

Villas Homeowners Association, Inc.

NORTHEAST FINANCIAL REPORT

January 31, 2017

BALANCES IN BANK ACCOUNTS AT END OF MONTH

12100 NE CADENCE BK OPERATING	19,011.26
12900 NE UTIL DEP-CAP CTY BK	1,458.08
12902 NE TAL STATE BK RESERVE	31,001.04
	<u>51,470.38</u>

OUTSTANDING HOMEOWNER DUES

0.00

EXPENDITURES & TRANSFERS DURING MONTH

Num	Date	Name	Memo	Paid Amount
DRAFT	01/05/2017	City of Tallahassee	Water Jan 2017 Payment (100%)	-1,261.40
TRANSFER	01/06/2017	Villas SE	Reimburse SE Pool Electric Jan 2017 Payment (40%)	-66.80
1841	01/06/2017	Bobo's Cleaning Service	Dec 2016 Cleaning Services (40%)	-18.00
1842	01/06/2017	Sadler Lawn Care Service	Dec 2016 Service (40%),NE Hedge 100%)	-795.00
			Dec 2016 Service (40%)	-770.00
			NE Hedge (100%)	-25.00
1843	01/06/2017	Terry Tree Service	Cut Pine Trees By Pool/Haul and Grind Stumps (40%)	-840.00
1844	01/10/2017	PurpleMartin Nurseries	Bought four Trees (100%)	-525.84
1845	01/10/2017	Pool Tech	Dec 2016 Service (40%)	-209.38
1846	01/16/2017	Villas NE Reserve Acct.	January 2017 Reserves	-954.50
1847	01/16/2017	CGR Management, LLC	January 2017 Management Fees (40%)	-360.00
1848	01/18/2017	Kristina Holmen-Mohr	Reimbursement Ink Cartridge (40%)	-15.90
1849	01/23/2017	White's Plumbing, Inc.	175 NE Plumbing Repair (100%)	-992.40
REIMBURSE	1/11/2017	Villa SE	<i>Correction of Duplicate Transfer from NE for pool electric in Dec</i>	\$67.96
			TOTAL EXPENDITURES	<u><u>-5,971.26</u></u>

Villas Homeowners Association, Inc.
Northeast Profit & Loss Report
 January 31, 2017

	Jan 17	YTD 2017 (8%)	2017 Approved Budget	% Budget
Ordinary Income/Expense				
Income				
32000 NE OPERATING REVENUE				
32011 NE OPERATING FEES	4,765.54	4,765.54	57,186.00	8
32012 NE LATE FEES/NSF CHARGES	0.00	0.00	20.00	0
Total 32000 NE OPERATING REVENUE	4,765.54	4,765.54	57,206.00	8
33000 NE RESERVE & SPEC ASSMT				
33001 NE RESERVE DUES	954.46	954.46	11,454.00	8
Total 33000 NE RESERVE & SPEC ASSMT	954.46	954.46	11,454.00	8
35500 NE OTHER INCOME				
35521 NE RESERVE INT & DIV	1.55	1.55	10.00	16
Total 35500 NE OTHER INCOME	1.55	1.55	10.00	16
Total Income	5,721.55	5,721.55	68,670.00	8
Expense				
45000 NE OPERATING EXPENSE				
45100 NE ADMIN EXPENSE				
45101 NE BANK FEES & PRODUCTS	0.00	0.00	90.00	0
45102 NE INSURANCE	0.00	0.00	1,510.00	0
45103 NE LICENSES & FEES	0.00	0.00	415.00	0
45104 NE MANAGEMENT FEES	360.00	360.00	4,680.00	8
45105 NE WEBSITE	0.00	0.00	56.00	0
45106 NE OFFICE SUPPLY & COPIES	15.90	15.90	200.00	8
45107 NE POSTAGE	0.00	0.00	100.00	0
45108 NE SERVICES-ACCOUNTING	0.00	0.00	160.00	0
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	375.90	375.90	7,526.00	5
45200 NE BUILDING MAINTENANCE				
45201 NE CARPENTRY	0.00	0.00	9,000.00	0
45203 NE PLUMBING	992.40	992.40	3,000.00	33
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	700.00	0
45207 ROOF & GUTTER CLEANING	0.00	0.00	750.00	0
Total 45200 NE BUILDING MAINTENANCE	992.40	992.40	14,900.00	7
45300 NE GROUNDS EXPENSE				
45301 NE LAWN CARE EXPENSE	770.00	770.00	8,330.00	9
45302 NE LANDSCAPING EXPENSE	0.00	0.00	1,000.00	0
45303 NE TREES & SHRUBS EXPENSE	1,390.84	1,390.84	2,250.00	62
45304 NE SIDEWALKS & PAVING EXP	0.00	0.00	1,600.00	0
Total 45300 NE GROUNDS EXPENSE	2,160.84	2,160.84	13,180.00	16

