

Villas Homeowners Association, Inc.

NE Financials

November 30, 2017

12100 NE CADENCE BK OPERATING	10,528.81
12900 NE UTIL DEP - CAP CTY BK	1,458.08
12902 NE TAL STATE BK RESERVE	36,287.62

Total Checking/Savings	48,274.51
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OUTSTANDING HOMEOWNER DUES 0.00

EXPENDITURES & TRANSFERS DURING MONTH

Num	Date	Name	Memo	Paid Amount
TRANSFER	11/30/2017	Villas SE	Pool Electric October (40%)	-76.96
DRAFT	11/07/2017	City of Tallahassee	Water - October Payment (100%)	-1,144.08
1919	11/01/2017	Bobo's Cleaning Svc	Pool Area Cleaning October (40%)	-36.00
1920	11/08/2017	Pool Tech	Pool Service October (40%)	-225.56
1916	11/01/2017	Executive Mgmt Svcs	HOA Management November (40%)	-293.73
			Management Fee November (40%)	-290
			Copies October (40%)	-3.24
			Postage October (40%)	-0.49
1917	11/02/2017	Sadlers Lawn Care	Lawn Service October (40%)	-626.00
1918	11/02/2017	Calvert Construction	Wood Rot Repair - 180NE (100%)	-4,500.00
1923	11/21/2017	Native Nurseries	Holly Tree - 193NE (100%)	-91.22
1924	11/21/2017	Lee & Cates Glass	Windows - Pool Area (40%)	-63.80
1925	11/27/2017	Calvert Construction	Wood Rot Repair - 193NE (100%)	-5,000.00
1926	11/27/2017	Executive Mgmt Svcs		-78.92
			Pool Area Lock (40%)	-70.90
			Copies November (40%)	-3.54
			Postage November (40%)	-0.49
			Storage November (40%)*	-4.00
1921	11/21/2017	Villas NE Reserve	November NE Reserves	-954.50
1922	11/21/2017	Villas NE Reserve	NE Reserves Transfer	-5,000.00
TOTAL EXPENDITURES				-13,090.77

* Should not have been charged; credit will reflect next month

Villas Homeowners Association, Inc.

NORTHEAST Profit Loss

November 30 2017

Ordinary Income/Expense	Nov 17	Expended YTD 92%	Annual Budget	% of Budget
Income				
32000 NE OPERATING REVENUE				
32011 NE OPERATING FEES	4,765.54	52,420.94	57,186.00	92%
32012 NE LATE FEES/NSF CHARGES	0.00	0.00	20.00	0%
Total 32000 NE OPERATING REVENUE	4,765.54	52,420.94	57,206.00	92%
33000 NE RESERVE & SPEC ASSMT				
33001 NE RESERVE DUES	954.46	10,499.06	11,454.00	92%
Total 33000 NE RESERVE & SPEC ASSMT	954.46	10,499.06	11,454.00	92%
34000 NE OTHER INCOME				
34101 NE OPERATING INT & DIV	0.00	0.00	10.00	0%
34121 NE RESERVE INT & DIV	1.56	14.64	26.00	56%
Total 34000 NE OTHER INCOME	1.56	14.64	36.00	41%
Total Income	5,721.56	62,934.64	68,660.00	92%
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	3,404.00	4,680.00	73%
45105 NE WEBSITE	0.00	56.00	56.00	100%
45106 NE OFFICE SUPPLY & COPIES	10.78	106.85	200.00	53%
45107 NE POSTAGE	0.98	58.54	100.00	59%
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	301.76	5,505.15	7,526.00	73%
45200 NE BUILDING MAINTENANCE				
45201 NE CARPENTRY	9,500.00	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	9,500.00	17,556.60	14,900.00	118%
45300 NE GROUNDS EXPENSE				
45301 NE LAWN CARE	626.00	7,623.50	8,330.00	92%
45302 NE LANDSCAPING	0.00	0.00	1,000.00	0%
45303 NE TREES & SHRUBS	91.22	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	717.22	11,430.56	13,180.00	87%
45400 NE POOL EXPENSE				

Villas Homeowners Association, Inc.

NORTHEAST Profit Loss

November 30 2017

	Nov 17	Expended YTD 92%	Annual Budget	% of Budget
45401 NE POOL SERVICE	225.56	3,184.69	2,300.00	138%
45403 NE POOL UTILITIES	76.96	692.53	900.00	77%
45405 NE POOL REPAIR	134.70	490.79	900.00	55%
45406 NE POOL AREA CLEANING	36.00	504.00	500.00	101%
Total 45400 NE POOL EXPENSE	473.22	4,872.01	4,600.00	106%
45500 NE UTILITIES				
45501 NE UTILITIES (WATER)	1,144.08	14,236.74	17,000.00	84%
Total 45500 NE UTILITIES	1,144.08	14,236.74	17,000.00	84%
Total 45000 NE OPERATING EXPENSE	12,136.28	53,601.06	57,206.00	94%
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

