

Villas Homeowners Association, Inc.
 NE Financials
 November 30, 2021

		12100 NE CADENCE BK OPERATING		7,986.66
		12900 NE UTIL DEP - CAP CTY BK		1,468.50
		12902 NE TAL STATE BK RESERVE		48,000.26
		Roof Reserve		143,200.00
			Total Checking/Savings	200,655.42
OUTSTANDING HOMEOWNER DUES				
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	11/05/2021	City of Tallahassee	Water - October Payment (100%)	-1494.06
DRAFT	11/15/2021	Cadence Bank	Account Analysis Fee (100%)	-11.51
4104	11/04/2021	Executive Mgmt Serv	HOA Management - November (40%)	-290.00
4104	11/04/2021	Executive Mgmt Serv	Lock and Chain Pool (60%)	-14.23
4105	11/04/2021	Sadler's Lawn Care	Lawn Service	-694.00
			November 4 Trips (40%)	-644.00
			Trench between 181 & 183 (100%)	-50.00
4102	11/01/2021	Omni Service Group	Drainage Work (40%)	-698.00
			Add planter filled with rocks 148 SE area	-82.00
			179/181 NE add concrete bags/jet 181 drain	-96.00
			132A SE drainage	-520.00
4103	11/04/2021	Calvert Construcion	Woodrot Inspection Fee (100%)	-1,250.00
1040	11/05/2021	Stubbs Roofing	Down Payment Reroof (100%)***	-70,000.00
1030	11/22/2021	Calvert Construcion	Retaining Wall Draw (40%)***	-1,056.00
			TOTAL EXPENDITURES	-75,507.80

Villas Homeowners Association, Inc.

NORTHEAST Profit Loss

November 30, 2021

					Nov 21	Expended YTD 92%	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
32000 NE OPERATING REVENUE								
				32011 NE OPERATING FEES	4,690.17	51,591.87	56,282.00	92%
				32012 NE LATE FEES/NSF CHARGES	0.00	0.00	0.00	0%
				Total 32000 NE OPERATING REVENUE	4,690.17	51,591.87	56,282.00	92%
33000 NE RESERVE & SPEC ASSMT								
				33001 NE RESERVE DUES	1,159.83	12,758.13	13,918.00	92%
				Roof Assessment	49,200.00	213,200.00	213,200.00	100%
				Total 33000 NE RESERVE & SPEC ASSMT	50,359.83	225,958.13	227,118.00	99%
34000 NE OTHER INCOME								
				34101 NE OPERATING INT & DIV	0.00	0.00	0.00	0%
				34121 NE RESERVE INT & DIV	8.42	28.45	14.00	
				Total 34000 NE OTHER INCOME	8.42	28.45	14.00	
				Total Income	55,058.42	277,578.45	283,414.00	98%
Expense								
45000 NE OPERATING EXPENSE								
45100 NE ADMIN EXPENSE								
				45101 NE BANK FEES & PRODUCTS	11.51	79.24	74.00	107%
				45102 NE INSURANCE	0.00	1,765.35	1,873.00	94%
				45103 NE LICENSES & FEES	0.00	124.50	125.00	100%
				45104 NE MANAGEMENT FEES	290.00	3,190.00	3,480.00	92%
				45105 NE WEBSITE	0.00	56.00	56.00	100%
				45106 NE OFFICE SUPPLY & COPIES	0.00	176.53	140.00	126%
				45107 NE POSTAGE	0.00	113.70	132.00	86%
				45108 NE SERVICES-ACCOUNTING	0.00	60.00	60.00	100%
				45109 NE SERVICES-LEGAL	0.00	110.00	300.00	37%
				Total 45100 NE ADMIN EXPENSE	301.51	5,675.32	6,240.00	91%
45200 NE BUILDING MAINTENANCE								
				45201 NE WOODROT INSPECT/REPAIR	1,250.00	4,220.00	5,000.00	84%
				45203 NE PLUMBING	0.00	2,736.50	1,900.00	144%
				45204 NE OTHER MAINTENANCE	0.00	100.00	300.00	33%
				45205 NE PEST CONTROL/TERMITES	0.00	1,705.00	1,777.00	96%
				45206 NE ROOF REPAIR	0.00	100.00	1,500.00	7%
				45207 NE ROOF CLEANING	0.00	900.00	500.00	180%
				Total 45200 NE BUILDING MAINTENANCE	1,250.00	9,761.50	10,977.00	89%
45300 NE GROUNDS EXPENSE								
				45301 NE LAWN CARE	644.00	7,684.00	9,050.00	85%
				45302 NE LANDSCAPING	50.00	395.00	500.00	79%
				45303 NE TREES & SHRUBS	0.00	545.00	2,800.00	19%
				45304 NE SIDEWALKS & PAVING	0.00	6,024.55	800.00	753%
				45305 NE STORM WATER	698.00	1,298.00	3,500.00	37%
				Total 45300 NE GROUNDS EXPENSE	694.00	14,648.55	16,650.00	88%
45400 NE POOL EXPENSE								
				45401 NE POOL SERVICE	0.00	2,310.00	2,880.00	80%
				45402 POOL TREATMENT/EQUIPMEN	14.23	589.83	580.00	102%
				45403 NE POOL UTILITIES	0.00	722.00	887.00	81%
				45405 NE POOL REPAIR	0.00	490.58	1,750.00	28%
				45406 NE POOL AREA CLEANING	0.00	500.00	518.00	97%
				Total 45400 NE POOL EXPENSE	14.23	4,612.41	6,615.00	70%
45500 NE UTILITIES								
				45501 NE UTILITIES (WATER)	1,494.06	17,332.47	15,800.00	110%

