

Villas Homeowners Association, Inc.

NE Financials

November 30, 2022

		12100 NE CADENCE BK OPERATING			24,310.08
		12902 NE TAL STATE BK RESERVE			25,528.45
		Roof Reserve			5,007.59
			<b>Total Checking/Savings</b>		<b>54,846.12</b>
<b>OUTSTANDING HOMEOWNER DUES</b>					
<b>EXPENDITURES &amp; TRANSFERS DURING MONTH</b>					
<b>Num</b>	<b>Date</b>	<b>Name</b>	<b>Memo</b>		<b>Paid Amount</b>
DRAFT	11/08/2022	City of Tallahassee	Water - Oct Payment (100%)		-2011.68
DRAFT	11/29/2022	Cadence Bank	Account Analysis Fee (100%)		-6.33
4203	11/18/2022	Sadler's Lawn Care	Lawn Service (40%)		-724.60
			4 Trips	-699.60	
			Spray 191/193 (100%)	-25.00	
4197	10/19/2022	Garrett Moran Mason	Fencing at 115 SE Area (40%)		-253.68
4200	11/18/2022	Bobo's Cleaning	Pool Restroom Cleaning Nov (40%)		-20.00
4199	10/26/2022	Massey Services	Pest Control Services (40%) Sep/Oct		-48.00
4202	11/18/2022	Massey Services	Pest Control Services (40%) Nov		-24.00
4204	11/18/2022	Pool Tech	Pool Service - Oct (40%)		-379.55
			Service	-232.00	
			Chemicals	-69.55	
			Repair - Fix PVC/Valve	-78.00	
			<b>TOTAL EXPENDITURES</b>		<b>-3,467.84</b>
Pending Checks:					
	4201	EMS	Nov Mgmt Fee	\$290	

Villas Homeowners Association, Inc.  
 NORTHEAST Profit Loss  
 November 30, 2022

