

Villas Homeowners Association, Inc.

NE Financials

December 31 2018

		12100 NE CADENCE BK OPERATING			13,027.23
		12900 NE UTIL DEP - CAP CTY BK			1,462.45
		12902 NE TAL STATE BK RESERVE			21,686.07
			Total Checking/Savings		36,175.75
		OUTSTANDING HOMEOWNER DUES			502.71
		EXPENDITURES & TRANSFERS DURING MONTH			
Num	Date	Name	Memo		Paid Amount
TRANSFER	12/05/2018	Villas SE	Pool Electric November (40%)		67.63
DRAFT	12/05/2018	City of Tallahassee	Water - November Payment (100%)		-1,209.65
2014	12/04/2018	Executive Mgmt Svcs	HOA Management - December (40%)		-290.00
2019	12/18/2018	Executive Mgmt Svcs	Administrative Fees (40%)		-9.58
			Copies	-4.38	
			Postage & Envelopes	-5.20	
2017	12/04/2018	Bobo's Cleaning Svc	Pool Area Cleaning November (40%)		-18.00
2015	12/04/2018	Sadler Lawn Service	Lawn Service - November (40%)		-770.00
			5 Trips		
2009	11/15/2018	Sadler Lawn Service	Lawn Service - October		-851.00
			4 Trips (40%)	-626.00	
			Blow off Roofs after Storm (100%)	-225.00	
2007	11/15/2018	Cynthia Paulson	Administrative Fees (40%)		-8.00
			Copies (April - June)		
2012	11/30/2018	Cynthia Paulson	Administrative Fees (40%)		-6.00
			Copies (July - September)		
2013	11/30/2018	Nature's Finest	Dove Weed Sparying on all grass (100%)		-475.00
2016	12/04/2018	Pool Tech	Pool Service - November (40%)		-286.78
			Monthly Service	-198.00	
			Treatment/Equipment	-30.78	
			Repairs - Replace one grate & flowmeter	-58.00	
2018	12/04/2018	Miller's Tree Service	Tree Trimming (100%)		-1,050.00
			172 NE - Limbs touching roof & over drive	-300.00	
			179 NE - Raised oak canopy	-750.00	
1011	12/14/2018	Calvert Construction*	Woodrot Repairs (100%)		-9,000.00
			181 NE	-4,500.00	
			179 NE	-4,500.00	
			TOTAL EXPENDITURES		-4,906.38
		*Paid with reserve funds			

Villas Homeowners Association, Inc.
NORTHEAST Profit Loss
December 31, 2018

				Dec 18	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	13.70	75.97	0.00	0%
			Total 32000 NE OPERATING REVENUE	4,779.24	57,262.45	57,186.00	100%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	954.50	11,454.00	11,454.00	100%
			Total 33000 NE RESERVE & SPEC ASSMT	954.50	11,454.00	11,454.00	100%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
			34121 NE RESERVE INT & DIV	1.11	16.42	15.00	109%
			Total 34000 NE OTHER INCOME	1.11	16.42	15.00	109%
			Total Income	5,734.85	68,732.87	68,655.00	100%
Expense							
45000 NE OPERATING EXPENSE							
45100 NE ADMIN EXPENSE							
			45101 NE BANK FEES & PRODUCTS	0.00	85.46	90.00	95%
			45102 NE INSURANCE	0.00	1,586.47	1,610.00	99%
			45103 NE LICENSES & FEES	0.00	124.50	130.00	96%
			45104 NE MANAGEMENT FEES	290.00	3,480.00	3,480.00	100%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	18.38	114.08	200.00	57%
			45107 NE POSTAGE	5.20	154.40	120.00	129%
			45108 NE SERVICES-ACCOUNTING	0.00	60.00	60.00	100%
			45109 NE SERVICES-LEGAL	0.00	405.00	0.00	100%
			45120 NE TAXES	0.00	0.00	0.00	0%
			Total 45100 NE ADMIN EXPENSE	313.58	6,065.91	5,746.00	106%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	0.00	7,800.00	9,820.00	79%
			45203 NE PLUMBING	0.00	0.00	3,000.00	0%
			45204 NE OTHER MAINTENANCE	0.00	1,063.00	100.00	1063%
			45205 NE PEST CONTROL/TERMITES	0.00	1,380.85	1,350.00	102%
			45206 NE ROOF REPAIR	0.00	2,675.00	2,127.00	126%
			45207 NE ROOF CLEANING	225.00	635.00	625.00	102%
			Total 45200 NE BUILDING MAINTENANCE	225.00	13,553.85	17,022.00	80%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	1,396.00	7,454.00	8,088.00	92%
			45302 NE LANDSCAPING	475.00	856.41	500.00	171%
			45303 NE TREES & SHRUBS	1,050.00	4,550.00	2,450.00	186%
			45304 NE SIDEWALKS & PAVING	0.00	175.00	2,150.00	8%
			Total 45300 NE GROUNDS EXPENSE	2,921.00	13,035.41	13,188.00	99%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	198.00	2,726.08	1,980.00	138%
			45402 POOL TREATMENT/EQUIPMEN	30.78	454.31	950.00	48%
			45403 NE POOL UTILITIES	67.63	918.47	900.00	102%
			45405 NE POOL REPAIR	58.00	3,341.99	900.00	371%
			45406 NE POOL AREA CLEANING	18.00	486.00	500.00	97%
			Total 45400 NE POOL EXPENSE	372.41	7,926.85	5,230.00	152%
45500 NE UTILITIES							
			45501 NE UTILITIES (WATER)	1,209.65	15,248.77	16,000.00	95%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 December 31, 2018

