

The Villas Homeowners Association						
Budget vs Actuals Summary YTD						
January - June 2020						
		June 2020 YTD Actual	June 2020 YTD Budget	June 2020 YTD \$ Over Budget	2020 Budget	2020 \$ Over Budget
Income						
	305 · Association Dues Received	161,131.00	165,600.00	-4,469.00	331,200.00	-170,069.00
	308 · Clubhouse Rental Acct	-350.00	500.02	-850.02	1,000.00	-1,350.00
	312 · Dividend-Business Growth Acct	66.14	37.50	28.64	75.00	-8.86
	Total Income	160,847.14	166,137.52	-5,290.38	332,275.00	-171,427.86
Expense						
	400 · Administrative Expenses	21,718.16	27,443.02	-5,724.86	61,200.00	-39,481.84
	455 · Clubhouse	4,470.63	6,100.00	-1,629.37	11,800.00	-7,329.37
	500 · Ponds	2,264.44	2,692.50	-428.06	5,400.00	-3,135.56
	540 · Pool	2,375.17	4,359.98	-1,984.81	10,772.00	-8,396.83
	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	19,581.88	17,850.02	1,731.86	33,700.00	-14,118.12
	630 · Landscaping	17,232.84	42,675.54	-25,442.70	108,778.00	-91,545.16
	700 · Sewer, Water, & Trash	27,838.17	28,025.02	-186.85	54,975.00	-27,136.83
	Total Expense	111,494.45	168,796.08	-57,301.63	332,275.00	-220,780.55
	Net Income	49,352.69	-2,658.56	52,011.25	0.00	49,352.69
	Prepaid Dues as of Dec 31, 2019	10,179.00	-	10,179.00		
	Prepaid Dues as of June 30, 2020	(6,539.00)	-	(6,539.00)		
	Adjusted Net Income	52,992.69	(2,658.56)	55,651.25		
Dues Adjusted						
	305 · Association Dues Received	161,131.00	165,600.00	(4,469.00)		
	Total Dues	161,131.00	165,600.00	(4,469.00)		
	Prepaid Dues as of Dec 31, 2018	10,179.00	-	10,179.00		
	Prepaid Dues as of June 30, 2020	(6,539.00)	-	(6,539.00)		
	Adjusted Dues	164,771.00	165,600.00	(829.00)		

The Villas Homeowners Association						
Budget vs Actuals Summary YTD Cap Reserve						
January - June 2020						
		June 2020 YTD Actual	June 2020 YTD Budget	June 2020 YTD \$ Over Budget	2020 Budget	2020 \$ Over Budget
Income						
	302 · Capital Reserves Monthly Contr	53,700.00	55,200.00	(1,500.00)	110,400.00	(56,700.00)
	313 · Dividend-Money Market Acct	359.44	-	359.44	-	359.44
	314 · CD Interest	84.93		84.93		84.93
	325 · Assessment	2,992.00	-	2,992.00	-	2,992.00
	Total Income	57,136.37	55,200.00	1,936.37	110,400.00	(53,263.63)
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	(47,633.58)	55,200.00	(102,833.58)	110,400.00	(158,033.58)
	Prepaid Dues as of Dec 31, 2019	3,300.00	-	3,300.00		
	Prepaid Dues as of June 30, 2020	(2,100.00)	-	(2,100.00)		
	Adjusted Net Income	(46,433.58)	55,200.00	(101,633.58)		
Dues Adjusted						
	305 · Association Dues Received	53,700.00	55,200.00	(1,500.00)		
	Total Dues	53,700.00	55,200.00	(1,500.00)		
	Prepaid Dues as of Dec 31, 2019	3,300.00	-	3,300.00		
	Prepaid Dues as of June 30, 2020	(2,100.00)	-	(2,100.00)		
	Adjusted Dues	54,900.00	55,200.00	(300.00)		
Balance Sheet:						
		6/30/2020		After Transfer *		
	· General Fund:	97,557.79		118,473.62		
	· Capital Reserve Fund:	332,434.81		332,349.64		
		429,992.60		450,823.26		
* Transfer from General Acct to Capital Reserves:						
	June Capital Reserve Dues	7,000.00				
	Mailbox Project - June Expense	(1,210.04)				
	ALC payment for remaining vent caps:	(5,040.00)				
	Kennedy Industries - Two Lift Station Pumps - Installation, Year 1 of 5 Service Contract	(26,150.00)				
		(25,400.04)				