Villas Homeowners Association, Inc.
Northeast Profit & Loss Report
 January 31, 2017

	Jan 17	YTD 2017 (8%)	2017 Approved Budget	% Budget
45400 NE POOL EXPENSE				
45401 NE POOL SERVICE	209.38	209.38	2,300.00	9
45403 NE POOL UTILITIES	66.80	66.80	900.00	7
45405 NE POOL REPAIR	0.00	0.00	900.00	0
45406 NE POOL AREA CLEANING	18.00	18.00	500.00	4
Total 45400 NE POOL EXPENSE	294.18	294.18	4,600.00	6
45500 NE UTILITIES				
45501 NE UTILITIES (WATER)	1,261.40	1,261.40	17,000.00	7
Total 45500 NE UTILITIES	1,261.40	1,261.40	17,000.00	7
Total 45000 NE OPERATING EXPENSE	5,084.72	5,084.72	57,206.00	9
Other Expense				
65000 NE RESERVE EXPENSE				
65006 NE RES EXP - OTHER BLDG	0.00	0.00	8,000.00	0
65015 NE RES EXP - OTHER	0.00	0.00	2,600.00	0
Total 65000 NE RESERVE EXPENSE	0.00	0.00	10,600.00	0

Villas Homeowners Association, Inc.

SOUTHEAST FINANCIAL REPORT

January 31, 2017

BALANCES IN BANK ACCOUNTS AT END OF MONTH

11100 SE CADENCE BK OPERATING	9,648.58
11700 SE UTIL DEP-CAP CTY BK	2,187.12
11902 SE TAL STATE BK RESERVE	57,485.99
TOTAL	69,321.69

OUTSTANDING HOMEOWNER DUES

0.00

EXPENDITURES & TRANSFERS DURING MONTH

Num	Date	Name	Memo	Paid Amount
DRAFT	01/05/2017	City of Tallahassee	Water Paid Jan 2017 (100%)	-1,439.28
DRAFT	01/06/2017	City of Tallahassee	Pool Electric Jan 2017 (60%+40%)	-167.01
TRANSFER	01/11/2017	Villas NE	Correction of Duplicate Transfer from NE for pool electric in Dec	-67.96
DRAFT	01/17/2017	Cadence Bank	Account Analysis Fee	-7.58
5854	01/06/2017	Bobo's Cleaning Service	Dec 2016 Cleaning Services (60%)	-27.00
5855	01/06/2017	Sadler Lawn Care Svce	Dec 2016 Service (60%) Cut Trees SE 197C, Hedge SE 148C, 164B, 164A, 115C (100%)	-1,420.00
			Dec 2016 Service (60%)	-1,155.00
			SE 197C Cut Trees and Brush, Clean Up (100%)	-200.00
			SE 148C, 164B, 164A, 115C Hedge (100%)	-65.00
5856	01/06/2017	Terry Tree Service	Cut Pine Trees/Haul and Grind Stumps by Pool (60%)	-1,260.00
5857	01/10/2017	Pool Tech	Dec 2016 Pool Service (60%)	-314.06
5858	01/16/2017	Villas SE Reserve Acct.	January 2017 SE Reserves	-653.67
5859	01/16/2017	CGR Management, LLC	January 2017 Management Fees (60%)	-540.00
5860	01/18/2017	Gunn's Renovation	Unit 164-C SE-Replace First Step to Deck, Reinforce all Steps (100%)	-65.00
5861	01/18/2017	Kristina Holmen-Mohr	Reimbursement Ink Cartridge (60%)	-23.86
5862	01/20/2017	Brad Layne	Asphalt Repair 197C and 116C	-950.00
			Asphalt repair 197 C SE (100%)	-400.00
			Asphalt repair 116 C SE (100%)	-550.00
5863	01/23/2017	Gutterhawk	Blow Off Roof, Check and Clean Out Gutters (100%)	-1,027.00
CREDIT	1/10/2017	SE Villas	NE Pool Elec Jan 2017 (40%)	\$66.80
			TOTAL EXPENDITURES	-7895.62

