

Villas Homeowners Association, Inc.

NE Financials

February 29, 2020

		12100 NE CADENCE BK OPERATING			9,925.62
		12900 NE UTIL DEP - CAP CTY BK			1,464.65
		12902 NE TAL STATE BK RESERVE			24,817.12
			Total Checking/Savings		36,207.39
OUTSTANDING HOMEOWNER DUES					0.00
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
TRANSFER	02/26/2020	Villas SE	Pool Electric - January (40%)		-72.6
DRAFT	02/06/2020	City of Tallahassee	Water - January Payment (100%)*		-4871.4
DRAFT	02/25/2020	Cadence Bank	Account Analysis Fee (100%)		-67.82
2166	02/03/2020	Executive Mgmt Serv	HOA Management - February (40%)		-290.00
2170	02/21/2020	Executive Mgmt Serv	Administrative Fees (40%)		-60.68
			Copies	-42.84	
			Postage & Envelopes	-17.84	
2167	02/07/2020	Sadler's Lawn Care	Lawn Service		-1,042.50
			January 5 Trips (40%)	-792.50	
			Blowing off Roofs (100%)	-250.00	
2168	02/07/2020	Pool Tech	Pool Service - January (40%)		-259.98
			Monthly Service	-198.00	
			Chemicals	-15.98	
			Unclog pump impellar	-46.00	
2164	01/17/2020	Glen Rushing	Website Hosting (40%)		-56.00
2171	02/21/2020	Tower Hill Insurance	Insurance Policy (49%)		-1,337.84
2169	02/10/2020	Massey Service	Pest Prevention (40%)		-24.00
2165	01/29/2020	Villas NE	Reserve Transfer - January		-1,159.83
			TOTAL EXPENDITURES		-9,242.65
*Water leak credits and payment plans adjusted for final billing					

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 February 29, 2020

				Feb 20	Expended YTD 17%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,690.17	9,380.34	56,282.00	17%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,690.17	9,380.34	56,282.00	17%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	1,159.83	2,319.66	13,918.00	17%
			Total 33000 NE RESERVE & SPEC ASSMT	1,159.83	2,319.66	13,918.00	17%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	0.56	1.13	0.00	
			Total 34000 NE OTHER INCOME	0.56	1.13	0.00	
			Total Income	5,850.56	11,701.13	70,200.00	17%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES	67.82	67.82	17.00	399%
			45102 NE INSURANCE	1,337.84	1,337.84	1,690.00	79%
			45103 NE LICENSES &	0.00	0.00	125.00	0%
			45104 NE MANAGEME	290.00	580.00	3,480.00	17%
			45105 NE WEBSITE	56.00	56.00	56.00	100%
			45106 NE OFFICE SUF	42.84	50.16	103.00	49%
			45107 NE POSTAGE	17.84	38.38	104.00	37%
			45108 NE SERVICES-A	0.00	0.00	60.00	0%
			45109 NE SERVICES-L	0.00	0.00	400.00	0%
			Total 45100 NE ADMIN EXPENSE	1,812.34	2,130.20	6,035.00	35%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	0.00	0.00	2,000.00	0%
			45203 NE PLUMBING	0.00	53.60	3,000.00	2%
			45204 NE OTHER MAINT	0.00	0.00	460.00	0%
			45205 NE PEST CONT	24.00	48.00	1,309.00	4%
			45206 NE ROOF REPAIR	0.00	0.00	1,273.00	0%
			45207 NE ROOF CLEANING	250.00	250.00	425.00	59%
			Total 45200 NE BUILDING MAINTENANCE	274.00	351.60	8,467.00	4%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	792.50	1,430.50	8,942.00	16%
			45302 NE LANDSCAPING	0.00	0.00	1,500.00	0%
			45303 NE TREES & SHRUBS	0.00	1,050.00	3,100.00	34%
			45304 NE SIDEWALKS	0.00	0.00	750.00	0%
			45305 NE STORM WATER	0.00	0.00	3,650.00	0%
			Total 45300 NE GROUNDS EXPENSE	792.50	2,480.50	17,942.00	14%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	198.00	594.00	2,496.00	24%
			45402 POOL TREATMENT	15.98	71.52	520.00	14%
			45403 NE POOL UTILITIES	72.60	212.90	800.00	27%
			45405 NE POOL REPAIR	46.00	46.00	1,500.00	3%
			45406 NE POOL AREA	0.00	18.00	522.00	3%
			Total 45400 NE POOL EXPENSE	332.58	942.42	5,838.00	16%
45500 NE UTILITIES							
			45501 NE UTILITIES (V)	4,871.40	4,871.40	18,000.00	27%
			Total 45500 NE UTILITIES	4,871.40	4,871.40	18,000.00	27%
			Total 45000 NE OPERATING EXPENSE	8,082.82	10,776.12	56,282.00	19%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 February 29, 2020

	Other Expense					
	65000 NE RESERVE EXPENSE					
		65006 NE RES EXP - OTHER BLDG	0.00	0.00	0.00	
		65015 NE RES EXP - OTHER	0.00	0.00	0.00	
	Total 65000 NE RESERVE EXPENSE		0.00	0.00	0.00	
	Total Other Expense		0.00	0.00	0.00	