				Nov 2022	Expended YTD 92%	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>32000 NE OPERATING REVENUE</b>							
			32011 NE OPERATING FEES	6,435.00	70,785.00	77,220.00	92%
			32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
			<b>Total 32000 NE OPERATING REVENUE</b>	<b>6,435.00</b>	<b>70,785.00</b>	<b>77,220.00</b>	<b>92%</b>
<b>33000 NE RESERVE &amp; SPEC ASSMT</b>							
			33001 NE RESERVE DUES	0.00	0.00	0.00	
			Roof Assessment	0.00	0.00	0.00	
			<b>Total 33000 NE RESERVE &amp; SPEC ASSMT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>34000 NE OTHER INCOME</b>							
			34101 NE OPERATING INT & DIV				
			34121 NE RESERVE INT & DIV	2.51	43.92		
			<b>Total 34000 NE OTHER INCOME</b>	<b>2.51</b>	<b>43.92</b>	<b>0.00</b>	
			<b>Total Income</b>	<b>6,437.51</b>	<b>70,828.92</b>	<b>77,220.00</b>	<b>92%</b>
<b>Expense</b>							
<b>45000 NE OPERATING EXPENSE</b>							
<b>45100 NE ADMIN EXPENSE</b>							
			45101 NE BANK FEES & PRODUCTS	6.33	51.28	100.00	51%
			45102 NE INSURANCE	0.00	1,397.22	1,873.00	75%
			45103 NE LICENSES & FEES	0.00	24.50	125.00	20%
			45104 NE MANAGEMENT FEES	0.00	2,900.00	3,480.00	83%
			45105 NE WEBSITE	0.00	56.00	56.00	100%
			45106 NE OFFICE SUPPLY & COPIES	0.00	59.52	140.00	43%
			45107 NE POSTAGE	0.00	38.96	180.00	22%
			45108 NE SERVICES-ACCOUNTING	0.00	70.00	60.00	117%
			45109 NE SERVICES-LEGAL	0.00	60.00	300.00	20%
			<b>Total 45100 NE ADMIN EXPENSE</b>	<b>6.33</b>	<b>4,657.48</b>	<b>6,314.00</b>	<b>74%</b>
<b>45200 NE BUILDING MAINTENANCE</b>							
			45201 NE WOODROT INSPECT/REPAIR	0.00	9,847.50	18,618.00	53%
			45203 NE PLUMBING	0.00	1,885.00	3,000.00	63%
			45204 NE OTHER MAINTENANCE	253.68	821.68	100.00	822%
			45205 NE PEST CONTROL/TERMITES	72.00	1,777.00	1,800.00	99%
			45206 NE ROOF REPAIR	0.00	0.00	800.00	0%
			45207 NE ROOF CLEANING	0.00	750.00	1,500.00	50%
			<b>Total 45200 NE BUILDING MAINTENANCE</b>	<b>325.68</b>	<b>15,081.18</b>	<b>25,818.00</b>	<b>58%</b>
<b>45300 NE GROUNDS EXPENSE</b>							
			45301 NE LAWN CARE	699.60	8,341.70	10,490.00	80%
			45302 NE LANDSCAPING	25.00	665.00	500.00	133%
			45303 NE TREES & SHRUBS	0.00	425.00	750.00	57%
			45304 NE SIDEWALKS & PAVING	0.00	0.00	800.00	0%
			45305 NE STORM WATER	0.00	420.00	2,000.00	21%
			<b>Total 45300 NE GROUNDS EXPENSE</b>	<b>724.60</b>	<b>9,431.70</b>	<b>14,540.00</b>	<b>65%</b>
<b>45400 NE POOL EXPENSE</b>							
			45401 NE POOL SERVICE	232.00	2,740.00	3,376.00	81%
			45402 POOL TREATMENT/EQUIPMEN	69.55	758.22	700.00	108%
			45403 NE POOL UTILITIES	0.00	698.31	887.00	79%
			45405 NE POOL REPAIR	78.00	2,997.01	1,000.00	300%
			45406 NE POOL AREA CLEANING	20.00	500.00	585.00	85%
			<b>Total 45400 NE POOL EXPENSE</b>	<b>399.55</b>	<b>7,693.54</b>	<b>6,548.00</b>	<b>117%</b>
<b>45500 NE UTILITIES</b>							
			45501 NE UTILITIES (WATER)	2,011.68	21,104.85	20,000.00	106%
			<b>Total 45500 NE UTILITIES</b>	<b>2,011.68</b>	<b>21,104.85</b>	<b>20,000.00</b>	<b>106%</b>
			<b>Total 45000 NE OPERATING EXPENSE</b>	<b>3,467.84</b>	<b>57,968.75</b>	<b>73,220.00</b>	<b>79%</b>
<b>Other Expense</b>							

Villas Homeowners Association, Inc.  
 NORTHEAST Profit Loss  
 November 30, 2022

	<b>65000 NE RESERVE EXPENSE</b>				
	65006 NE RES EXP - OTHER BLDG	0.00	10,279.50	10,866.00	95%
	XXXXX NE RES EXP - ROOFS	0.00	138,192.41	143,200.00	97%
	65015 NE RES EXP - OTHER	0.00	8,925.00	7,600.00	117%
	<b>Total 65000 NE RESERVE EXPENSE</b>	<b>0.00</b>	<b>157,396.91</b>	<b>161,666.00</b>	<b>97%</b>
	<b>Total Other Expense</b>	<b>0.00</b>	<b>157,396.91</b>	<b>161,666.00</b>	<b>97%</b>