Villas Homeowners Association, Inc.
SOUTHEAST PROFIT & LOSS REPORT
 January 31, 2017

	January 2017	YTD 2017 (8%)	2017 Approved Budget	% Budget
Ordinary Income/Expense				
Income				
31000 SE OPERATING REVENUES				
31011 SE OPERATING DUES	5,001.36	5,001.36	60,016.00	8
31012 SE LATE FEES /NSF CHARGES	12.18	12.18	50.00	24
Total 31000 SE OPERATING REVENUES	5,013.54	5,013.54	60,066.00	8
31500 SE RESERVE & SPEC ASSMT				
31501 SE RESERVE DUES	653.64	653.64	7,844.00	8
Total 31500 SE RESERVE & SPEC ASSMT	653.64	653.64	7,844.00	8
34000 SE OTHER INCOME				
34101 SE OPERATING INT & DIV	0.00	0.00	10.00	0
34121 SE RESERVE INT & DIV	2.93	2.93	26.00	11
Total 34000 SE OTHER INCOME	2.93	2.93	36.00	8
Total Income	5,670.11	5,670.11	67,946.00	8
Expense				
41000 SE OPERATING EXPENSE				
41000 SE ADMIN EXPENSE				
41101 SE BANK FEES & PRODUCTS	7.58	7.58	120.00	6
41102 SE INSURANCE	0.00	0.00	1,570.00	0
41103 SE LICENSES & FEES	0.00	0.00	202.00	0
41104 SE MANAGEMENT FEES	540.00	540.00	7,020.00	8
41105 SE WEBSITE	0.00	0.00	84.00	0
41106 SE OFFICE SUPPLY & COPIES	23.86	23.86	200.00	12
41107 SE POSTAGE	0.00	0.00	140.00	0
41108 SE SERVICES-ACCOUNTING	0.00	0.00	210.00	0
41109 SE SERVICES-LEGAL	0.00	0.00	500.00	0
Total 41000 SE ADMIN EXPENSE	571.44	571.44	10,046.00	6
41200 SE BUILDING MAINTENANCE				
41201 SE CARPENTRY	65.00	65.00	2,500.00	3
41203 SE PLUMBING	0.00	0.00	500.00	0
41205 SE PEST CONTROL/TERMITES	0.00	0.00	2,240.00	0
41206 SE ROOF REPAIR	0.00	0.00	400.00	0
41207 SE ROOF & GUTTER CLEANIN	1,027.00	1,027.00	2,704.00	38
Total 41200 SE BUILDING MAINTENANCE	1,092.00	1,092.00	8,344.00	13
41300 SE GROUNDS EXPENSE				
41301 SE LAWN CARE	1,155.00	1,155.00	12,168.00	9
41302 SE LANDSCAPING EXPENSE	65.00	65.00	150.00	43
41303 SE TREES & SHRUBS EXPENSE	1,460.00	1,460.00	1,000.00	146
41304 SE SIDEWALKS & PAVING EXP	950.00	950.00	400.00	238
Total 41300 SE GROUNDS EXPENSE	3,630.00	3,630.00	13,718.00	26

Villas Homeowners Association, Inc.
SOUTHEAST PROFIT & LOSS REPORT
 January 31, 2017

	January 2017	YTD 2017 (8%)	2017 Approved Budget	% Budget
41400 SE POOL EXPENSE				
41401 SE POOL SERVICE	314.06	314.06	3,156.00	10
41403 SE POOL REPAIRS	0.00	0.00	1,500.00	0
41405 SE POOL UTILITIES	100.21	100.21	1,200.00	8
41406 SE POOL AREA CLEANING	27.00	27.00	702.00	4
Total 41400 SE POOL EXPENSE	441.27	441.27	6,558.00	7
41500 SE UTILITIES EXPENSE				
41501 SE UTILITIES (WATER)	1,439.28	1,439.28	21,400.00	7
Total 41500 SE UTILITIES EXPENSE	1,439.28	1,439.28	21,400.00	7
Total 41000 SE OPERATING EXPENSE	7,173.99	7,173.99	60,066.00	12
Other Expense				
61000 SE RESERVE EXPENSE				
61015 SE RES EXP - OTHER	0.00	0.00	2,600.00	0
Total 61000 SE RESERVE EXPENSE	0.00	0.00	2,600.00	0
Total Other Expense	0.00	0.00	2,600.00	0