

The Villas Homeowners Association						
Budget vs Actuals Summary YTD						
January - April 2020						
		Apr 2020 YTD Actual	Apr 2020 YTD Budget	Apr 2020 YTD \$ Over Budget	2020 Budget	2020 \$ Over Budget
Income						
	305 · Association Dues Received	109,831.00	110,400.00	-569.00	331,200.00	-221,369.00
	306 · Working Capital Funds Received	0.00	0.00	0.00	0.00	0.00
	308 · Clubhouse Rental Acct	100.00	333.36	-233.36	1,000.00	-900.00
	309 · AT&T Commissions	0.00	0.00	0.00	0.00	0.00
	311 · Prepaid Dues	0.00	0.00	0.00	0.00	0.00
	312 · Dividend-Business Growth Acct	33.45	25.00	8.45	75.00	-41.55
	321 · Insurance Receipts - Misc.	0.00	0.00	0.00	0.00	0.00
	Total Income	109,964.45	110,758.36	-793.91	332,275.00	-222,310.55
Expense						
	400 · Administrative Expenses	12,172.34	14,894.86	-2,722.52	61,200.00	-49,027.66
	455 · Clubhouse	3,658.41	4,200.00	-541.59	11,800.00	-8,141.59
	500 · Ponds	1,107.62	1,488.75	-381.13	5,400.00	-4,292.38
	540 · Pool	301.98	866.64	-564.66	10,772.00	-10,470.02
	575 · River Expenses	0.00	0.00	0.00	300.00	-300.00
	600 · Winter Services	15,882.82	39,350.00	-23,467.18	45,350.00	-29,467.18
	620 · Building Exterior Maintenance	12,948.79	10,408.36	2,540.43	33,700.00	-20,751.21
	630 · Landscaping	9,628.37	11,719.72	-2,091.35	108,778.00	-99,149.63
	700 · Sewer, Water, & Trash	17,029.19	18,783.36	-1,754.17	54,975.00	-37,945.81
	Total Expense	72,729.52	101,711.69	-28,982.17	332,275.00	-259,545.48
	Net Income	37,234.93	9,046.67	28,188.26	0.00	37,234.93
	Prepaid Dues as of Dec 31, 2019	10,179.00	-	10,179.00		
	Prepaid Dues as of April 30, 2020	(10,139.00)	-	(10,139.00)		
	Adjusted Net Income	37,274.93	9,046.67	28,228.26		
Dues Adjusted						
	305 · Association Dues Received	109,831.00	110,400.00	(569.00)		
	Total Dues	109,831.00	110,400.00	(569.00)		
	Prepaid Dues as of Dec 31, 2018	10,179.00	-	10,179.00		
	Prepaid Dues as of April 30, 2020	(10,139.00)	-	(10,139.00)		
	Adjusted Dues	109,871.00	110,400.00	(529.00)		

The Villas Homeowners Association							
Budget vs Actuals Summary YTD Cap Reserve							
January - April 2020							
			Apr 2020 YTD Actual	Apr 2020 YTD Budget	Apr 2020 YTD \$ Over Budget	2020 Budget	2020 \$ Over Budget
Income							
	302	Capital Reserves Monthly Contr	36,600.00	36,800.00	(200.00)	110,400.00	(73,800.00)
	313	Dividend-Money Market Acct	339.18	-	339.18	-	339.18
	325	Assessment	2,992.00	-	2,992.00	-	2,992.00
Total Income			39,931.18	36,800.00	3,131.18	110,400.00	(70,468.82)
Expense							
	800	Capital Reserve Expense					
		806 Capital Res- Bldg (Non-Roof)	105,600.00	-	105,600.00	-	105,600.00
		800 Capital Res - Misc	4,416.00		4,416.00		4,416.00
		Total 800 - Capital Reserve Expense	110,016.00	-	110,016.00	-	110,016.00
		Total Expense	110,016.00	-	110,016.00	-	110,016.00
Net Income			(70,084.82)	36,800.00	(106,884.82)	110,400.00	(180,484.82)
Prepaid Dues as of Dec 31, 2019			3,300.00	-	3,300.00		
Prepaid Dues as of April 30, 2020			(3,300.00)	-	(3,300.00)		
Adjusted Net Income			(70,084.82)	36,800.00	(106,884.82)		
Dues Adjusted							
	305	Association Dues Received	36,600.00	36,800.00	(200.00)		
Total Dues			36,600.00	36,800.00	(200.00)		
Prepaid Dues as of Dec 31, 2019			3,300.00	-	3,300.00		
Prepaid Dues as of April 30, 2020			(3,300.00)	-	(3,300.00)		
Adjusted Dues			36,600.00	36,800.00	(200.00)		
As of April 30, 2020 our Balance Sheet shows:							
		General Cash Account:	118,040.07				
		Capital Reserve Account:	277,383.53				
On May 11, 2020:							
- Transferred \$7,200 from General Cash to Capital Reserve for Capital Reserve dues received in April							