

Villas Homeowners Association, Inc.

NE Financials

December 31, 2017

12100 NE CADENCE BK OPERATING	11,997.85
12900 NE UTIL DEP - CAP CTY BK	1,458.08
12902 NE TAL STATE BK RESERVE	37,243.98
Total Checking/Savings	50,699.91

OUTSTANDING HOMEOWNER DUES 0.00

EXPENDITURES & TRANSFERS DURING MONTH

Num	Date	Name	Memo	Paid Amount
TRANSFER		Villas SE	Pool Electric November (40%)*	
DRAFT	12/06/2017	City of Tallahassee	Water - November Payment (100%)	-1,155.88
1927	12/01/2017	Executive Mgmt Svcs	HOA Management December (40%)	-290.00
1933	12/15/2017	Sadlers Lawn Care	Lawn Service November (40%) 5 Visits	-770.00
1932	12/15/2017	Executive Mgmt Svcs		-16.58
			Copies December (40%)	-9.60
			Postage December (40%)	-10.98
			Storage December (40%)**	4.00
1931	12/15/2017	Villas NE Reserve	December NE Reserves	-954.50
TOTAL EXPENDITURES				-3,186.96

*Transfer was sent to the bank; bank did not make transfer in appropriate month. Nov & Dec transfers will show in January

**Reimbursement for last month storage that was charged

Villas Homeowners Association, Inc.

NORTHEAST Profit Loss

December 31 2017

	Dec 17	Expended YTD 100%	Annual Budget	% of Budget
Ordinary Income/Expense				
Income				
32000 NE OPERATING REVENUE				
32011 NE OPERATING FEES	4,765.54	57,186.48	57,186.00	100%
32012 NE LATE FEES/NSF CHARGES	0.00	0.00	20.00	0%
Total 32000 NE OPERATING REVENUE	4,765.54	57,186.48	57,206.00	100%
33000 NE RESERVE & SPEC ASSMT				
33001 NE RESERVE DUES	954.46	11,453.52	11,454.00	100%
Total 33000 NE RESERVE & SPEC ASSMT	954.46	11,453.52	11,454.00	100%
34000 NE OTHER INCOME				
34101 NE OPERATING INT & DIV	0.00	0.00	10.00	0%
34121 NE RESERVE INT & DIV	1.86	16.50	26.00	63%
Total 34000 NE OTHER INCOME	1.86	16.50	36.00	46%
Total Income	5,721.86	68,656.50	68,660.00	100%
Expense				
45000 NE OPERATING EXPENSE				
45100 NE ADMIN EXPENSE				
45101 NE BANK FEES & PRODUCTS	0.00	112.78	90.00	125%
45102 NE INSURANCE	0.00	1,602.48	1,510.00	106%
45103 NE LICENSES & FEES	0.00	124.50	415.00	30%
45104 NE MANAGEMENT FEES	290.00	3,694.00	4,680.00	79%
45105 NE WEBSITE	0.00	56.00	56.00	100%
45106 NE OFFICE SUPPLY & COPIES	5.60	112.45	200.00	56%
45107 NE POSTAGE	10.98	69.52	100.00	70%
45108 NE SERVICES-ACCOUNTING	0.00	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	306.58	5,811.73	7,526.00	77%
45200 NE BUILDING MAINTENANCE				
45201 NE CARPENTRY	0.00	13,295.00	9,000.00	148%
45203 NE PLUMBING	0.00	1,101.00	3,000.00	37%
45204 NE OTHER MAINTENANCE	0.00	0.00	100.00	0%
45205 NE PEST CONTROL/TERMITES	0.00	1,348.60	1,350.00	100%
45206 NE ROOF REPAIR	0.00	1,562.00	700.00	223%
45207 ROOF & GUTTER CLEANING	0.00	250.00	750.00	33%
Total 45200 NE BUILDING MAINTENANCE	0.00	17,556.60	14,900.00	118%
45300 NE GROUNDS EXPENSE				
45301 NE LAWN CARE	770.00	8,393.50	8,330.00	101%
45302 NE LANDSCAPING	0.00	0.00	1,000.00	0%
45303 NE TREES & SHRUBS	0.00	1,707.06	2,250.00	76%
45304 NE SIDEWALKS & PAVING	0.00	2,100.00	1,600.00	131%
Total 45300 NE GROUNDS EXPENSE	770.00	12,200.56	13,180.00	93%
45400 NE POOL EXPENSE				

Villas Homeowners Association, Inc.

