

Villas Homeowners Association, Inc.

NE Financials

October 31, 2017

		12100 NE CADENCE BK OPERATING			23,521.85
		12900 NE UTIL DEP - CAP CTY BK			1,458.08
		12902 NE TAL STATE BK RESERVE			30,356.56
			Total Checking/Savings		55,336.49
		OUTSTANDING HOMEOWNER DUES			0.00
		EXPENDITURES & TRANSFERS DURING MONTH			
Num	Date	Name	Memo		Paid Amount
TRANSFER	10/27/2017	Villas SE	Pool Electric September (40%)*		-71.15
DRAFT	10/06/2017	City of Tallahassee	Water - September Payment (100%)		-1,160.39
1913	10/01/2017	Bobo's Cleaning Svc	Pool Area Cleaning September (40%)		-36.00
1911	10/04/2017	Pool Tech	Pool Service September (40%)		-351.35
1909	10/01/2017	Executive Mgmt Svcs	HOA Management October (40%)		-294.40
			Management Fee October (40%)	-290	
			Copies September (40%)	-3.18	
			Postage (40%)	-1.22	
1910	10/04/2017	Sadlers Lawn Care	Lawn Service September		-726.00
			Lawn Service September (40%)	-626.00	
			Cut NE Tree Limbs (100%)**	-100.00	
1912	10/10/2017	Marco's Masonary	Concrete Repair - 179NE (100%)		-2,100.00
1915	10/25/2017	Calvert Construction	Wood Rot Repair - 182NE (100%)		-3,500.00
1004***	10/04/2017	Calvert Construction	Wood Rot Repair - 178NE (100%)		-4,020.00
1914	10/13/2017	Villas NE Reserve	October NE Reserves		-954.50
			TOTAL EXPENDITURES		-13,213.79
*This figure should be \$76.96; correction will be made next month					
**Tree limbs cut at NE: 1 170, 172					
***Paid with Reserve funds					

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 October 31 2017

				Oct 17	Expended YTD 83%	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
32000 NE OPERATING REVENUE							
			32011 NE OPERATING FEES	4,765.54	47,655.40	57,186.00	83%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	20.00	0%
			Total 32000 NE OPERATING REVENUE	4,765.54	47,655.40	57,206.00	83%
33000 NE RESERVE & SPEC ASSMT							
			33001 NE RESERVE DUES	954.46	9,544.60	11,454.00	83%
			Total 33000 NE RESERVE & SPEC ASSMT	954.46	9,544.60	11,454.00	83%
34000 NE OTHER INCOME							
			34101 NE OPERATING INT & DIV	0.00	0.00	10.00	0%
			34121 NE RESERVE INT & DIV	1.54	13.08	26.00	50%
			Total 34000 NE OTHER INCOME	1.54	13.08	36.00	36%
			Total Income	5,721.54	57,213.08	68,660.00	83%
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	3,114.00	4,680.00	67%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	3.18	96.07	200.00	48%
			45107 NE POSTAGE	1.22	57.56	100.00	58%
			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	294.40	5,203.39	7,526.00	69%
45200 NE BUILDING MAINTENANCE							
			45201 NE CARPENTRY	3,500.00	3,795.00	9,000.00	42%
			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	3,500.00	8,056.60	14,900.00	54%
45300 NE GROUNDS EXPENSE							
			45301 NE LAWN CARE	626.00	6,997.50	8,330.00	84%
			45302 NE LANDSCAPING	0.00	0.00	1,000.00	0%
			45303 NE TREES & SHRUBS	100.00	1,615.84	2,250.00	72%
			45304 NE SIDEWALKS & PAVING	2,100.00	2,100.00	1,600.00	131%
			Total 45300 NE GROUNDS EXPENSE	2,826.00	10,713.34	13,180.00	81%
45400 NE POOL EXPENSE							
			45401 NE POOL SERVICE	351.35	2,959.13	2,300.00	129%
			45403 NE POOL UTILITIES	71.15	615.57	900.00	68%
			45405 NE POOL REPAIR	0.00	356.09	900.00	40%
			45406 NE POOL AREA CLEANING	36.00	468.00	500.00	94%
			Total 45400 NE POOL EXPENSE	458.50	4,398.79	4,600.00	96%
45500 NE UTILITIES							