		Total 45500 NE UTILITIES	1,209.65	15,248.77	16,000.00	95%
		Total 45000 NE OPERATING EXPENSE	5,041.64	55,830.79	57,186.00	98%
	Other Expense					
		65000 NE RESERVE EXPENSE				
		65006 NE RES EXP - OTHER BLDG	9,000.00	25,280.00	12,300.00	206%
		65015 NE RES EXP - OTHER	0.00	793.83	3,000.00	26%
		Total 65000 NE RESERVE EXPENSE	9,000.00	26,073.83	15,300.00	170%
	Total Other Expense		9,000.00	26,073.83	15,300.00	170%

Villas Homeowners Association, Inc.
SE Financials
December 31, 2018

		11100 SE CADENCE BK OPERATING			10,381.27
		11700 SE UTIL DEP - CAP CTY BK			2,193.68
		11902 SE TAL STATE BK RESERVE			50,666.37
			Total Checking/Savings		63,241.32
		OUTSTANDING HOMEOWNER DUES			185.16
		EXPENDITURES & TRANSFERS DURING MONTH			
Num	Date	Name	Memo		Paid Amount
DRAFT	12/05/2018	City of Tallahassee	Water November Payment (100%)		-1,379.98
DRAFT	12/06/2018	City of Tallahassee	Pool Electric November (100%)		-169.07
6049	12/04/2018	Executive Mgmt Svcs	HOA Management Fee - December (60%)		-435.00
6055	12/18/2018	Executive Mgmt Svcs	Administrative Fees (60%)		-14.37
			Copies	-6.57	
			Postage/Envelope	-7.80	
6052	12/05/2018	Bobo's Cleaning Svc	Pool Area Cleaning November (60%)		-27.00
6051	12/04/2018	Pool Tech	Pool Service - November (60%)		-430.16
			Monthly Service	-297.00	
			Treatment/Equipment	-46.16	
			Repair - Replace one grate & flowmeter	-87.00	
6044	11/15/2018	Sadler Lawn Care	Lawn Service - October		-1,214.00
			4 Trips (60%)	-939.00	
			Blow off roofs after storm (100%)	-275.00	
6050	12/04/2018	Sadler Lawn Care	Lawn Service - November		-1,280.00
			5 Trips (60%)	-1155.00	
			164C & 180 C Tree Cutting (100%)	-50.00	
			Rye Grass (100%)	-75.00	
6042	11/15/2018	Cynthia Paulson	Administrative Fees (60%)		-21.00
			Copies July - September	-9.00	
			Copies April - June	-12.00	
6053	12/05/2018	Miller's Tree Service	Tree Trimming (100%)		-1,950.00
			148A & 132A trim limbs from roof & wires	-800.00	
			100 C reduce tree cover & trim limb*	-550.00	
			148 C trim limbs over home*	-300.00	
			148 A Trim magnolia	-300.00	
6047	11/30/2018	Calvert Construction	Carpentry (100%)		-3,040.00
			115 C SE - roof at shed; doors; siding		
6048	11/30/2018	Nature's Finest	Dove weed spraing on all grass (100%)		-250.00
Credit	12/05/2018	Villas SE	NE Pool Electric November (40%)		67.63
Credit	12/31/2018	100C & 148C	Reimbursement for tree trimmming		850.00
			Total Expenditure		(9,292.95)
* Paid back by individual homeowner					

