

**Britton Falls by Del Webb HOA INC**  
**Balance Sheet**  
**4/30/2017**

**Assets**

Cash Operating

1015 - Pacific Premier Operating

\$102,758.62

Cash Operating Total

\$102,758.62

Cash Reserves

1025 - Pacific Premier Money Market

\$455,131.44

Cash Reserves Total

\$455,131.44

Other

1050 - Clearing Account

(\$881.89)

1290 - Other Current Assets

\$7,001.64

Other Total

\$6,119.75

*Assets Total*

\$564,009.81

**Liabilities and Equity**

Other

2400 - Reserve Legal Fund

\$436,052.79

Other Total

\$436,052.79

Retained Earnings

(\$90,966.89)

Net Income

\$218,923.91

*Liabilities & Equity Total*

\$564,009.81

**BRITTON FALLS BY DEL WEBB**  
**April 2017**

**Monthly Variance Report**

Account	Variance Amount	Explanation
<b>Income</b>		
4010 - Landscape Maintenance	\$ 822.41	Additional Landscape payments for year
4100 -Late Charge Income	\$ 30.00	Unbudgeted income collected from past due accounts
4130 - Collections Fees	\$ 20.00	Unbudgeted income collected from past due accounts
4200 - Capital Contribution	\$ 4,931.66	14 closings/unbudgeted account
4400 - Other Income	\$ (529.50)	Paymentech Income
4405 - Website Income	\$ (600.00)	Collection on Marketplace sponsors
4420 - Clubhouse Rental	\$ (214.00)	Fewer paying rentals
4425 - Fitness Income	\$ 278.99	Improved attendance/Winter group
4430 - Event income	\$ 1,897.00	More attendance to events
<b>Expense</b>		
5710 - Legal Exp. Collections	581.00	Refund of overpayment check
5715 - Legal Exp. Violations	(897.00)	Community issues follow up
5725 - Taxes, Property	(975.66)	Property Taxes Spring and Fall
5750 - Postage	\$ 82.80	Coupon books, Letterstream
5755 - Copies/Print/Supplies	\$ 407.96	Coupon books, office supplies, Davant Marketing
5760 - Subscriptions	\$ 150.00	Wall Street Journal
5765 - Bank Charges	\$ (75.93)	Payment Tech Fee
5780 - Computer Maintenance	\$ (214.75)	Cathy new Dell laptop
5200 - Clubhouse Maint/Repair	\$ 593.03	HD Supply, less than budgeted for RT Moore, locker rooms stools/showers Koorsen,
5205 - Clubhouse Equip. Repair	\$ (3,240.40)	sprinklers head replacement
5215 - Clubhouse Janitorial	\$ (617.75)	Janitorial service and supplies
5225 - HVAC Maint and Repair	\$ (641.60)	Condenser motor #2 Dectron Pump shaft seal
5230 - Extermination	\$ (1,145.00)	Morelock Wildlife Control, muskrats annual fee
5245 - Fitness Instruction	\$ (938.00)	Additional Classes, special events
5255 - Kitchen Supplies	\$ (172.10)	Coffee daily and Water in fitness room
5405 - Event Expense	\$ 765.21	Lower cost and better return on events
5025 - Irrigation Maint CA	\$ (283.85)	Common Area contracted over 12 months
5035 - Snow Removal	\$ (458.00)	Salt, ice event maintenance of Chateau
5100 - Common Area	\$ (5,353.32)	Bike rack/Handicap ramps/Sidewalk repair
5130 - Lighting Maint	\$ (924.19)	Street lights, Replace bulbs at Chateau (lift rental)