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 October 31 2017

			45501 NE UTILITIES (WATER)	1,160.39	13,092.66	17,000.00	77%
			Total 45500 NE UTILITIES	1,160.39	13,092.66	17,000.00	77%
			Total 45000 NE OPERATING EXPENSE	8,239.29	41,464.78	57,206.00	72%
		Other Expense					
			65000 NE RESERVE EXPENSE				
			65006 NE RES EXP - OTHER BLDG	4,020.00	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	4,020.00	9,250.00	10,600.00	87%
		Total Other Expense		4,020.00	9,250.00	10,600.00	87%

Villas Homeowners Association, Inc.
SE Financials
October 31, 2017

11100 SE CADENCE BK OPERATING				13,836.85
11700 SE UTIL DEP - CAP CTY BK				2,187.12
11902 SE TAL STATE BK RESERVE				49,356.02
			Total Checking/Savings	65,379.99
OUTSTANDING HOMEOWNER DUES				264.06
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	10/06/2017	City of Tallahassee	Water - September Payment (100%)	-719.54
DRAFT	10/11/2017	City of Tallahassee	Pool Electric Septemer (100%)	-192.41
5946	10/01/2017	Bobo's Cleaning Svc	Pool Area Cleaning September (60%)	-54.00
5945	10/04/2017	Pool Tech	Pool Service September (60%)	-527.03
5943	10/01/2017	Executive Mgmt Svcs	HOA Management Fee October (60%)	-441.60
			Management Fee October (60%)	-435
			Copying (60%)	-4.77
			Postage (60%)	-1.83
5944	10/04/2017	Sadler's Lawn Care	Lawn Service September (60%)	-939.00
5947	10/13/2017	Villas SE Reserves	October SE Reserves	-653.67
Credit	10/27/17	Villas SE	NE Pool Electric September (40%)*	71.15
			Total Expenditure	(3,456.10)
* This figure should be \$76.96; correction will be made next month				

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

				Oct 17	EXPENDED YTD (83%)	Annual Budget	% of Budget
Ordinary Income/Expense							
Income							
31000 SE OPERATING REVENUES							
31011 SE OPERATING DUES				4,944.87	49,240.15	60,016.00	82%
31012 SE LATE FEES /NSF CHARGES				0.00	48.72	50.00	97%
Total 31000 SE OPERATING REVENUES				4,944.87	49,288.87	60,066.00	82%
31500 SE RESERVE & SPEC ASSMT							
31501 SE RESERVE DUES				653.67	6,746.26	7,844.00	86%
Total 31500 SE RESERVE & SPEC ASSMT				653.67	6,746.26	7,844.00	86%
34000 SE OTHER INCOME							
34101 SE OPERATING INT & DIV				0.00	0.00	10.00	0%
34121 SE RESERVE INT & DIV				0.00	19.90	26.00	77%
Total 34000 SE OTHER INCOME				0.00	19.90	36.00	55%
Total Income				5,598.54	56,035.13	67,910.00	83%
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	4,236.00	7,020.00	60%
41105 SE WEBSITE				0.00	84.00	84.00	100%
41106 SE OFFICE SUPPLY & COPIES				4.77	193.20	200.00	97%
41107 SE POSTAGE				1.83	87.23	140.00	62%
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				441.60	6,651.71	10,046.00	66%
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	9,069.00	12,168.00	75%
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	12,821.50	13,718.00	93%
41400 SE POOL EXPENSE							

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

			41401 SE POOL SERVICE	527.03	2,930.97	3,156.00	93%
			41403 SE POOL REPAIRS	0.00	618.13	1,500.00	41%
			41405 SE POOL UTILITIES	115.45	1,152.55	1,200.00	96%
			41406 SE POOL AREA CLEANING	54.00	702.00	702.00	100%
			Total 41400 SE POOL EXPENSE	696.48	5,403.65	6,558.00	82%
			41500 SE UTILITIES EXPENSE				
			41501 SE UTILITIES (WATER)	719.54	10,948.72	21,400.00	51%
			Total 41500 SE UTILITIES EXPENSE	719.54	10,948.72	21,400.00	51%
			Total 41000 SE OPERATING EXPENSE	2,796.62	42,643.32	60,066.00	71%
			Total Expense	2,796.62	42,643.32	60,066.00	71%
			Other Expense				
			61000 SE RESERVE EXPENSE				
			61015 SE RES EXP - OTHER	0.00	14,137.50	2,600.00	544%
			Total 61000 SE RESERVE EXPENSE	0.00	14,137.50	2,600.00	544%