

The Villas Homeowners Association						
Budget vs Actuals Summary YTD						
January - July 2020						
		July 2020 YTD Actual	July 2020 YTD Budget	July 2020 YTD \$ Over Budget	2020 Budget	2020 \$ Over Budget
Income						
	305 · Association Dues Received	198,647.00	193,200.00	5,447.00	331,200.00	-132,553.00
	306 · Working Capital Funds Received	1,200.00	0.00	1,200.00	0.00	1,200.00
	308 · Clubhouse Rental Acct	-200.00	583.35	-783.35	1,000.00	-1,200.00
	312 · Dividend-Business Growth Acct	82.06	43.75	38.31	75.00	7.06
	Total Income	199,729.06	193,827.10	5,901.96	332,275.00	-132,545.94
Expense						
	400 · Administrative Expenses	25,864.97	28,576.35	-2,711.38	61,200.00	-35,335.03
	455 · Clubhouse	5,567.41	7,012.50	-1,445.09	11,800.00	-6,232.59
	500 · Ponds	2,402.15	2,792.50	-390.35	5,400.00	-2,997.85
	540 · Pool	3,461.73	5,636.65	-2,174.92	10,772.00	-7,310.27
	575 · River Expenses	130.34	300.00	-169.66	300.00	-169.66
	600 · Winter Services	15,882.82	39,350.00	-23,467.18	45,350.00	-29,467.18
	620 · Building Exterior Maintenance	22,826.52	20,308.35	2,518.17	33,700.00	-10,873.48
	630 · Landscaping	47,202.13	53,613.45	-6,411.32	108,778.00	-61,575.87
	700 · Sewer, Water, & Trash	32,390.11	32,345.85	44.26	54,975.00	-22,584.89
	Total Expense	155,728.18	189,935.65	-34,207.47	332,275.00	-176,546.82
	Net Income	44,000.88	3,891.45	40,109.43	0.00	44,000.88
	Prepaid Dues as of Dec 31, 2019	10,179.00	-	10,179.00		
	Prepaid Dues as of July 31, 2020	(16,139.00)	-	(16,139.00)		
	Adjusted Net Income	38,040.88	3,891.45	34,149.43		
Dues Adjusted						
	305 · Association Dues Received	198,647.00	193,200.00	5,447.00		
	Total Dues	198,647.00	193,200.00	5,447.00		
	Prepaid Dues as of Dec 31, 2018	10,179.00	-	10,179.00		
	Prepaid Dues as of July 31, 2020	(16,139.00)	-	(16,139.00)		
	Adjusted Dues	192,687.00	193,200.00	(513.00)		

The Villas Homeowners Association						
Budget vs Actuals Summary YTD Cap Reserve						
January - July 2020						
		July 2020 YTD Actual	July 2020 YTD Budget	July 2020 YTD \$ Over Budget	2020 Budget	2020 \$ Over Budget
Income						
	302 · Capital Reserves Monthly Contr	66,200.00	64,400.00	1,800.00	110,400.00	(44,200.00)
	313 · Dividend-Money Market Acct	359.70	-	359.70	-	359.70
	314 · CD Interest	167.19	-	167.19		167.19
	325 · Assessment	2,992.00	-	2,992.00	-	2,992.00
Total Income		69,718.89	64,400.00	5,318.89	110,400.00	(40,681.11)
Expense						
	800 · Capital Reserve Expense					
	804 · Capital Res- Lift Station	26,150.00		26,150.00		26,150.00
	806 · Capital Res- Bldg (Non-Roof)	72,840.36	-	72,840.36	-	72,840.36
	800 - Capital Res - Misc	5,779.59		5,779.59		5,779.59
	Total 800 · Capital Reserve Expense	104,769.95	-	104,769.95	-	104,769.95
	Total Expense	104,769.95	-	104,769.95	-	104,769.95
Net Income		(35,051.06)	64,400.00	(99,451.06)	110,400.00	(145,451.06)
	Prepaid Dues as of Dec 31, 2019	3,300.00	-	3,300.00		
	Prepaid Dues as of July 31, 2020	(5,300.00)	-	(5,300.00)		
	Adjusted Net Income	(37,051.06)	64,400.00	(101,451.06)		
Dues Adjusted						
	305 · Association Dues Received	66,200.00	64,400.00	1,800.00		
	Total Dues	66,200.00	64,400.00	1,800.00		
	Prepaid Dues as of Dec 31, 2019	3,300.00	-	3,300.00		
	Prepaid Dues as of July 31, 2020	(5,300.00)	-	(5,300.00)		
	Adjusted Dues	64,200.00	64,400.00	(200.00)		
Balance Sheet:		7/31/2020		After Transfer *		
	· General Fund:	130,106.02		117,606.02		
	· Capital Reserve Fund:	307,117.29		319,617.29		
		437,223.31		437,223.31		
* Transfer from General Acct to Capital Reserves:						
	July Capital Reserve Dues	12,500.00				
		12,500.00				