**BRITTON FALLS BY DEL WEBB**

**April 2017**

5600 - Salaries	\$ (2,220.70)	All employees, including managers
5615 - Payroll Taxes	\$ (330.58)	As Billed
5620 - Benefits	\$ (1,254.46)	American Funds, CMS
5625 - Employment Expense	\$ (770.57)	Payroll fees, lunches
5006 -Mulch/Maint Homes	\$ 66,092.22	Partial billing on Home installation
5026 - Irrigation Maint H	\$ (1,786.55)	Repairs needed during start up of system
5031 - Seasonal Clean up H	\$ (8,809.00)	Budgeted in March
5500 - Electric	\$ (912.23)	As billed , fountains and irrigation start up
5505 - Water and Sanitation	\$ 4,899.51	Billed over 12 months, credits from water company
5510 - Telephone	\$ 75.56	Includes Appia Charge
5515 - Refuse Collection	\$ (1,334.31)	Republic, homes and Chateau
5520 - Cable and Internet	\$ (80.60)	Includes two month's bills
5525 - Natural Gas	\$ 3,000.00	No invoice processed

**YTD Variance Report**

Account	Variance Amount	Explanation
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**Income**

4000 - HOA Assessment	\$ 69,634.99	Includes catch up from unpaid in December
4010 -Landscape Maint	\$ 1,062.41	Additional landscape upgrades
4100 - Late Charge	\$ 340.94	Unbudgeted income, collected from past due accounts
4130 - Collection Fees	\$ 100.00	Unbudgeted income, collected from past due accounts
4200 - Capital Contribution	\$ 13,696.65	Unbudgeted income from Closings
4300 - Developer Income	\$ 25,215.00	First Quarter payment
4400 - Other Income	\$ (368.50)	Payment Tech
4405 - Website Income	\$ 1,930.00	Market place sponsor renewals
4420 - Clubhouse Rental	\$ (626.00)	Fewer room rentals, more group/street parties
4425 - Fitness Income	\$ (2,479.01)	Fewer classes then planned
4430 - Event Income	\$ 7,699.00	Better attended, lower cost events

**Expense**

5710 - Legal Expense Collection	\$ 714.00	Less expense then budgeted for
5715 - Legal Expense Violations	\$ (2,720.45)	Pending issues
5725 - Taxes-Property	\$ (975.66)	Spring and Fall Property Taxes
5730 - Taxes Federal/State	\$ (227.43)	As billed
5735 - Insurance	\$ 5,136.00	Additional coverage, premiums
5745 - Fees/Dues/Licenses	\$ 249.75	BMI Music license for 2017
5750 - Postage	\$ (135.33)	Letterstream
5765 - Bank Charges	\$ (128.82)	Payment Tech
5770 - Mileage	\$ (33.75)	As submitted
5780 - Computer Maintenance	\$ 1,518.34	No repairs, most upgrades done in 2016
5200 - Clubhouse Maint/Repair	\$ (2,618.98)	Supplies, parking lot update
5205 - Clubhouse Equip. Repair	\$ (9,294.28)	Handicap doors, A & M Door
5210 - Clubhouse floor Cleaning	\$ 1,367.84	Includes furniture cleaning
5215 - Clubhouse Janitorial	\$ (2,547.96)	Additional supplies
5225 - HVAC Repair and Maint	\$ (2,071.96)	Quarterly inspections, less then budgeted
5230 - Extermination	\$ (1,265.85)	Fikes clubhouse, voles in community

Community Management Services, Inc.

**BRITTON FALLS BY DEL WEBB**

**April 2017**

5235 - Alarm/Security	\$	263.00	As billed, paid twice a year
5240 - Recreation Supplies	\$	627.23	Pool area, new items