NORTHEAST Profit Loss

December 31 2017

	Expended		Annual Budget	% of Budget
	Dec 17	YTD 100%		
45401 NE POOL SERVICE	0.00	3,184.69	2,300.00	138%
45403 NE POOL UTILITIES	0.00	692.53	900.00	77%
45405 NE POOL REPAIR	0.00	490.79	900.00	55%
45406 NE POOL AREA CLEANING	0.00	504.00	500.00	101%
Total 45400 NE POOL EXPENSE	0.00	4,872.01	4,600.00	106%
45500 NE UTILITIES				
45501 NE UTILITIES (WATER)	1,155.88	15,392.62	17,000.00	91%
Total 45500 NE UTILITIES	1,155.88	15,392.62	17,000.00	91%
Total 45000 NE OPERATING EXPENSE	2,232.46	55,833.52	57,206.00	98%
Other Expense				
65000 NE RESERVE EXPENSE				
65006 NE RES EXP - OTHER BLDG	0.00	5,470.00	8,000.00	68%
65015 NE RES EXP - OTHER	0.00	3,780.00	2,600.00	145%
Total 65000 NE RESERVE EXPENSE	0.00	9,250.00	10,600.00	87%
Total Other Expense	0.00	9,250.00	10,600.00	87%

Villas Homeowners Association, Inc.

SE Financials

December 31, 2017

11100 SE CADENCE BK OPERATING	13,262.68
11700 SE UTIL DEP - CAP CTY BK	2,187.12
11902 SE TAL STATE BK RESERVE	48,668.16

Total Checking/Savings	64,117.96
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OUTSTANDING HOMEOWNER DUES 734.56

EXPENDITURES & TRANSFERS DURING MONTH

Num	Date	Name	Memo	Paid Amount
DRAFT	12/06/2017	City of Tallahassee	Water - November Payment (100%)	-737.19
DRAFT	12/07/2017	City of Tallahassee	Pool Electric November (100%)	-184.52
5956	12/01/2017	Executive Mgmt Svcs	HOA Management Fee December (60%)	-435.00
5960	12/15/2017	Sadler's Lawn Care	Lawn Service November (60%) - 5 visits	-1,218.00
			Lawn Service November (60%) - 1155.00	
			Spreading of Rye Grass behind Bld 100 - 63.00	
5958	12/15/2017	Executive Mgmt Svcs		-24.87
			Copying December *** -14.40	
			Postage December*** -16.47	
			Storage December (60%)* 6.00	
5954	12/04/2017	Terry Tree Services	Tree Cutting and Removal (100%)	-1,500.00
			Dead Oak, Elm in front of 116A, Oak limb behind 100	
5959	12/15/2017	Omni Service Group	Mailbox Replacement Project (100%)	-3,848.42
5962	12/15/2017	Villas SE Reserves	December SE Reserves	-653.67
Credit		Villas SE	NE Pool Electric November (40%)**	
Total Expenditure				(8,601.67)

* Reimbursement for storage fee charged previous month

** Transfer was sent to the bank; bank did not make transfer in appropriate month. Nov & Dec transfers will show in January