Villas Homeowners Association, Inc.  
SE Financials  
November 30, 2022

<b>11100 SE CADENCE BK OPERATING</b>					<b>14,052.27</b>
<b>11902 SE TAL STATE BK RESERVE</b>					<b>50,660.47</b>
			Speical Assessment		4,616.38
			Reroof Assessment		191,900.00
<b>Total Checking/Savings</b>					<b>261,229.12</b>
<b>OUTSTANDING HOMEOWNER DUES</b>					<b>\$132.77</b>
<b>EXPENDITURES &amp; TRANSFERS DURING MONTH</b>					
<b>Num</b>	<b>Date</b>	<b>Name</b>	<b>Memo</b>		<b>Paid Amount</b>
DRAFT	11/08/2022	City of Tallahassee	Water Oct Payment (100%)		-1,688.61
DRAFT	11/08/2022	City of Tallahassee	Pool Electric Oct (100%)		-248.78
DRAFT	11/29/2022	Cadence Bank	Account Analysis Fee (100%)		-12.66
8224	11/04/2022	Executive Mgmt Svcs	HOA Management Nov (60%)		-435.00
8223	10/26/2022	Massey Services	Pest Control Sept/Oct (60%)		-72.00
8229	11/14/2022	Massey Services	Pest Control Nov (60%)		-36.00
8225	11/07/2022	Bobo's Cleaning	Pool Restroom Cleaning Nov (60%)		-30.00
8221	10/19/2022	Garrett Moran Mason	Fence Work 115 (60%)		-380.51
8226	11/07/2022	Sadler Lawn Care	Lawn Service		-1,174.40
			Oct 4 trips (60%)	-1049.40	
			Large limb & rye grass	-125.00	
8220	10/11/2022	Pool Tech	Pool Service - Sept (60%)		-452.34
			Service	-348	
			Chemical	-104.34	
8227	11/07/2022	Pool Tech	Pool Service - Oct (60%)		-569.33
			Service	-348	
			Chemical	0194.33	
			Repair - PVC & valve	-117	
8228	11/10/2022	Villas SE	Reserve Oct/Nov (100%)		-2,345.84
<b>Total Expenditure</b>					<b>(7,445.47)</b>
Pending Payments:					