**BRITTON FALLS BY DEL WEBB**

**April 2017**

5250 - Fitness Equip Maint	\$ 280.54	Scheduled maintenance
5210 - Pool Maint and Repair	\$ 542.66	Fewer repairs YTD than budgeted
5405 - Event Expense	\$ (1,521.72)	Includes future events(tickets)
5406 - Golf Outing	\$ (302.00)	Hole in one contest and promotion
5410 - Holiday Decorations	\$ (7,749.00)	Set up, take down and replacement
5005 - Mulch /Maint CA	\$ (2,718.81)	Common Area contracted over 12 months
5010 - Tree / Shrub Chemicals	\$ (446.76)	Common Area contracted over 12 months
5015 - Turf Chemicals CA	\$ (1,680.39)	Common Area contracted over 12 months
5020 - Tree/Shrub pruning CA	\$ (2,316.99)	Common Area contracted over 12 months
5025 - Irrigation Maint CA	\$ (792.88)	Common Area contracted over 12 months
5030 - Seasonal Clean up CA	\$ (846.16)	Common Area contracted over 12 months
5035 - Snow Removal	\$ 55,869.52	Based on actual, less than planned
5040 - Annual Flowers	\$ (931.96)	Common Area contracted over 12 months
5100 - Common Area	\$ (6,917.86)	New bike rack, concrete repair
5105 - Pet Station Cleanup	\$ (274.97)	December carry over payments
5185 - Fountain Maintenance	\$ (11,887.01)	Cables from stainless steel to protect wires
5600 - Salaries	\$ (9,310.14)	All salaries combined into one account
5610 - Human Resource Expense	\$ 10,192.08	Cost of payroll
5615 - Payroll Taxes	\$ (3,341.08)	As billed
5620 - Benefits	\$ (8,969.43)	Includes American Funds and CMS
5625 - Employment Expense	\$ (306.57)	Phones, Lunches
5006 - Mulch / Maint Homes	\$ 62,526.03	Not all billed in April, carry over till May
5011 - Tree / Shrub Chem. H	\$ (3,933.13)	Budgeted over six months
5021 - Tree/Shrub Prune Home	\$ (18,368.60)	Tree removal for safety reasons
5026 - Irrigation Maint. H	\$ (1,786.55)	System repairs in Napa, Sonoma, Monterey
5500 - Electric	\$ (303.21)	As used, budgeted over 12 months
5505 - Water and Sanitation	\$ 47,696.33	No irrigation on yet, savings
5515 - Refuse Collection	\$ 4,105.63	Fewer homes
5520 - Cable and Internet	\$ (322.40)	Additional Payment
5525 - Natural Gas	\$ 5,043.17	Mild winter, less consumption

