

Villas Homeowners Association, Inc.

NE Financials

March 31, 2021

		12100 NE CADENCE BK OPERATING		11,959.45
		12900 NE UTIL DEP - CAP CTY BK		1,464.65
		12902 NE TAL STATE BK RESERVE		43,913.73
			Total Checking/Savings	57,337.83
OUTSTANDING HOMEOWNER DUES				
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	03/09/2021	City of Tallahassee	Water - February Payment (100%)	-1522.88
DRAFT	03/15/2021	Cadence Bank	Account Analysis Fee (100%)	-8.36
4027	03/11/2021	Executive Mgmt Serv	HOA Management - March (40%)	-290.00
4020	02/04/2021	Executive Mgmt Serv	Billed Admin - March (40%)	-3.95
			Copies	-2.10
			Postage	-1.85
4028	03/11/2021	Sadler's Lawn Care	Lawn Service - February 4 Trips	-638.00
4029	03/11/2021	Pool Tech	Pool Service - February (40%)	-256.36
			Monthly Service	-210.00
			Chemicals	-46.36
4031	03/12/2021	Bobo's Cleaning	Pool Area Cleaning March (40%)	-20.00
4030	03/12/2021	170 NE	Overpayment of dues (100%)	-450.00
4026	03/11/2021	Calvert Construction	Drainage Work (100%)	-600.00
			187 Drain Box & Pipe	
4025	03/11/2021	Anderson & Givens	Legal Work - Drainage Issues (40%)	-110.00
4023	02/24/2021	Massey Services	Pest Control - Jan/Feb (40%)	-48.00
DRAFT	03/02/2021	Villas SE	Overpayment of Insurance (49%)	18.62
DRAFT	03/02/2021	Villas SE	Pool Utilites -Dec, Jan, Feb (40%)	-205.24
4024	02/26/2021	Villas NE	Reserves - February (100%)	-1,159.83
			TOTAL EXPENDITURES	-5,294.00

Villas Homeowners Association, Inc.
NORTHEAST Profit Loss
March 31, 2021

				March 21	Expended YTD 25%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,690.17	14,070.51	56,282.00	25%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,690.17	14,070.51	56,282.00	25%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	1,159.83	3,479.49	13,918.00	25%
			Total 33000 NE RESERVE & SPEC ASSMT	1,159.83	3,479.49	13,918.00	25%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	1.82	5.12	14.00	
			Total 34000 NE OTHER INCOME	1.82	5.12	14.00	
			Total Income	5,851.82	17,555.12	70,214.00	25%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	8.36	16.98	74.00	23%
			45102 NE INSURANCE	0.00	1,339.05	1,873.00	71%
			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	2.10	48.72	140.00	35%
			45107 NE POSTAGE	1.85	26.04	132.00	20%
			45108 NE SERVICES-ACCOUNTING	0.00	0.00	60.00	0%
			45109 NE SERVICES-LEGAL	110.00	110.00	300.00	37%
			Total 45100 NE ADMIN EXPENSE	412.31	2,466.79	6,240.00	40%
45200 NE BUILDING MAINTENANCE							
			45201 NE WOODROT INSPECT/REPAIR	0.00	0.00	5,000.00	0%
			45203 NE PLUMBING	0.00	0.00	1,900.00	0%
			45204 NE OTHER MAINTENANCE	0.00	0.00	300.00	0%
			45205 NE PEST CONTROL/TERMITES	48.00	48.00	1,777.00	3%
			45206 NE ROOF REPAIR	0.00	0.00	1,500.00	0%
			45207 NE ROOF CLEANING	0.00	150.00	500.00	30%
			Total 45200 NE BUILDING MAINTENANCE	48.00	198.00	10,977.00	2%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	638.00	2,068.50	9,050.00	23%
			45302 NE LANDSCAPING	0.00	25.00	500.00	5%
			45303 NE TREES & SHRUBS	0.00	0.00	2,800.00	0%
			45304 NE SIDEWALKS & PAVING	0.00	624.55	800.00	78%
			45305 NE STORM WATER	600.00	600.00	3,500.00	17%
			Total 45300 NE GROUNDS EXPENSE	638.00	2,718.05	16,650.00	16%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	210.00	840.00	2,880.00	29%
			45402 POOL TREATMENT/EQUIPMEN	46.36	180.22	580.00	31%
			45403 NE POOL UTILITIES	205.24	205.24	887.00	23%
			45405 NE POOL REPAIR	0.00	48.80	1,750.00	3%
			45406 NE POOL AREA CLEANING	20.00	40.00	518.00	8%
			Total 45400 NE POOL EXPENSE	481.60	1,314.26	6,615.00	20%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,522.88	4,721.86	15,800.00	30%
			Total 45500 NE UTILITIES	1,522.88	4,721.86	15,800.00	30%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 March 31, 2021

	Total 45000 NE OPERATING EXPENSE	3,102.79	11,418.96	56,282.00	20%
Other Expense					
	65000 NE RESERVE EXPENSE				
	65006 NE RES EXP - OTHER BLDG	0.00	0.00	2,500.00	
	65015 NE RES EXP - OTHER	0.00	0.00	2,000.00	
	Total 65000 NE RESERVE EXPENSE	0.00	0.00	4,500.00	
Total Other Expense		0.00	0.00	4,500.00	

