

Villas Homeowners Association, Inc.

NE Financials

March 31, 2018

12100 NE CADENCE BK OPERATING	12,250.88
12900 NE UTIL DEP - CAP CTY BK	1,458.08
12902 NE TAL STATE BK RESERVE	30,707.78
Total Checking/Savings	44,416.74

OUTSTANDING HOMEOWNER DUES 0.00

EXPENDITURES & TRANSFERS DURING MONTH

Num	Date	Name	Memo	Paid Amount
TRANSFER	03/20/2018	Villas SE	Pool Electric February (40%)	-79.86
DRAFT	03/08/2018	City of Tallahassee	Water - February Payment (100%)	-1,248.22
1946	02/02/2018	US Postal Service	Renewal of Post Office Box (40%)	-28.00
1951	03/01/2018	Executive Mgmt Svcs	HOA Management March (40%)	-320.36
			Management Fee (40%)	-290.00
			Copies*	-19.20
			Postage/Envelope*	-11.16
2056	03/16/2018	Sadlers Lawn Care	Lawn Service February (40%)	-620.00
2054	03/16/2018	Calvert Construction	Wood Rot/Pool Repair	-575.00
			Wood Rot Repair - 173 NE (100%)	-475.00
			Pool Repair - Seal Deck & Bench (40%)	-100.00
2053	03/16/2018	Bobo's Cleaning Svc	Pool Area Cleaning February (40%)	-18.00
1952	03/01/2018	Glen Rushing	Website hosting & domain (40%)	-56.00
2055	03/18/2018	Executive Mgmt Svcs	Administrative Fees (40%)	-63.49
			Copies - Annual Meeting (40%)	-42.66
			Postage/Envelopes - Annual Meeting (40%)	-20.83
2070	03/08/2018	Brown & Brown	Directors & Officers Policy (49%)	-426.30
2059	03/21/2018	FL Department of St	Secretary of State Filing (40%)	-24.50
2058	03/21/2018	Brooks Harrison Cayer	Corporate Tax Filing (40%)	-60.00
1006	03/07/2018	Calvert Construction	Wood Rot Repairs (100%)**	-4,905.00
			Wood Rot - 175 NE (100%)	-925.00
			Wood Rot - 172 NE (100%)	-3,980.00
2060	03/23/2018	Villas NE Reserve	March NE Reserves	-954.50
TOTAL EXPENDITURES				-9,379.23

* Full Copy & Postage/Envelope cost was added to NE; will be reimbursed in April financials

** Paid with Reserve Funds

Villas Homeowners Association, Inc.

NORTHEAST Profit Loss

March 31, 2018

Ordinary Income/Expense	Expended			
	Mar 18	YTD 25%	Annual Budget	% of Budget
Income				
32000 NE OPERATING REVENUE				
32011 NE OPERATING FEES	4,765.54	14,296.62	57,186.00	25%
32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
Total 32000 NE OPERATING REVENUE	4,765.54	14,296.62	57,186.00	25%
33000 NE RESERVE & SPEC ASSMT				
33001 NE RESERVE DUES	954.50	2,863.50	11,454.00	25%
Total 33000 NE RESERVE & SPEC ASSMT	954.50	2,863.50	11,454.00	25%
34000 NE OTHER INCOME				
34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
34121 NE RESERVE INT & DIV	1.68	5.30	15.00	35%
Total 34000 NE OTHER INCOME	1.68	5.30	15.00	35%
Total Income	5,721.72	17,165.42	68,655.00	25%
Expense				
45000 NE OPERATING EXPENSE				
45100 NE ADMIN EXPENSE				
45101 NE BANK FEES & PRODUCTS	0.00	72.72	90.00	81%
45102 NE INSURANCE	426.30	1,586.47	1,610.00	99%
45103 NE LICENSES & FEES	24.50	24.50	130.00	19%
45104 NE MANAGEMENT FEES	290.00	870.00	3,480.00	25%
45105 NE WEBSITE	56.00	56.00	56.00	100%
45106 NE OFFICE SUPPLY & COPIES	61.86	65.16	200.00	33%
45107 NE POSTAGE	59.99	61.94	120.00	52%
45108 NE SERVICES-ACCOUNTING	60.00	60.00	60.00	100%
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	978.65	2,796.79	5,746.00	49%
45200 NE BUILDING MAINTENANCE				
45201 NE CARPENTRY	475.00	6,675.00	9,820.00	68%
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	475.00	6,675.00	17,022.00	39%
45300 NE GROUNDS EXPENSE				
45301 NE LAWN CARE	620.00	1,860.00	8,088.00	23%
45302 NE LANDSCAPING	0.00	0.00	500.00	0%
45303 NE TREES & SHRUBS	0.00	1,000.00	2,450.00	41%
45304 NE SIDEWALKS & PAVING	0.00	175.00	2,150.00	8%
Total 45300 NE GROUNDS EXPENSE	620.00	3,035.00	13,188.00	23%
45400 NE POOL EXPENSE				