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
December, 2018

					Dec 18	EXPENDED YTD (100%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
				31011 SE OPERATING DUES	5,715.08	68,580.96	68,581.00	100%
				31012 SE LATE FEES /NSF CHARGES	11.16	76.03	0.00	0%
				Total 31000 SE OPERATING REVENUES	5,726.24	68,656.99	68,581.00	100%
31500 SE RESERVE & SPEC ASSMT								
				31501 SE RESERVE DUES	505.40	6,064.80	6,065.00	100%
				Total 31500 SE RESERVE & SPEC ASSMT	505.40	6,064.80	6,065.00	100%
34000 SE OTHER INCOME								
				34101 SE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 SE RESERVE INT & DIV	2.58	29.56	26.00	114%
				Total 34000 SE OTHER INCOME	2.58	29.56	26.00	114%
				Total Income	6,231.64	74,721.79	74,646.00	100%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
				41101 SE BANK FEES & PRODUCTS	0.00	130.54	167.00	78%
				41102 SE INSURANCE	0.00	1,651.23	1,835.00	90%
				41103 SE LICENSES & FEES	0.00	186.75	187.00	100%
				41104 SE MANAGEMENT FEES	435.00	5,220.00	5,220.00	100%
				41105 SE WEBSITE	0.00	84.00	84.00	100%
				41106 SE OFFICE SUPPLY & COPIES	27.57	153.06	200.00	77%
				41107 SE POSTAGE	7.80	205.38	100.00	205%
				41108 SE SERVICES-ACCOUNTING	0.00	90.00	60.00	150%
				41109 SE SERVICES-LEGAL	0.00	607.50	0.00	100%
				Total 41000 SE ADMIN EXPENSE	470.37	8,328.46	7,853.00	106%
41200 SE BUILDING MAINTENANCE								
				41201 SE CARPENTRY	3,040.00	6,790.00	5,000.00	136%
				41203 SE PLUMBING	0.00	884.40	1,000.00	88%
				41205 SE PEST CONTROL/TERMITES	0.00	2,225.40	2,060.00	108%
				41206 SE ROOF REPAIR	0.00	675.00	2,600.00	26%
				41207 SE ROOF & GUTTER CLEANIN	275.00	2,017.00	2,700.00	75%
				Total 41200 SE BUILDING MAINTENANCE	3,315.00	12,591.80	13,360.00	94%
41300 SE GROUNDS EXPENSE								
				41301 SE LAWN CARE	2,094.00	12,123.00	12,168.00	100%
				41302 SE LANDSCAPING EXPENSE	325.00	1,223.59	2,800.00	44%
				41303 SE TREES & SHRUBS EXPENSE	1,150.00	5,150.00	3,000.00	172%
				41304 SE SIDEWALKS & PAVING EXP	0.00	200.00	1,000.00	20%
				Total 41300 SE GROUNDS EXPENSE	3,569.00	18,696.59	18,968.00	99%
41400 SE POOL EXPENSE								
				41401 SE POOL SERVICE	297.00	4,089.14	2,970.00	138%
				41403 SE POOL REPAIRS	87.00	4,982.95	1,500.00	332%
				41405 SE POOL UTILITIES	101.44	1,193.74	1,400.00	85%
				41406 SE POOL AREA CLEANING	27.00	729.00	730.00	100%
				41407 SE POOL TREATMENT/EQUIPMENT	46.16	681.41	1,400.00	49%
				Total 41400 SE POOL EXPENSE	558.60	11,676.24	8,000.00	146%
41500 SE UTILITIES EXPENSE								
				41501 SE UTILITIES (WATER)	1,379.98	22,666.28	20,400.00	111%
				Total 41500 SE UTILITIES EXPENSE	1,379.98	22,666.28	20,400.00	111%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
December, 2018

		Total 41000 SE OPERATING EXPENSE	9,292.95	73,959.37	68,581.00	108%
		Total Expense	9,292.95	73,959.37	68,581.00	108%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61015 SE RES EXP - OTHER	0.00	3,590.75	11,000.00	33%
		Total 61000 SE RESERVE EXPENSE	0.00	3,590.75	11,000.00	33%