Villas Homeowners Association, Inc.
 NORTHEAST Profit Loss
 November 30, 2021

		Total 45500 NE UTILITIES	1,494.06	17,332.47	15,800.00	110%
		Total 45000 NE OPERATING EXPENSE	3,753.80	52,030.25	56,282.00	92%
	Other Expense					
		65000 NE RESERVE EXPENSE				
		65006 NE RES EXP - OTHER BLDG	0.00	3,000.00	2,500.00	
		XXXXX NE RES EXP - ROOFS	70,000.00	70,000.00		
		65015 NE RES EXP - OTHER	1,056.00	1,056.00	2,000.00	
		Total 65000 NE RESERVE EXPENSE	71,056.00	74,056.00	4,500.00	
	Total Other Expense		71,056.00	74,056.00	4,500.00	

Villas Homeowners Association, Inc.
SE Financials
November 30, 2021

11100 SE CADENCE BK OPERATING				10,739.83
11700 SE UTIL DEP - CAP CTY BK				2,202.75
11902 SE TAL STATE BK RESERVE				27,186.84
			Speical Assessment	8,533.38
			Total Checking/Savings	48,662.80
OUTSTANDING HOMEOWNER DUES				\$ -
EXPENDITURES & TRANSFERS DURING MONTH				
Num	Date	Name	Memo	Paid Amount
DRAFT	11/05/2021	City of Tallahassee	Water October Payment (100%)	-1,564.31
DRAFT	11/05/2021	City of Tallahassee	Pool Electric October (100%)	-186.45
DRAFT	11/15/2021	Cadence Bank	Account Analysis Fee (100%)	-14.41
8122	11/05/2021	Executive Mgmt Svcs	HOA Management November (60%)	-435.00
8122	11/05/2021	Executive Mgmt Svcs	Pool Lock and Chain (60%)	-21.35
8123	11/05/2021	Lance Maxwell Plumbing	165B Hose Bib Leak (100%)	-110.00
8121	11/01/2021	Omni Service Group	Drainage Work (60%)	-1,047.00
			Planter with rocks 148 SE area	-123
			Concrete bags 179 area & 181 drain	-144
			132A SE drinanage work	-780
8124	11/05/2021	Sadlers Lawn Care	Lawn Service Oct 4 Trips (60%)	-966.00
1028	11/22/2021	Calvert Construction	Retaining Wall Draw (60%)***	-1,584.00
			Total Expenditure	(4,344.52)
*** Paid with Reserve Funds				