**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**November 30, 2022**

					Nov 22	EXPENDED YTD (92%)	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>31000 SE OPERATING REVENUES</b>								
31011 SE OPERATING DUES					6,763.77	74,401.47	81,163.00	92%
31012 SE LATE FEES /NSF CHARGES					0.00	183.31		
<b>Total 31000 SE OPERATING REVENUES</b>					<b>6,763.77</b>	<b>74,584.78</b>	<b>81,163.00</b>	<b>92%</b>
<b>31500 SE RESERVE &amp; SPEC ASSMT</b>								
31501 SE RESERVE DUES					1,172.92	12,902.12	14,075.00	92%
Special Assessment Roof					0.00	276,900.00	276,900.00	100%
Special Assessment x2								
<b>Total 31500 SE RESERVE &amp; SPEC ASSMT</b>					<b>1,172.92</b>	<b>289,802.12</b>	<b>290,975.00</b>	<b>100%</b>
<b>34000 SE OTHER INCOME</b>								
34101 SE OPERATING INT & DIV								
34121 SE RESERVE INT & DIV					30.34	82.76		
<b>Total 34000 SE OTHER INCOME</b>					<b>30.34</b>	<b>82.76</b>	<b>0.00</b>	
<b>Total Income</b>					<b>7,936.69</b>	<b>364,386.90</b>	<b>372,138.00</b>	<b>98%</b>
<b>Expense</b>								
<b>41000 SE OPERATING EXPENSE</b>								
<b>41000 SE ADMIN EXPENSE</b>								
41101 SE BANK FEES & PRODUCTS					12.66	166.35	170.00	98%
41102 SE INSURANCE					0.00	1,454.27	2,000.00	73%
41103 SE LICENSES & FEES					0.00	36.75	187.00	20%
41104 SE MANAGEMENT FEES					435.00	4,785.00	5,220.00	92%
41105 SE WEBSITE					0.00	84.00	84.00	100%
41106 SE OFFICE SUPPLY & COPIES					0.00	93.42	210.00	44%
41107 SE POSTAGE					0.00	87.63	230.00	38%
41108 SE SERVICES-ACCOUNTING					0.00	105.00	90.00	117%
41109 SE SERVICES-LEGAL					0.00	90.00	200.00	45%
<b>Total 41000 SE ADMIN EXPENSE</b>					<b>447.66</b>	<b>6,902.42</b>	<b>8,391.00</b>	<b>82%</b>
<b>41200 SE BUILDING MAINTENANCE</b>								
41201 SE CARPENTRY					380.51	4,438.35	7,500.00	59%
41203 SE PLUMBING					0.00	0.00	1,000.00	0%
41205 SE PEST CONTROL/TERMITES					108.00	2,661.00	2,625.00	101%
41206 SE ROOF REPAIR					0.00	2,160.00	3,000.00	72%
41208 SE PRESSURE WASHING					0.00	0.00	3,250.00	0%
41207 SE ROOF & GUTTER CLEANIN					0.00	750.00	1,370.00	55%
<b>Total 41200 SE BUILDING MAINTENANCE</b>					<b>488.51</b>	<b>10,009.35</b>	<b>18,745.00</b>	<b>53%</b>
<b>41300 SE GROUNDS EXPENSE</b>								
41301 SE LAWN CARE					1,049.40	11,463.15	13,347.00	86%
41302 SE LANDSCAPING EXPENSE					100.00	875.00	700.00	125%
41303 SE TREES & SHRUBS EXPENSE					25.00	25.00	4,000.00	1%
XXXXX SE DRAINAGE					0.00	630.00	5,000.00	13%
41304 SE SIDEWALKS & PAVING EXP					0.00	1,587.00	350.00	453%
<b>Total 41300 SE GROUNDS EXPENSE</b>					<b>1,174.40</b>	<b>14,580.15</b>	<b>23,397.00</b>	<b>62%</b>
<b>41400 SE POOL EXPENSE</b>								
41401 SE POOL SERVICE					696.00	4,110.00	4,320.00	95%
41403 SE POOL REPAIRS					117.00	4,495.51	2,000.00	225%
41405 SE POOL UTILITIES					248.78	1,519.65	1,300.00	117%
41406 SE POOL AREA CLEANING					30.00	720.00	810.00	89%
41407 SE POOL TREATMENT/EQUIPMENT					208.67	1,137.36	1,200.00	95%
<b>Total 41400 SE POOL EXPENSE</b>					<b>1,300.45</b>	<b>11,982.52</b>	<b>9,630.00</b>	<b>124%</b>

**Villas Homeowners Association, Inc.**  
**SOUTHEAST Profit Loss**  
**November 30, 2022**

		<b>41500 SE UTILITIES EXPENSE</b>				
		41501 SE UTILITIES (WATER)	1,688.61	19,149.39	21,000.00	91%
		<b>Total 41500 SE UTILITIES EXPENSE</b>	<b>1,688.61</b>	<b>19,149.39</b>	<b>21,000.00</b>	<b>91%</b>
		<b>Total 41000 SE OPERATING EXPENSE</b>	<b>5,099.63</b>	<b>62,623.83</b>	<b>81,163.00</b>	<b>77%</b>
		<b>Total Expense</b>	<b>5,099.63</b>	<b>62,623.83</b>	<b>81,163.00</b>	<b>77%</b>
		<b>Other Expense</b>				
		<b>61000 SE RESERVE EXPENSE</b>				
		61012 SE RES EXP - OTHER BUILDING	0.00		10,000.00	0%
		XXXX SE RES ASSESMENT	0.00	34,303.88	44,200.26	78%
		61015 SE RES EXP - OTHER	0.00		0.00	
		XXXX SE RES ASSESMENT ROOF	0.00	85,000.00	276,900.00	31%
		<b>Total 61000 SE RESERVE EXPENSE</b>	<b>0.00</b>	<b>119,303.88</b>	<b>331,100.26</b>	<b>36%</b>