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**4/1/2017 - 4/30/2017**

4/1/2017 - 4/30/2017

1/1/2017 - 4/30/2017

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - HOA Assessment	\$150,798.08	\$161,260.00	(\$10,461.92)	\$705,596.99	\$635,962.00	\$69,634.99	\$1,985,877.00
4010 - Landscape Maintenance	\$1,278.41	\$456.00	\$822.41	\$2,886.41	\$1,824.00	\$1,062.41	\$5,472.00
4100 - Late Charge Income	\$30.00	\$0.00	\$30.00	\$340.94	\$0.00	\$340.94	\$0.00
4130 - Collection Fees	\$20.00	\$0.00	\$20.00	\$100.00	\$0.00	\$100.00	\$0.00
4200 - Capital Contribution	\$4,931.66	\$0.00	\$4,931.66	\$13,696.65	\$0.00	\$13,696.65	\$0.00
4205 - Capital to Reserve	(\$3,441.66)	\$0.00	(\$3,441.66)	(\$10,166.65)	\$0.00	(\$10,166.65)	\$0.00
4300 - Developer Contribution	\$27,335.00	\$0.00	\$27,335.00	\$25,215.00	\$0.00	\$25,215.00	\$0.00
4400 - Other Income	(\$79.50)	\$450.00	(\$529.50)	\$1,431.50	\$1,800.00	(\$368.50)	\$5,400.00
4405 - Website Income	\$4,150.00	\$4,750.00	(\$600.00)	\$20,930.00	\$19,000.00	\$1,930.00	\$57,000.00
4420 - Clubhouse Rental	\$175.00	\$389.00	(\$214.00)	\$930.00	\$1,556.00	(\$626.00)	\$4,668.00
4425 - Fitness Income	\$4,128.99	\$3,850.00	\$278.99	\$12,920.99	\$15,400.00	(\$2,479.01)	\$46,200.00
4430 - Event Income	\$4,647.00	\$2,750.00	\$1,897.00	\$18,699.00	\$11,000.00	\$7,699.00	\$33,000.00
4431 - Event Income-Golf	\$0.00	\$0.00	\$0.00	\$2,120.00	\$0.00	\$2,120.00	\$21,940.00
7900 - Reserve Funding	(\$8,976.00)	(\$8,778.00)	(\$198.00)	(\$43,054.00)	(\$34,617.00)	(\$8,437.00)	(\$108,108.00)
<b>Total Income</b>	<b>\$184,996.98</b>	<b>\$165,127.00</b>	<b>\$19,869.98</b>	<b>\$751,646.83</b>	<b>\$651,925.00</b>	<b>\$99,721.83</b>	<b>\$2,051,449.00</b>
<b>Total Income</b>	<b>\$184,996.98</b>	<b>\$165,127.00</b>	<b>\$19,869.98</b>	<b>\$751,646.83</b>	<b>\$651,925.00</b>	<b>\$99,721.83</b>	<b>\$2,051,449.00</b>
<b>Expense</b>							
<u>Administration</u>							
5700 - Management Fees	\$4,854.00	\$4,788.00	(\$66.00)	\$19,140.00	\$18,882.00	(\$258.00)	\$58,968.00
5705 - Accounting	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$870.00
5710 - Legal Expense-Collections	(\$113.00)	\$468.00	\$581.00	\$1,158.00	\$1,872.00	\$714.00	\$5,616.00
5715 - Legal Expense-Violations	\$897.00	\$0.00	(\$897.00)	\$2,720.45	\$0.00	(\$2,720.45)	\$0.00
5725 - Taxes-Property	\$975.66	\$0.00	(\$975.66)	\$975.66	\$0.00	(\$975.66)	\$3,600.00
5730 - Taxes Federal/State	\$0.00	\$0.00	\$0.00	\$227.43	\$0.00	(\$227.43)	\$0.00
5735 - Insurance	\$0.00	\$6,813.00	\$6,813.00	\$8,490.00	\$13,626.00	\$5,136.00	\$27,252.00
5740 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00
5745 - Fees/Dues/Licenses	\$0.00	\$0.00	\$0.00	\$1,910.25	\$2,160.00	\$249.75	\$2,875.00
5750 - Postage	\$17.20	\$100.00	\$82.80	\$535.33	\$400.00	(\$135.33)	\$1,200.00
5755 - Copies/Printing/Supplies	\$892.04	\$1,300.00	\$407.96	\$5,132.24	\$5,200.00	\$67.76	\$15,600.00
5760 - Subscriptions	\$300.00	\$450.00	\$150.00	\$1,026.80	\$950.00	(\$76.80)	\$1,022.00
5765 - Bank Charges	\$155.93	\$80.00	(\$75.93)	\$448.82	\$320.00	(\$128.82)	\$960.00
5770 - Mileage	\$0.00	\$40.00	\$40.00	\$193.75	\$160.00	(\$33.75)	\$480.00
5775 - Web Hosting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,953.00
5780 - Computer Maintenance	\$714.75	\$500.00	(\$214.75)	\$1,981.66	\$3,500.00	\$1,518.34	\$4,500.00
<b>Total Administration</b>	<b>\$8,693.58</b>	<b>\$14,539.00</b>	<b>\$5,845.42</b>	<b>\$43,940.39</b>	<b>\$47,170.00</b>	<b>\$3,229.61</b>	<b>\$125,931.00</b>
<u>Clubhouse</u>							
5200 - Clubhouse Maintenance & Repair	\$206.97	\$800.00	\$593.03	\$5,818.98	\$3,200.00	(\$2,618.98)	\$9,600.00
5205 - Clubhouse Equipment Repair	\$4,040.40	\$800.00	(\$3,240.40)	\$12,494.28	\$3,200.00	(\$9,294.28)	\$9,600.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$700.00	\$700.00	\$1,432.16	\$2,800.00	\$1,367.84	\$8,400.00
5215 - Clubhouse Janitorial	\$3,117.75	\$2,500.00	(\$617.75)	\$12,547.96	\$10,000.00	(\$2,547.96)	\$33,000.00
5225 - HVAC Repair & Maintenance	\$1,366.60	\$725.00	(\$641.60)	\$4,971.96	\$2,900.00	(\$2,071.96)	\$8,700.00
5230 - Extermination	\$1,145.00	\$0.00	(\$1,145.00)	\$1,390.85	\$125.00	(\$1,265.85)	\$500.00
5235 - Alarm/Security	\$0.00	\$0.00	\$0.00	\$216.00	\$479.00	\$263.00	\$958.00
5240 - Recreation Supplies	\$0.00	\$375.00	\$375.00	\$872.77	\$1,500.00	\$627.23	\$4,500.00
5245 - Fitness Instruction	\$5,861.00	\$4,923.00	(\$938.00)	\$19,190.00	\$19,692.00	\$502.00	\$59,076.00
5250 - Fitness Equipment Maintenance	\$282.50	\$309.00	\$26.50	\$955.46	\$1,236.00	\$280.54	\$3,708.00
5255 - Kitchen Supplies	\$522.10	\$350.00	(\$172.10)	\$1,470.94	\$1,400.00	(\$70.94)	\$4,200.00