Villas Homeowners Association, Inc.

NORTHEAST Profit Loss

March 31, 2018

	Mar 18	Expended YTD 25%	Annual Budget	% of Budget
45401 NE POOL SERVICE	0.00	659.30	1,980.00	33%
45402 POOL TREATMENT/EQUIPMEN	0.00	0.00	950.00	0%
45403 NE POOL UTILITIES	79.86	308.76	900.00	34%
45405 NE POOL REPAIR	100.00	360.00	900.00	40%
45406 NE POOL AREA CLEANING	18.00	54.00	500.00	11%
Total 45400 NE POOL EXPENSE	197.86	1,382.06	5,230.00	26%
45500 NE UTILITIES				
45501 NE UTILITIES (WATER)	1,248.22	3,674.62	16,000.00	23%
Total 45500 NE UTILITIES	1,248.22	3,674.62	16,000.00	23%
Total 45000 NE OPERATING EXPENSE	3,519.73	17,563.47	57,186.00	31%
Other Expense				
65000 NE RESERVE EXPENSE				
65006 NE RES EXP - OTHER BLDG	4,905.00	9,405.00	12,300.00	76%
65015 NE RES EXP - OTHER	0.00	0.00	3,000.00	0%
Total 65000 NE RESERVE EXPENSE	4,905.00	9,405.00	15,300.00	61%
Total Other Expense	4,905.00	9,405.00	15,300.00	61%

Villas Homeowners Association, Inc.

SE Financials

March 31, 2018

11100 SE CADENCE BK OPERATING	18,106.38
11700 SE UTIL DEP - CAP CTY BK	2,187.12
11902 SE TAL STATE BK RESERVE	50,191.66

Total Checking/Savings	70,485.16
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OUTSTANDING HOMEOWNER DUES	530.97
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EXPENDITURES & TRANSFERS DURING MONTH

Num	Date	Name	Memo	Paid Amount
DRAFT	03/08/2018	City of Tallahassee	Water w/ February Payment (100%)*	-2,663.36
DRAFT	03/09/2018	City of Tallahassee	Pool Electric February (100%)	-199.65
5974	02/02/2018	US Postal Services	Post Office Box Renewal (60%)	-42.00
5978	03/01/2018	Glen Rushing	Domain Registration & Hosting (60%)	-84.00
5979	03/01/2018	Executive Mgmt Svcs	HOA Management Fee March (60%)	-453.22
			March Management Fee (60%)	-435.00
			Copies (60%)	-11.52
			Postage/Envelopes (60%)	-6.70
5983	03/16/2018	Sadler's Lawn Care	Lawn Service February (60%)	-930.00
5986	03/21/2018	Brown & Brown	Directors & Officer Policy (51%)	-443.70
5980	03/16/2018	Bobo's Cleaning Svc	Pool Area Cleaning February (60%)	-27.00
5981	03/16/2018	Calvert Construction	Carpentry/Pool Repair	-325.00
			Seal Pool Deck & Bench (60%)	-150.00
			Wood rot 180B SE (100%)	-175.00
5982	03/16/2018	Executive Mgmt Svcs	Administrative Fees March (60%)	-95.24
			Copies Annual Meeting(60%)	-63.99
			Postage/Envelopes Annual Meeting (60%)	-31.25
5987	03/21/2018	Brooks Harrison Cayer	Corporate Tax Return (60%)	-90.00
5989	03/21/2018	White's Plumbing	Plumbing Repair - 149A SE (100%)	-632.00
5988	03/21/2018	FL Department of State	Annual State Filing (60%)	-36.75
5985	03/16/2018	Villas SE Reserves	March SE Reserves	-505.40
Credit	03/20/2018	Villas SE	NE Pool Electric February (40%)	79.86
Total Expenditure				(6,447.46)