Villas Homeowners Association, Inc.
SE Financials
March 31, 2021

11100 SE CADENCE BK OPERATING				13,516.41
11700 SE UTIL DEP - CAP CTY BK				2,196.97
11902 SE TAL STATE BK RESERVE				
Reserves				29,502.48
Special Assessments				10,700.00
Total Checking/Savings				55,915.86
OUTSTANDING HOMEOWNER DUES				\$ 599.91
				26.78
				\$387.08
				\$177.05
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	03/09/2021	City of Tallahassee	Water February Payment (100%)	-1,638.93
DRAFT	03/09/2021	City of Tallahassee	Pool Electric February (100%)	-157.95
DRAFT	03/15/2021	Cadence Bank	Account Analysis Fee (100%)	-6.52
8041	03/12/2021	Executive Mgmt Svcs	HOA Management March (60%)	-435.00
8046	03/24/2021	Executive Mgmt Svcs	Billed Admin March (60%)	-5.92
			Copies	-3.15
			Postage	-2.77
8039	03/12/2021	Anderson & Givens	Legal Work - Drainage Issues (60%)	-165.00
8036	02/24/2021	Lance Maxwell Plumbing	196A Hose Bib (100%)	-128.00
8042	03/12/2021	Lance Maxwell Plumbing	180A Hose Bib (100%)	-139.00
8037	02/24/2021	Massey Service	Pest Control - Jan/Feb (60%)	-72.00
8040	03/12/2021	Bobos Cleaning	Pool Area Cleaning - March (60%)	-30.00
8044	03/12/2021	Pool Tech	Pool Service - February (60%)	-384.54
			Monthly Service	-315
			Chemical	-69.54
8043	03/12/2021	Sadlers Lawn Care	Lawn Service - February 4 trips (60%)	-957.00
1022	03/12/2021	Calvert Construction	Woodrot 181A Gable/Framing/Siding (100%)*	-2,900.00
DRAFT	03/02/2021	Villas NE	Overpayment for Insurance (49%)	-18.62
DRAFT	03/02/2021	Villas NE	Pool Utility - Dec/Jan/Feb (40%)	205.24
8038	02/25/2021	Villas SE	Reserve Funds February & Woodrot (100%)	-2,500.00
Total Expenditure				(9,333.24)
* Paid with reserve funds				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
March 31, 2021

					March 21	EXPENDED YTD (25%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
31011 SE OPERATING DUES					6,215.00	18,645.00	74,580.00	25%
31012 SE LATE FEES /NSF CHARGES					30.93	76.08	0.00	0%
Total 31000 SE OPERATING REVENUES					6,245.93	18,721.08	74,580.00	25%
31500 SE RESERVE & SPEC ASSMT								
31501 SE RESERVE DUES					3.00	2,000.00	12,000.00	17%
Special Assessment					2,000.00	10,700.00	11,700.00	91%
Total 31500 SE RESERVE & SPEC ASSMT					2,003.00	12,700.00	23,700.00	54%
34000 SE OTHER INCOME								
34101 SE OPERATING INT & DIV					0.00	0.00	0.00	0%
34121 SE RESERVE INT & DIV					1.63	4.05	10.00	41%
Total 34000 SE OTHER INCOME					1.63	4.05	10.00	41%
Total Income					8,248.93	31,421.08	98,290.00	32%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
41101 SE BANK FEES & PRODUCTS					6.52	13.71	126.00	11%
41102 SE INSURANCE					0.00	1,393.70	1,949.50	71%
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					3.15	78.78	210.00	38%
41107 SE POSTAGE					2.77	63.75	211.00	30%
41108 SE SERVICES-ACCOUNTING					0.00	0.00	90.00	0%
41109 SE SERVICES-LEGAL					165.00	165.00	104.00	159%
Total 41000 SE ADMIN EXPENSE					612.44	3,103.94	8,181.50	38%
41200 SE BUILDING MAINTENANCE								
41201 SE CARPENTRY					0.00	0.00	14,663.50	0%
41203 SE PLUMBING					267.00	267.00	1,000.00	27%
41205 SE PEST CONTROL/TERMITES					72.00	72.00	2,226.00	3%
41206 SE ROOF REPAIR					0.00	0.00	750.00	0%
41207 SE ROOF & GUTTER CLEANIN					0.00	685.00	2,366.00	29%
Total 41200 SE BUILDING MAINTENANCE					339.00	1,024.00	21,005.50	5%
41300 SE GROUNDS EXPENSE								
41301 SE LAWN CARE					957.00	3,102.75	13,573.00	23%
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%
Total 41300 SE GROUNDS EXPENSE					957.00	3,102.75	15,623.00	20%
41400 SE POOL EXPENSE								
41401 SE POOL SERVICE					315.00	1,260.00	4,320.00	29%
41403 SE POOL REPAIRS					0.00	73.20	1,600.00	5%
41405 SE POOL UTILITIES					0.00	307.87	1,200.00	26%
41406 SE POOL AREA CLEANING					30.00	60.00	800.00	8%
41407 SE POOL TREATMENT/EQUIPMENT					69.54	270.33	850.00	32%
Total 41400 SE POOL EXPENSE					414.54	1,971.40	8,770.00	22%
41500 SE UTILITIES EXPENSE								
41501 SE UTILITIES (WATER)					1,638.93	4,768.79	21,000.00	23%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
March 31, 2021

			Total 41500 SE UTILITIES EXPENSE	1,638.93	4,768.79	21,000.00	23%
			Total 41000 SE OPERATING EXPENSE	3,961.91	13,970.88	74,580.00	19%
			Total Expense	3,961.91	13,970.88	74,580.00	19%
			Other Expense				
			61000 SE RESERVE EXPENSE				
			61012 SE RES EXP - OTHER BUILDING	0.00	0.00	7,000.00	0%
			XXXX SE RES ASSESMENT	2,900.00	2,900.00	11,700.00	25%
			61015 SE RES EXP - OTHER	0.00	0.00	5,000.00	0%
			Total 61000 SE RESERVE EXPENSE	2,900.00	2,900.00	23,700.00	12%