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
December 31, 2017

	Dec 17	EXPENDED YTD (100%)	Annual Budget	% of Budget
Ordinary Income/Expense				
Income				
31000 SE OPERATING REVENUES				
31011 SE OPERATING DUES	4,944.87	59,129.89	60,016.00	99%
31012 SE LATE FEES /NSF CHARGES	0.00	69.86	50.00	140%
Total 31000 SE OPERATING REVENUES	4,944.87	59,199.75	60,066.00	99%
31500 SE RESERVE & SPEC ASSMT				
31501 SE RESERVE DUES	653.67	8,053.60	7,844.00	103%
Total 31500 SE RESERVE & SPEC ASSMT	653.67	8,053.60	7,844.00	103%
34000 SE OTHER INCOME				
34101 SE OPERATING INT & DIV	0.00	0.00	10.00	0%
34121 SE RESERVE INT & DIV	2.46	24.70	26.00	95%
Total 34000 SE OTHER INCOME	2.46	24.70	36.00	69%
Total Income	5,598.54	67,253.35	67,910.00	99%
Expense				
41000 SE OPERATING EXPENSE				
41000 SE ADMIN EXPENSE				
41101 SE BANK FEES & PRODUCTS	0.00	136.64	120.00	114%
41102 SE INSURANCE	0.00	1,667.89	1,570.00	106%
41103 SE LICENSES & FEES	0.00	186.75	202.00	92%
41104 SE MANAGEMENT FEES	435.00	5,106.00	7,020.00	73%
41105 SE WEBSITE	0.00	84.00	84.00	100%
41106 SE OFFICE SUPPLY & COPIES	8.40	217.77	200.00	109%
41107 SE POSTAGE	16.47	105.16	140.00	75%
41108 SE SERVICES-ACCOUNTING	0.00	60.00	210.00	29%
41109 SE SERVICES-LEGAL	0.00	0.00	500.00	0%
Total 41000 SE ADMIN EXPENSE	459.87	7,564.21	10,046.00	75%
41200 SE BUILDING MAINTENANCE				
41201 SE CARPENTRY	3,848.42	5,382.76	2,500.00	215%
41203 SE PLUMBING	0.00	869.00	500.00	174%
41205 SE PEST CONTROL/TERMITES	0.00	2,060.40	2,240.00	92%
41206 SE ROOF REPAIR	0.00	0.00	400.00	0%
41207 SE ROOF & GUTTER CLEANIN	0.00	2,354.00	2,704.00	87%
Total 41200 SE BUILDING MAINTENANCE	3,848.42	10,666.16	8,344.00	128%
41300 SE GROUNDS EXPENSE				
41301 SE LAWN CARE	1,155.00	11,163.00	12,168.00	92%
41302 SE LANDSCAPING EXPENSE	63.00	230.50	150.00	154%
41303 SE TREES & SHRUBS EXPENSE	1,500.00	4,135.00	1,000.00	414%
41304 SE SIDEWALKS & PAVING EXP	0.00	950.00	400.00	238%
Total 41300 SE GROUNDS EXPENSE	2,718.00	16,478.50	13,718.00	120%
41400 SE POOL EXPENSE				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
December 31, 2017

	Dec 17	EXPENDED YTD (100%)	Annual Budget	% of Budget
41401 SE POOL SERVICE	0.00	3,269.33	3,156.00	104%
41403 SE POOL REPAIRS	0.00	820.16	1,500.00	55%
41405 SE POOL UTILITIES	0.00	1,259.28	1,200.00	105%
41406 SE POOL AREA CLEANING	0.00	756.00	702.00	108%
Total 41400 SE POOL EXPENSE	0.00	6,104.77	6,558.00	93%
41500 SE UTILITIES EXPENSE				
41501 SE UTILITIES (WATER)	737.19	12,423.10	21,400.00	58%
Total 41500 SE UTILITIES EXPENSE	737.19	12,423.10	21,400.00	58%
Total 41000 SE OPERATING EXPENSE	7,763.48	53,236.74	60,066.00	89%
Total Expense	7,763.48	53,236.74	60,066.00	89%
Other Expense				
61000 SE RESERVE EXPENSE				
61015 SE RES EXP - OTHER	0.00	16,137.50	2,600.00	621%
Total 61000 SE RESERVE EXPENSE	0.00	16,137.50	2,600.00	621%