November 30, 2017

11100 SE CADENCE BK OPERATING	14,573.17
11700 SE UTIL DEP - CAP CTY BK	2,187.12
11902 SE TAL STATE BK RESERVE	48,012.03

Total Checking/Savings	64,772.32
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OUTSTANDING HOMEOWNER DUES 568.42

EXPENDITURES & TRANSFERS DURING MONTH

Num	Date	Name	Memo	Paid Amount
DRAFT	11/07/2017	City of Tallahassee	Water - October Payment (100%)	-737.19
DRAFT	11/07/2017	City of Tallahassee	Pool Electric October (100%)	-177.88
5950	11/01/2017	Bobo's Cleaning Svc	Pool Area Cleaning Ocotber (60%)	-54.00
5951	11/08/2017	Pool Tech	Pool Service Ocotber (60%)	-338.36
5948	11/01/2017	Executive Mgmt Svcs	HOA Management Fee November (60%)	-440.59
			Management Fee November (60%)	-435
			Copying October (60%)	-4.86
			Postage October (60%)	-0.73
5949	11/02/2017	Sadler's Lawn Care	Lawn Service Ocotber (60%)	-939.00
5953	11/21/2017	Lee & Cates Glass	Pool Area Window (60%)	-95.70
5955	11/27/2017	Executive Mgmt Svcs		-118.37
			Pool Area Lock (60%)	-106.33
			Copying November (60%)	-5.31
			Postage November (60%)	-0.73
			Storage November (60%)*	-6.00
1006**	11/02/2017	Omni Service Group	Mailbox Replacement Project (100%)	-2,000.00
5952	11/21/2017	Villas SE Reserves	November SE Reserves	-653.67
Credit	11/30/2017	Villas SE	NE Pool Electric October (40%)	76.96
Total Expenditure				(5,477.80)

* This should not have been charged; credit will reflect next month

** Paid with Reserve funds

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
November 30, 2017

	Nov 17	EXPENDED YTD (92%)	Annual Budget	% of Budget
Ordinary Income/Expense				
Income				
31000 SE OPERATING REVENUES				
31011 SE OPERATING DUES	4,944.87	54,185.02	60,016.00	90%
31012 SE LATE FEES /NSF CHARGES	21.14	69.86	50.00	140%
Total 31000 SE OPERATING REVENUES	4,966.01	54,254.88	60,066.00	90%
31500 SE RESERVE & SPEC ASSMT				
31501 SE RESERVE DUES	653.67	7,399.93	7,844.00	94%
Total 31500 SE RESERVE & SPEC ASSMT	653.67	7,399.93	7,844.00	94%
34000 SE OTHER INCOME				
34101 SE OPERATING INT & DIV	0.00	0.00	10.00	0%
34121 SE RESERVE INT & DIV	2.34	22.24	26.00	86%
Total 34000 SE OTHER INCOME	2.34	22.24	36.00	62%
Total Income	5,619.68	61,654.81	67,910.00	91%
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	4,671.00	7,020.00	67%
41105 SE WEBSITE	0.00	84.00	84.00	100%
41106 SE OFFICE SUPPLY & COPIES	16.17	209.37	200.00	105%
41107 SE POSTAGE	1.46	88.69	140.00	63%
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	452.63	7,104.34	10,046.00	71%
41200 SE BUILDING MAINTENANCE				
41201 SE CARPENTRY	0.00	1,534.34	2,500.00	61%
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	0.00	6,817.74	8,344.00	82%
41300 SE GROUNDS EXPENSE				
41301 SE LAWN CARE	939.00	10,008.00	12,168.00	82%
41302 SE LANDSCAPING EXPENSE	0.00	167.50	150.00	112%
41303 SE TREES & SHRUBS EXPENSE	0.00	2,635.00	1,000.00	264%
41304 SE SIDEWALKS & PAVING EXP	0.00	950.00	400.00	238%
Total 41300 SE GROUNDS EXPENSE	939.00	13,760.50	13,718.00	100%
41400 SE POOL EXPENSE				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
November 30, 2017

	Nov 17	EXPENDED YTD (92%)	Annual Budget	% of Budget
41401 SE POOL SERVICE	338.36	3,269.33	3,156.00	104%
41403 SE POOL REPAIRS	202.03	820.16	1,500.00	55%
41405 SE POOL UTILITIES	106.73	1,259.28	1,200.00	105%
41406 SE POOL AREA CLEANING	54.00	756.00	702.00	108%
Total 41400 SE POOL EXPENSE	701.12	6,104.77	6,558.00	93%
41500 SE UTILITIES EXPENSE				
41501 SE UTILITIES (WATER)	737.19	11,685.91	21,400.00	55%
Total 41500 SE UTILITIES EXPENSE	737.19	11,685.91	21,400.00	55%
Total 41000 SE OPERATING EXPENSE	2,829.94	45,473.26	60,066.00	76%
Total Expense	2,829.94	45,473.26	60,066.00	76%
Other Expense				
61000 SE RESERVE EXPENSE				
61015 SE RES EXP - OTHER	2,000.00	16,137.50	2,600.00	621%
Total 61000 SE RESERVE EXPENSE	2,000.00	16,137.50	2,600.00	621%