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**4/1/2017 - 4/30/2017**

4/1/2017 - 4/30/2017

1/1/2017 - 4/30/2017

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5300 - Pool Service Contract	\$7,321.67	\$7,222.00	(\$99.67)	\$29,336.68	\$28,888.00	(\$448.68)	\$86,664.00
5310 - Pool Maintenance & Repair	\$0.00	\$500.00	\$500.00	\$1,457.34	\$2,000.00	\$542.66	\$6,000.00
5405 - Event Expense	\$1,614.79	\$2,380.00	\$765.21	\$11,041.72	\$9,520.00	(\$1,521.72)	\$28,560.00
5406 - Event Expense-Golf Outing	\$0.00	\$0.00	\$0.00	\$302.00	\$0.00	(\$302.00)	\$21,940.00
5410 - Holiday Decorations	\$0.00	\$0.00	\$0.00	\$9,249.00	\$1,500.00	(\$7,749.00)	\$8,000.00
<b>Total Clubhouse</b>	<b>\$25,478.78</b>	<b>\$21,584.00</b>	<b>(\$3,894.78)</b>	<b>\$112,748.10</b>	<b>\$88,440.00</b>	<b>(\$24,308.10)</b>	<b>\$293,406.00</b>
<b>Common Area Maintenance</b>							
5000 - Mowing & Edging-Common Area	\$6,926.70	\$6,926.67	(\$0.03)	\$29,019.57	\$27,706.68	(\$1,312.89)	\$83,120.00
5005 - Mulch & Maintenance-Common Area	\$2,495.50	\$2,445.08	(\$50.42)	\$12,499.13	\$9,780.32	(\$2,718.81)	\$29,341.00
5010 - Tree & Shrub Chemicals	\$418.26	\$390.92	(\$27.34)	\$2,010.44	\$1,563.68	(\$446.76)	\$4,691.00
5015 - Turf Chemicals-Common Area	\$1,625.84	\$1,721.25	\$95.41	\$8,565.39	\$6,885.00	(\$1,680.39)	\$20,655.00
5020 - Tree & Shrub Pruning-Common Area	\$301.59	\$301.58	(\$0.01)	\$3,523.31	\$1,206.32	(\$2,316.99)	\$3,619.00
5025 - Irrigation Maintenance-Common Area	\$1,174.68	\$890.83	(\$283.85)	\$4,356.20	\$3,563.32	(\$792.88)	\$10,690.00
5030 - Seasonal Clean-Up-Common Area	\$178.39	\$178.42	\$0.03	\$1,559.84	\$713.68	(\$846.16)	\$2,141.00
5035 - Snow Removal	\$458.00	\$0.00	(\$458.00)	\$23,885.48	\$79,755.00	\$55,869.52	\$106,340.00
5040 - Annual Flowers	\$840.23	\$822.42	(\$17.81)	\$4,221.64	\$3,289.68	(\$931.96)	\$9,869.00
5100 - Common Area	\$5,853.32	\$500.00	(\$5,353.32)	\$8,917.86	\$2,000.00	(\$6,917.86)	\$6,000.00
5105 - Pet Stations/Cleanup	\$0.00	\$175.00	\$175.00	\$974.97	\$700.00	(\$274.97)	\$2,100.00
5130 - Lighting Maintenance	\$2,074.19	\$1,150.00	(\$924.19)	\$4,301.34	\$4,600.00	\$298.66	\$13,800.00
5135 - Sign Maintenance	\$0.00	\$200.00	\$200.00	\$0.00	\$800.00	\$800.00	\$2,400.00
5180 - Holding Pond Maintenance	\$0.00	\$9,500.00	\$9,500.00	\$0.00	\$9,500.00	\$9,500.00	\$19,000.00
