

				2/3/2013	
Villas at Northville Hills Condo Association					
<i>Actual to Budget Analysis - Ten months ending December 31, 2012</i>					
CASH BASIS					
		Actual	Budget	Actual vs Budget	
		Year to Date	Year To Date	Favorable/(unfavorable)	Comments
Operating					
January 1, 2012 Operating Cash					
		50,116	-	50,116	
Dues and Fees Collected		\$ 694,744	\$ 693,900	\$ 844	
<i>Operating expenses paid</i>					
Administrative		51,600	52,389	789	
Utilities		167,441	128,800	(38,641)	<i>higher irrigation water bills</i>
Bldg repair and Maint		25,764	42,700	16,936	<i>lower buildig maintenance</i>
Ground Maint.		261,235	276,163	14,928	<i>skipped lawn cuts</i>
Club House and Pool		22,495	18,390	(4,105)	
Insurance/Taxes		47,076	45,620	(1,456)	
Total operating expenses paid		575,611	564,062	(11,549)	
Reserve Payments		129,868	129,838	(30)	
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Total Payments		705,479	693,900	(11,579)	
Total Operating cash flows		\$ (10,735)	\$ -	\$ (10,735)	
Operating cash		\$ 39,381	\$ -	\$ 39,381	
Transfer from reserves		\$ 50,000		\$ 50,000	<i>timing of payments vs income</i>
Net operating cash at December 31, 2012		\$ 89,381	\$ -	\$ 89,381	
Reserves					
January 1, 2012 Reserves					
		351,280	351,280		
Payments received from operating (above)		129,868	129,838	30	
Transfer to ops		(50,000)		(50,000)	<i>timing of year end payments required transfer</i>
Interest earned		1,348	-	1,348	
Reserves used		(68,885)	(72,000)	3,115	<i>Mostly well expenses</i>
Net Change in reserves		12,331	57,838	(45,507)	
Reserve cash at December 31		\$ 363,611	\$ 409,118	\$ (45,507)	
TOTAL CASH at December 31, 2012		\$ 452,992	\$ 409,118	\$ 43,874	