance (60%)	-930.00
			132-A SE Trimmed Tree and Bushes (100%)	-75.00
			148-A SE Trimmed Bushes (100%)	-75.00
			133-C Removed Hedges (100%)	-100.00
CREDIT	2/7/2017	SE Villas	NE Pool Elec Feb 2017 (40%)	66.88
CREDIT	2/2/2017	SE Villas	Cadence-Account Analysis Fee (Dec/16 & Jan/17)	15.67
			Total Expenditures	-7,381.32

Villas Homeowners Association, Inc.
SOUTHEAST PROFIT & LOSS REPORT
February 28, 2017

	Feb 17	YTD 2017 (17%)	2017 Approved Budget	% Budget
Ordinary Income/Expense				
Income				
31000 SE OPERATING REVENUES				
31011 SE OPERATING DUES	4,817.26	9,818.62	60,016.00	16
31012 SE LATE FEES /NSF CHARGES	0.00	12.18	50.00	24
Total 31000 SE OPERATING REVENUES	4,817.26	9,830.80	60,066.00	16
31500 SE RESERVE & SPEC ASSMT				
31501 SE RESERVE DUES	692.74	1,346.38	7,844.00	17
Total 31500 SE RESERVE & SPEC ASSMT	692.74	1,346.38	7,844.00	17
34000 SE OTHER INCOME				
34101 SE OPERATING INT & DIV	0.00	0.00	10.00	0
34121 SE RESERVE INT & DIV	2.67	5.60	26.00	22
Total 34000 SE OTHER INCOME	2.67	5.60	36.00	16
Total Income	5,512.67	11,182.78	67,946.00	16
Expense				
41000 SE OPERATING EXPENSE				
41000 SE ADMIN EXPENSE				
41101 SE BANK FEES & PRODUCTS	98.75	106.33	120.00	89
41102 SE INSURANCE	1,224.19	1,224.19	1,570.00	78
41103 SE LICENSES & FEES	0.00	0.00	202.00	0
41104 SE MANAGEMENT FEES	540.00	1,080.00	7,020.00	15
41105 SE WEBSITE	84.00	84.00	84.00	100
41106 SE OFFICE SUPPLY & COPIES	9.02	29.74	200.00	15
41107 SE POSTAGE	20.84	23.98	140.00	17
41108 SE SERVICES-ACCOUNTING	60.00	60.00	210.00	29
41109 SE SERVICES-LEGAL	0.00	0.00	500.00	0
Total 41000 SE ADMIN EXPENSE	2,036.80	2,608.24	10,046.00	26
41200 SE BUILDING MAINTENANCE				
41201 SE CARPENTRY	95.00	160.00	2,500.00	6
41203 SE PLUMBING	769.00	769.00	500.00	154
41205 SE PEST CONTROL/TERMITES	0.00	0.00	2,240.00	0
41206 SE ROOF REPAIR	0.00	0.00	400.00	0
41207 SE ROOF & GUTTER CLEANIN	0.00	1,027.00	2,704.00	38
Total 41200 SE BUILDING MAINTENANCE	864.00	1,956.00	8,344.00	23
41300 SE GROUNDS EXPENSE				
41301 SE LAWN CARE	1,860.00	3,015.00	12,168.00	25
41302 SE LANDSCAPING EXPENSE	0.00	65.00	150.00	43
41303 SE TREES & SHRUBS EXPENSE	250.00	1,710.00	1,000.00	171
41304 SE SIDEWALKS & PAVING EXP	0.00	950.00	400.00	238
Total 41300 SE GROUNDS EXPENSE	2,110.00	5,740.00	13,718.00	42

Villas Homeowners Association, Inc.
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	Feb 17	YTD 2017 (17%)	2017 Approved Budget	% Budget
41400 SE POOL EXPENSE				
41401 SE POOL SERVICE	311.66	625.72	3,156.00	20
41403 SE POOL REPAIRS	0.00	0.00	1,500.00	0
41405 SE POOL UTILITIES	100.32	200.53	1,200.00	17
41406 SE POOL AREA CLEANING	27.00	54.00	702.00	8
Total 41400 SE POOL EXPENSE	438.98	880.25	6,558.00	13
41500 SE UTILITIES EXPENSE				
41501 SE UTILITIES (WATER)	1,277.87	2,717.15	21,400.00	13
Total 41500 SE UTILITIES EXPENSE	1,277.87	2,717.15	21,400.00	13
Total 41000 SE OPERATING EXPENSE	6,727.65	13,901.64	60,066.00	23
Other Expense				
61000 SE RESERVE EXPENSE				
61015 SE RES EXP - OTHER	0.00	0.00	2,600.00	0
Total 61000 SE RESERVE EXPENSE	0.00	0.00	2,600.00	0
Total Other Expense	0.00	0.00	2,600.00	0