

Villas Homeowners Association, Inc.

NE Financials

March 31, 2019

		12100 NE CADENCE BK OPERATING			18,649.49
		12900 NE UTIL DEP - CAP CTY BK			1,462.45
		12902 NE TAL STATE BK RESERVE			19,508.75
		12902 NE TAL STATE BK RESERVE	Special Assessment Painting		82,700.00
			Total Checking/Savings		122,320.69
OUTSTANDING HOMEOWNER DUES					65.07
					190 \$65.07
EXPENDITURES & TRANSFERS DURING MONTH					
Num	Date	Name	Memo		Paid Amount
TRANSFER	03/18/2019	Villas SE	Pool Electric February (40%)		-71.33
DRAFT	03/08/2019	City of Tallahassee	Water - February Payment (100%)		-1,368.53
DRAFT	03/15/2019	Cadence Bank	Account Analysis Fee (100%)		-5.00
2037	03/01/2019	Executive Mgmt Svcs	HOA Management - March (40%)		-290.00
2043	02/21/2019	Executive Mgmt Svcs	Administrative Cost (40%)		-65.40
			Copies - Annual Meeting Notice	-27.60	
			Postage/Envelope - Annual Meeting Notice	-37.80	
2038	03/09/2019	Bobo's Cleaning Svc	Pool Area Cleaning March (40%)		-18.00
2039	03/09/2019	Sadler Lawn Service	Lawn Service - February (40%)		-638.00
			4 trips		
1013	03/19/2019	All Spectrum Painting	Painting of NE Units (100%)*		-5,200.00
			Draw on units 170 - 175 NE		
2041	03/09/2019	Villas NE	March NE Reserves		-954.50
			TOTAL EXPENDITURES		-8,610.76
* Paid with Reserve Funds					

Villas Homeowners Association, Inc.
NORTHEAST Profit Loss
March 31, 2019

				March 19	Expended YTD (25%)	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,765.50	14,296.50	57,186.00	25%
			32012 NE LATE FEES/NSF CHARGES	0.00	17.30	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,765.50	14,313.80	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	3.34	5.26	15.00	35%
			Total 34000 NE OTHER INCOME	3.34	5.26	15.00	35%
			Total Income	5,723.34	17,182.56	68,655.00	25%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	5.00	12.00	90.00	13%
			45102 NE INSURANCE	0.00	1,260.59	1,590.00	79%
			45103 NE LICENSES & FEES	0.00	0.00	125.00	0%
			45104 NE MANAGEMENT FEES	290.00	870.00	3,480.00	25%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	27.60	48.50	160.00	30%
			45107 NE POSTAGE	37.80	39.44	175.00	23%
			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	360.40	2,286.53	6,136.00	37%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	0.00	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	0.00	150.00	425.00	35%
			Total 45200 NE BUILDING MAINTENANCE	0.00	1,924.60	14,521.00	13%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	638.00	2,050.50	8,304.00	25%
			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	638.00	2,050.50	13,029.00	16%
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	71.33	207.25	940.00	22%
			45405 NE POOL REPAIR	0.00	76.00	950.00	8%
			45406 NE POOL AREA CLEANING	18.00	54.00	504.00	11%
			Total 45400 NE POOL EXPENSE	89.33	573.23	5,500.00	10%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,368.53	3,989.82	18,000.00	22%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 March 31, 2019

		Total 45500 NE UTILITIES	1,368.53	3,989.82	18,000.00	22%
		Total 45000 NE OPERATING EXPENSE	2,456.26	10,824.68	57,186.00	19%
	Other Expense					
		65000 NE RESERVE EXPENSE				
		65006 NE RES EXP - OTHER BLDG	0.00	6,000.00	15,000.00	40%
		65015 NE RES EXP - OTHER	0.00	0.00	2,000.00	0%
		XXXXX NE RES EXP - PAINTING	5,200.00	5,200.00	91,000.00	6%
		Total 65000 NE RESERVE EXPENSE	5,200.00	11,200.00	108,000.00	10%
	Total Other Expense		5,200.00	11,200.00	108,000.00	10%