Villas Homeowners Association, Inc.
SE Financials
February 29, 2020

11100 SE CADENCE BK OPERATING				15,503.54
11700 SE UTIL DEP - CAP CTY BK				2,196.97
11902 SE TAL STATE BK RESERVE				21,898.85
Total Checking/Savings				39,599.36
OUTSTANDING HOMEOWNER DUES				452.00
				16.00
				\$66.00
EXPENDITURES & TRANSFERS DURING MONTH				\$370
Num	Date	Name	Memo	Paid Amount
DRAFT	02/06/2020	City of Tallahassee	Water January Payment (100%)	-1,772.06
DRAFT	02/06/2020	City of Tallahassee	Pool Electric January (100%)	-181.50
DRAFT	02/18/2020	Cadence Bank	Account Analysis Fee (100%)	-107.35
6184	02/03/2020	Executive Mgmt Svcs	HOA Management - February (60%)	-435.00
6188	02/21/2020	Executive Mgmt Svcs	Administrative Fees - (60%)	-91.01
			Copies	-64.26
			Postage/Envelope	-26.75
6186	02/07/2020	Pool Tech	Pool Service - January (60%)	-389.97
			Monthly Service	-297
			Chemical	-23.97
			Unclog pump impellar	-69
6181	01/17/2020	Glen Rushing	Website Hosting (60%)	-84.00
6185	02/07/2020	Sadlers Lawn Care	Lawn Service	-1,238.75
			January 5 trips (60%)	-1188.75
			Limb trimming 133C SE (100%)	-50.00
6187	02/21/2020	Arnold's Roofing Enter	Roof Repair (100%)	-750.00
			116 A & C 10 Boots replaced	
6190	02/21/2020	Tower Hill Insurance	Insurance Policy (51%)	-1,392.45
6189	02/21/2020	Massey Services	Pest Prevention (60%)	-36.00
6183	01/29/2020	Villas SE	Reserve Transfers January (100%)	-1,100.00
Credit	02/26/2020	Villas NE	Pool Electric January (40%)	72.60
Total Expenditure				(7,505.49)

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
February 29, 2020

					Feb 20	EXPENDED YTD (17%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	6,115.00	12,230.00	73,380.00	17%
				31012 SE LATE FEES /NSF CHARGES	0.00	0.00	0.00	0%
				Total 31000 SE OPERATING REVENUES	6,115.00	12,230.00	73,380.00	17%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,100.00	2,200.00	13,200.00	17%
				Total 31500 SE RESERVE & SPEC ASSMT	1,100.00	2,200.00	13,200.00	17%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	0.50	1.00	10.00	10%
				Total 34000 SE OTHER INCOME	0.50	1.00	10.00	10%
				Total Income	7,215.00	14,430.00	86,590.00	17%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	107.35	107.35	50.00	215%
				41102 SE INSURANCE	1,392.45	1,392.45	1,760.00	79%
				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	84.00	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	64.26	75.21	115.00	65%
				41107 SE POSTAGE	26.75	57.56	168.00	34%
				41108 SE SERVICES-ACCOUNTING	0.00	0.00	90.00	0%
				41109 SE SERVICES-LEGAL	0.00	50.00	0.00	100%
				Total 41000 SE ADMIN EXPENSE	2,109.81	2,636.57	7,674.00	34%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	0.00	0.00	15,068.00	0%
				41203 SE PLUMBING	0.00	80.40	700.00	11%
				41205 SE PEST CONTROL/TERMITES	36.00	72.00	2,226.00	3%
				41206 SE ROOF REPAIR	750.00	750.00	750.00	100%
				41207 SE ROOF & GUTTER CLEANIN	0.00	1,027.00	2,850.00	36%
				Total 41200 SE BUILDING MAINTENANCE	786.00	1,929.40	21,594.00	9%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	1,188.75	2,145.75	12,506.00	17%
				41302 SE LANDSCAPING EXPENSE	0.00	0.00	1,000.00	0%
				41303 SE TREES & SHRUBS EXPENSE	50.00	300.00	1,500.00	20%
				41304 SE SIDEWALKS & PAVING EXP	0.00	0.00	350.00	0%
				Total 41300 SE GROUNDS EXPENSE	1,238.75	2,445.75	15,356.00	16%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	297.00	891.00	3,669.00	24%
				41403 SE POOL REPAIRS	69.00	69.00	1,300.00	5%
				41405 SE POOL UTILITIES	108.90	133.58	1,200.00	11%
				41406 SE POOL AREA CLEANING	0.00	27.00	837.00	3%
				41407 SE POOL TREATMENT/EQUIPMENT	23.97	108.27	750.00	14%
				Total 41400 SE POOL EXPENSE	498.87	1,228.85	7,756.00	16%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	1,772.06	3,276.09	21,000.00	16%
				Total 41500 SE UTILITIES EXPENSE	1,772.06	3,276.09	21,000.00	16%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
February 29, 2020

		Total 41000 SE OPERATING EXPENSE	6,405.49	11,516.66	73,380.00	16%
		Total Expense	6,405.49	11,516.66	73,380.00	16%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	0.00	0.00	8,000.00	0%
		61015 SE RES EXP - OTHER	0.00	0.00	5,000.00	0%
		Total 61000 SE RESERVE EXPENSE	0.00	0.00	13,000.00	0%