5185 - Fountain Maintenance	\$0.00	\$0.00	\$0.00	\$22,387.01	\$10,500.00	(\$11,887.01)	\$25,453.00
<b>Total Common Area Maintenance</b>	<b>\$22,346.70</b>	<b>\$25,202.17</b>	<b>\$2,855.47</b>	<b>\$126,222.18</b>	<b>\$162,563.68</b>	<b>\$36,341.50</b>	<b>\$339,219.00</b>
<b>Employment</b>							
5600 - Salaries	\$20,932.70	\$18,712.00	(\$2,220.70)	\$84,158.14	\$74,848.00	(\$9,310.14)	\$239,904.00
5610 - Human Resource Expense	\$0.00	\$2,732.00	\$2,732.00	\$735.92	\$10,928.00	\$10,192.08	\$35,088.00
5615 - Payroll Taxes	\$1,849.58	\$1,519.00	(\$330.58)	\$9,417.08	\$6,076.00	(\$3,341.08)	\$19,028.00
5620 - Benefits	\$1,853.46	\$599.00	(\$1,254.46)	\$11,365.43	\$2,396.00	(\$8,969.43)	\$7,188.00
5625 - Employment Expense	\$1,981.57	\$1,211.00	(\$770.57)	\$3,650.57	\$3,344.00	(\$306.57)	\$10,532.00
5630 - Workman's Comp. Ins.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00
5635 - Uniforms	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$500.00
<b>Total Employment</b>	<b>\$26,617.31</b>	<b>\$24,773.00</b>	<b>(\$1,844.31)</b>	<b>\$109,327.14</b>	<b>\$97,842.00</b>	<b>(\$11,485.14)</b>	<b>\$315,740.00</b>
<b>Grounds Maintenance</b>							
5001 - Mowing & Edging Homes	\$0.00	\$33,395.00	\$33,395.00	\$0.00	\$34,763.00	\$34,763.00	\$249,604.00
5006 - Mulch & Maintenance Homes	\$43,747.78	\$109,840.00	\$66,092.22	\$47,313.97	\$109,840.00	\$62,526.03	\$155,541.00
5011 - Tree & Shrub Chemicals Homes	\$0.00	\$2,092.00	\$2,092.00	\$6,025.13	\$2,092.00	(\$3,933.13)	\$28,164.00
5016 - Turf Chemicals Homes	\$0.00	\$8,278.00	\$8,278.00	\$0.00	\$8,278.00	\$8,278.00	\$37,457.00
5021 - Tree & Shrub Pruning Homes	\$0.00	\$0.00	\$0.00	\$18,368.60	\$0.00	(\$18,368.60)	\$91,210.00
5026 - Irrigation Maintenance Homes	\$1,786.55	\$0.00	(\$1,786.55)	\$1,786.55	\$0.00	(\$1,786.55)	\$58,477.00
5031 - Seasonal Clean-Up Homes	\$8,809.00	\$0.00	(\$8,809.00)	\$8,809.00	\$8,442.00	(\$367.00)	\$20,768.00
<b>Total Grounds Maintenance</b>	<b>\$54,343.33</b>	<b>\$153,605.00</b>	<b>\$99,261.67</b>	<b>\$82,303.25</b>	<b>\$163,415.00</b>	<b>\$81,111.75</b>	<b>\$641,221.00</b>
<b>Social</b>							
5400 - Social Committee	\$0.00	\$0.00	\$0.00	\$140.00	\$0.00	(\$140.00)	\$0.00
<b>Total Social</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$140.00</b>	<b>\$0.00</b>	<b>(\$140.00)</b>	<b>\$0.00</b>
<b>Utilities</b>							