Villas Homeowners Association, Inc.
SE Financials
March 31, 2019

11100	SE CADENCE BK OPERATING			13,969.06
11700	SE UTIL DEP - CAP CTY BK			2,193.68
11902	SE TAL STATE BK RESERVE			40,963.09
			Total Checking/Savings	57,125.83
	OUTSTANDING HOMEOWNER DUES			1,443.11
				115-A \$740.90
				181-A \$323.90
				164-B \$119.55
				148-A \$258.76
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	03/08/2019	City of Tallahassee	Water February Payment (100%)	-1,764.64
DRAFT	03/12/2019	City of Tallahassee	Pool Electric February (100%)	-178.32
6072	03/01/2019	Executive Mgmt Svcs	HOA Management - February(60%)	-435.00
6074	03/08/2019	Bobo's Cleaning Svc	Pool Area Cleaning March (60%)	-27.00
6073	03/01/2019	White's Plumbing	Plumbing Repair (100%)	-354.80
			165 SE - leak on water service line	
6075	03/08/2019	Sadler Lawn Care	Lawn Service - February (60%)	-957.00
			4 Trips	
6078	03/20/2019	Executive Mgmt Svcs	Administrative Fees - (60%)	-98.10
			Copies - Annual Meeting	-41.40
			Postage/Envelope - Annual Meeting	-56.70
6077	03/08/2019	Villas SE	March Reserves	-1,000.00
Credit	03/18/2019	Villas SE	NE Pool Electric February (40%)	71.33
			Total Expenditure	(4,743.53)

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
March 31, 2019

					March 19	EXPENDED YTD (25%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	5,591.00	16,773.00	67,092.00	25%
				31012 SE LATE FEES /NSF CHARGES	59.01	113.56	0.00	0%
				Total 31000 SE OPERATING REVENUES	5,650.01	16,886.56	67,092.00	25%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	1,000.00	3,000.00	12,000.00	25%
				Total 31500 SE RESERVE & SPEC ASSMT	1,000.00	3,000.00	12,000.00	25%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	2.07	6.32	30.00	21%
				Total 34000 SE OTHER INCOME	2.07	6.32	30.00	21%
				Total Income	6,650.01	19,886.56	79,122.00	25%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	0.00	10.00	150.00	7%
				41102 SE INSURANCE	0.00	1,312.05	1,700.00	77%
				41103 SE LICENSES & FEES	0.00	0.00	187.00	0%
				41104 SE MANAGEMENT FEES	435.00	1,305.00	5,220.00	25%
				41105 SE WEBSITE	0.00	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	41.40	72.74	150.00	48%
				41107 SE POSTAGE	56.70	59.16	200.00	30%
				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	533.10	2,842.95	8,781.00	32%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	0.00	0.00	8,309.00	0%
				41203 SE PLUMBING	354.80	354.80	1,000.00	35%
				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	354.80	1,381.80	15,135.00	9%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	957.00	3,075.75	12,456.00	25%
				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	957.00	3,125.75	19,156.00	16%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	0.00	594.00	3,564.00	17%
				41403 SE POOL REPAIRS	0.00	213.00	1,500.00	14%
				41405 SE POOL UTILITIES	106.99	310.86	1,200.00	26%
				41406 SE POOL AREA CLEANING	27.00	81.00	756.00	11%
				41407 SE POOL TREATMENT/EQUIPMENT	0.00	116.62	1,000.00	12%
				Total 41400 SE POOL EXPENSE	133.99	1,315.48	8,020.00	16%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	1,764.64	4,597.95	16,000.00	29%
				Total 41500 SE UTILITIES EXPENSE	1,764.64	4,597.95	16,000.00	29%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
March 31, 2019

		Total 41000 SE OPERATING EXPENSE	3,743.53	13,263.93	67,092.00	20%
		Total Expense	3,743.53	13,263.93	67,092.00	20%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	0.00	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	0.00	13,215.00	11,000.00	120%