

The Villas Homeowners Association			6:01 AM		6:02 AM	
Budget vs Actuals Summary YTD			11/15/2018		11/15/2018	
January through October 2018						
		Jan - Oct 18	Budget	\$ Over Budget	2018 Budget	2018 \$ Over Budget
Income						
	305 - Association Dues Received	245,754.00	239,200.00	6,554.00	287,040.00	-41,286.00
	306 - Working Capital Funds Received	3,700.00		3,700.00		3,700.00
	308 - Clubhouse Rental Acct	600.00	1,000.00	-400.00	1,200.00	-600.00
	309 - AT&T Commissions	25.00	0.00	25.00	0.00	25.00
	311 - Prepaid Dues	0.00	0.00	0.00	0.00	0.00
	312 - Dividend-Business Growth Acct	48.34	58.34	-10.00	70.00	-21.66
	321 - Insurance Receipts - Misc.	0.00	0.00	0.00	0.00	0.00
	323 - Garage Sale	1,021.19		1,021.19		1,021.19
	350 - Miscellaneous Income	25.00	0.00	25.00	0.00	25.00
	Total Income	251,173.53	240,258.34	10,915.19	288,310.00	-37,136.47
Expense						
	400 - Administrative Expenses	32,446.02	35,723.34	-3,277.32	46,295.00	-13,848.98
	455 - Clubhouse	13,310.71	11,191.68	2,119.03	12,850.00	460.71
	500 - Ponds	5,006.28	3,050.00	1,956.28	4,000.00	1,006.28
	540 - Pool	7,740.67	9,325.00	-1,584.33	9,475.00	-1,734.33
	575 - River Expenses	738.97	150.00	588.97	150.00	588.97
	600 - Winter Services	50,783.02	34,450.00	16,333.02	34,450.00	16,333.02
	620 - Building Exterior Maintenance	25,229.40	50,300.00	-25,070.60	53,350.00	-28,120.60
	630 - Landscaping	79,397.71	72,363.34	7,034.37	89,625.00	-10,227.29
	660 - Equipment	0.00	0.00	0.00	0.00	0.00
	700 - Sewer, Water, & Trash	47,867.30	42,266.66	5,600.64	50,400.00	-2,532.70
	Total Expense	262,520.08	258,820.02	3,700.06	300,595.00	-38,074.92
	Net Income	-11,346.55	-18,561.68	7,215.13	-12,285.00	938.45
	Prepaid Dues as of Dec 31, 2017	6,935.00	-	6,935.00		
	Prepaid Dues as of October 31, 2018	(13,327.00)	-	-13,327.00		
	Adjusted Net Income	(17,738.55)	(18,561.68)	823.13		
	Dues Adjusted					
	305 - Association Dues Received	245,754.00	239,200.00	6,554.00		
	Total Dues	245,754.00	239,200.00	6,554.00		
	Prepaid Dues as of Dec 31, 2017	6,935.00	-	6,935.00		
	Prepaid Dues as of October 31, 2018	(13,327.00)	-	-13,327.00		
	Adjusted Dues	239,362.00	239,200.00	162.00		

The Villas Homeowners Association					6:23 AM		6:35 AM
Budget vs Actuals Summary YTD Cap Reserve					11/12/2018		11/12/2018
January through October 2018							
		Jan - Oct 18	Budget	\$ Over Budget		Budget	\$ Over Budget
Income							
	302 - Capital Reserves Monthly Contr	94,400.00	92,000.00	2,400.00		110,400.00	-16,000.00
	313 - Dividend-Money Market Acct	190.48	0.00	190.48		0.00	190.48
	316 - Prepaid Capital Reserves	0.00	0.00	0.00		0.00	0.00
Total Income		94,590.48	92,000.00	2,590.48		110,400.00	-107,809.52
Expense							
	800 - Capital Reserve Expense						
	802 - Capital Reserve - Driveways	0.00	66,000.00	-66,000.00		66,000.00	-66,000.00
	803 - Capital Reserve - Roof	9,318.00	0.00	9,318.00		0.00	9,318.00
	804 - Capital Reserves - Lift Station	564.89		564.89			564.89
	805 - Capital Reserve - Ponds	9,186.38	7,500.00	1,686.38		7,500.00	1,686.38
	806 - Capital Res- Bldg (Non-Roof)	40,320.00	19,000.00	21,320.00		19,000.00	21,320.00
	807 - Capital Reserve - Clubhouse	13,995.00	20,000.00	-6,005.00		20,000.00	-6,005.00
	808 - Capital Reserve - Well/Sprinkler	6,500.00		6,500.00			6,500.00
	809 - Capital Reserve - Landscaping	2,955.00		2,955.00			2,955.00
Total 800 - Capital Reserve Expense		82,839.27	112,500.00	-29,660.73		112,500.00	-29,660.73
Total Expense		82,839.27	112,500.00	-29,660.73		112,500.00	-29,660.73
Net Income		11,751.21	-20,500.00	32,251.21		-2,100.00	-78,148.79
	Prepaid Dues as of Dec 31, 2017	2,700.00	-	2,700.00			
	Prepaid Dues as of October 31, 2018	(4,900.00)	-	-4,900.00			
Adjusted Net Income		9,551.21	(20,500.00)	30,051.21			
Dues Adjusted							
	302 - Capital Reserves Monthly Contr	94,400.00	92,000.00	2,400.00			
Total Dues		94,400.00	92,000.00	2,400.00			
	Prepaid Dues as of Dec 31, 2017	2,700.00	-	2,700.00			
	Prepaid Dues as of October 31, 2018	(4,900.00)	-	-4,900.00			
Adjusted Dues		92,200.00	92,000.00	200.00			
As of the end October 2018, our Balance Sheet shows:							
	General Cash Account:	56,062.64					
	Capital Reserve Account:	76,580.66					
		132,643.30					
October 2018 Capital Reserve Dues of \$10,000 were transferred from the General Account to the Reserve Account on 11/14/2018.							
Capital Reserve Payments made from the General Account during October totaled \$2,955. This amount was transferred from the Cap Res Acct to the General Acct on 11/14/2018.							