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**4/1/2017 - 4/30/2017**

	4/1/2017 - 4/30/2017			1/1/2017 - 4/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5500 - Electric	\$6,012.23	\$5,100.00	(\$912.23)	\$24,103.21	\$21,100.00	(\$3,003.21)	\$105,600.00
5505 - Water & Sanitation	\$8,529.32	\$13,428.83	\$4,899.51	\$6,018.99	\$53,715.32	\$47,696.33	\$161,146.00
5510 - Telephone	\$390.44	\$466.00	\$75.56	\$1,721.19	\$1,864.00	\$142.81	\$6,852.00
5515 - Refuse Collection	\$11,197.31	\$9,863.00	(\$1,334.31)	\$34,790.37	\$38,896.00	\$4,105.63	\$121,474.00
5520 - Cable & Internet	\$380.60	\$300.00	(\$80.60)	\$1,522.40	\$1,200.00	(\$322.40)	\$4,200.00
5525 - Natural Gas	\$0.00	\$3,000.00	\$3,000.00	\$6,956.83	\$12,000.00	\$5,043.17	\$36,000.00
<u>Total Utilities</u>	\$26,509.90	\$32,157.83	\$5,647.93	\$75,112.99	\$128,775.32	\$53,662.33	\$435,272.00
<b>Total Expense</b>	\$163,989.60	\$271,861.00	\$107,871.40	\$549,794.05	\$688,206.00	\$138,411.95	\$2,150,789.00
Operating Net Income	\$21,007.38	(\$106,734.00)	\$127,741.38	\$201,852.78	(\$36,281.00)	\$238,133.78	(\$99,340.00)
<b>Reserve Income</b>							
<u>Reserve Income</u>							
8000 - Reserve Income	\$12,417.66	\$0.00	\$12,417.66	\$53,220.65	\$0.00	\$53,220.65	\$0.00
8005 - Reserve Interest	\$127.68	\$0.00	\$127.68	\$500.48	\$0.00	\$500.48	\$0.00
<u>Total Reserve Income</u>	\$12,545.34	\$0.00	\$12,545.34	\$53,721.13	\$0.00	\$53,721.13	\$0.00
<b>Total Reserve Income</b>	\$12,545.34	\$0.00	\$12,545.34	\$53,721.13	\$0.00	\$53,721.13	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9005 - Landscaping and Grounds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
9010 - Pool	\$0.00	\$0.00	\$0.00	\$4,300.00	\$24,000.00	\$19,700.00	\$24,000.00
9015 - Clubhouse	\$0.00	\$0.00	\$0.00	\$32,350.00	\$7,500.00	(\$24,850.00)	\$11,000.00
9025 - Lake and Pond	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$36,650.00	\$31,500.00	(\$5,150.00)	\$48,000.00
<b>Total Reserve Expense</b>	\$0.00	\$0.00	\$0.00	\$36,650.00	\$31,500.00	(\$5,150.00)	\$48,000.00
Reserve Net Income	\$12,545.34	\$0.00	\$12,545.34	\$17,071.13	(\$31,500.00)	\$48,571.13	(\$48,000.00)
Net Income	\$33,552.72	(\$106,734.00)	\$140,286.72	\$218,923.91	(\$67,781.00)	\$286,704.91	(\$147,340.00)