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
November 30, 2021

					Nov 21	EXPENDED YTD (92%)	Annual Budget	% of Budget
Ordinary Income/Expense								
Income								
31000 SE OPERATING REVENUES								
31011 SE OPERATING DUES					6,215.00	68,365.00	74,580.00	92%
31012 SE LATE FEES /NSF CHARGES					0.00	184.66	0.00	0%
Total 31000 SE OPERATING REVENUES					6,215.00	68,549.66	74,580.00	92%
31500 SE RESERVE & SPEC ASSMT								
31501 SE RESERVE DUES					1,000.00	11,000.00	12,000.00	92%
Special Assessment					0.00	11,700.00	11,700.00	100%
Special Assessment x2					8,533.38	8,533.38	44,200.26	19%
Total 31500 SE RESERVE & SPEC ASSMT					9,533.38	31,233.38	67,900.26	46%
34000 SE OTHER INCOME								
34101 SE OPERATING INT & DIV					0.00	0.00	0.00	0%
34121 SE RESERVE INT & DIV					1.22	17.52	10.00	175%
Total 34000 SE OTHER INCOME					1.22	17.52	10.00	175%
Total Income					15,748.38	99,783.04	142,490.26	70%
Expense								
41000 SE OPERATING EXPENSE								
41000 SE ADMIN EXPENSE								
41101 SE BANK FEES & PRODUCTS					14.41	166.53	126.00	132%
41102 SE INSURANCE					0.00	1,837.40	1,949.50	94%
41103 SE LICENSES & FEES					0.00	186.75	187.00	100%
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	149.50	210.00	71%
41107 SE POSTAGE					0.00	195.21	211.00	93%
41108 SE SERVICES-ACCOUNTING					0.00	90.00	90.00	100%
41109 SE SERVICES-LEGAL					0.00	165.00	104.00	159%
Total 41000 SE ADMIN EXPENSE					449.41	7,659.39	8,181.50	94%
41200 SE BUILDING MAINTENANCE								
41201 SE CARPENTRY					0.00	7,514.00	14,663.50	51%
41203 SE PLUMBING					110.00	1,207.18	1,000.00	121%
41205 SE PEST CONTROL/TERMITES					0.00	2,553.00	2,226.00	115%
41206 SE ROOF REPAIR					0.00	2,980.00	750.00	397%
41207 SE ROOF & GUTTER CLEANIN					0.00	1,370.00	2,366.00	58%
Total 41200 SE BUILDING MAINTENANCE					110.00	15,624.18	21,005.50	74%
41300 SE GROUNDS EXPENSE								
41301 SE LAWN CARE					966.00	11,526.00	13,573.00	85%
41302 SE LANDSCAPING EXPENSE					0.00	235.00	700.00	34%
41303 SE TREES & SHRUBS EXPENSE					0.00	1,465.00	1,000.00	147%
XXXXX SE DRAINAGE					1,047.00	1,047.00		
41304 SE SIDEWALKS & PAVING EXP					0.00	0.00	350.00	0%
Total 41300 SE GROUNDS EXPENSE					2,013.00	14,273.00	15,623.00	91%
41400 SE POOL EXPENSE								
41401 SE POOL SERVICE					0.00	3,465.00	4,320.00	80%
41403 SE POOL REPAIRS					0.00	568.14	1,600.00	36%
41405 SE POOL UTILITIES					186.45	1,269.46	1,200.00	106%
41406 SE POOL AREA CLEANING					0.00	750.00	800.00	94%
41407 SE POOL TREATMENT/EQUIPMENT					21.35	884.76	850.00	104%
Total 41400 SE POOL EXPENSE					207.80	6,937.36	8,770.00	79%

Villas Homeowners Association, Inc.
SOUTHEAST Profit Loss
November 30, 2021

		41500 SE UTILITIES EXPENSE				
		41501 SE UTILITIES (WATER)	1,564.31	18,217.10	21,000.00	87%
		Total 41500 SE UTILITIES EXPENSE	1,564.31	18,217.10	21,000.00	87%
		Total 41000 SE OPERATING EXPENSE	4,344.52	62,711.03	74,580.00	84%
		Total Expense	4,344.52	62,711.03	74,580.00	84%
		Other Expense				
		61000 SE RESERVE EXPENSE				
		61012 SE RES EXP - OTHER BUILDING	0.00	10,343.00	7,000.00	148%
		XXXX SE RES ASSESMENT	0.00	11,700.00	11,700.00	100%
		61015 SE RES EXP - OTHER	1,584.00	1,584.00	5,000.00	32%
		Total 61000 SE RESERVE EXPENSE	1,584.00	23,627.00	23,700.00	100%