* City undercharged for 7 months in 2017; Payment 2

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
March 31, 2018

	Mar 18	EXPENDED YTD (25%)	Annual Budget	% of Budget
Ordinary Income/Expense				
Income				
31000 SE OPERATING REVENUES				
31011 SE OPERATING DUES	5,509.53	16,528.59	68,581.00	24%
31012 SE LATE FEES /NSF CHARGES	13.62	31.23	0.00	0%
Total 31000 SE OPERATING REVENUES	5,523.15	16,559.82	68,581.00	24%
31500 SE RESERVE & SPEC ASSMT				
31501 SE RESERVE DUES	505.40	1,516.20	6,065.00	25%
Total 31500 SE RESERVE & SPEC ASSMT	505.40	1,516.20	6,065.00	25%
34000 SE OTHER INCOME				
34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
34121 SE RESERVE INT & DIV	2.54	7.30	26.00	28%
Total 34000 SE OTHER INCOME	2.54	7.30	26.00	28%
Total Income	6,028.55	18,076.02	74,646.00	24%
Expense				
41000 SE OPERATING EXPENSE				
41000 SE ADMIN EXPENSE				
41101 SE BANK FEES & PRODUCTS	0.00	128.29	167.00	77%
41102 SE INSURANCE	443.70	1,651.23	1,835.00	90%
41103 SE LICENSES & FEES	36.75	36.75	187.00	20%
41104 SE MANAGEMENT FEES	435.00	1,305.00	5,220.00	25%
41105 SE WEBSITE	84.00	84.00	84.00	100%
41106 SE OFFICE SUPPLY & COPIES	75.51	80.46	200.00	40%
41107 SE POSTAGE	79.95	82.88	100.00	83%
41108 SE SERVICES-ACCOUNTING	90.00	90.00	60.00	150%
41109 SE SERVICES-LEGAL	0.00	0.00	0.00	0%
Total 41000 SE ADMIN EXPENSE	1,244.91	3,458.61	7,853.00	44%
41200 SE BUILDING MAINTENANCE				
41201 SE CARPENTRY	175.00	175.00	5,000.00	4%
41203 SE PLUMBING	632.00	632.00	1,000.00	63%
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	807.00	807.00	13,360.00	6%
41300 SE GROUNDS EXPENSE				
41301 SE LAWN CARE	930.00	2,790.00	12,168.00	23%
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	3,015.00	18,968.00	16%
41400 SE POOL EXPENSE				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
March 31, 2018

	Mar 18	EXPENDED YTD (25%)	Annual Budget	% of Budget
41401 SE POOL SERVICE	0.00	988.98	2,970.00	33%
41403 SE POOL REPAIRS	150.00	540.00	1,500.00	36%
41405 SE POOL UTILITIES	119.79	278.61	1,400.00	20%
41406 SE POOL AREA CLEANING	27.00	81.00	730.00	11%
XXXXX SE POOL TREATMENT/EQUIPMEN	0.00	0.00	1,400.00	0%
Total 41400 SE POOL EXPENSE	296.79	1,888.59	8,000.00	24%
41500 SE UTILITIES EXPENSE				
41501 SE UTILITIES (WATER)	2,663.36	5,138.72	20,400.00	25%
Total 41500 SE UTILITIES EXPENSE	2,663.36	5,138.72	20,400.00	25%
Total 41000 SE OPERATING EXPENSE	5,942.06	14,307.92	68,581.00	21%
Total Expense	5,942.06	14,307.92	68,581.00	21%
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%