

Britton Falls by Del Webb HOA INC
Balance Sheet
8/31/2017

AssetsCash Operating

1015 - Pacific Premier Operating

\$38,158.62

Cash Operating Total

\$38,158.62

Cash Reserves

1025 - Pacific Premier Money Market

\$495,463.94

Cash Reserves Total

\$495,463.94

Other

1290 - Other Current Assets Utility Deposit

\$7,001.64

Other Total

\$7,001.64

Assets Total

\$540,624.20

Liabilities and EquityOther

2400 - Allocated Reserve Fund

\$485,198.97

Other Total

\$485,198.97

Retained Earnings

(\$17,198.93)

Net Income

\$72,624.16

Liabilities & Equity Total

\$540,624.20

BRITTON FALLS BY DEL WEBB

**August
2017**

Monthly Variance Report

Account	Variance	
	Amount	Explanation
Income		
4010 - Landscape Maintenance	\$ 72.00	Additional Landscape payments for year
4100 -Late Charge Income	\$ 76.78	Unbudgeted income collected from past due accounts
4200 - Capital Contribution	\$ 4,083.33	11 closings/unbudgeted account
4400 - Other Income	\$ 92.00	Paymentech Income name tags, move ins
4405 - Website Income	\$ (950.00)	Collection on Marketplace sponsors
4420 - Clubhouse Rental	\$ (214.00)	2 Rental events during month
4430 - Event Income	\$ (863.00)	Events plus ticket sales
Expense		
5705 - Accounting	\$ (605.00)	Income Tax preparation for 2016
5710 - Legal Exp. Collections	\$ (268.33)	More collection accounts
5735 - Insurance	\$ (6,813.00)	Budgeted July/October, payment 3/4
5750 - Postage	\$ 76.21	Less mailing than planned
5755 - Copies/Printing/Supplies	\$ (176.41)	Supplies, nametags, posters
5765 - Bank Charges	\$ (91.53)	Payment Tech credit card charges
5780 - Computer Maintenance	\$ (1,748.53)	Gamut IT support, laptop for BF
5205 - Clubhouse Equip. Repair	\$ (2,722.34)	Water fountain for tennis courts
5225 - HVAC Repair and Maint	\$ (3,289.67)	Monthly maintenance,
5230 - Extermination	\$ (76.88)	Hittle Landscape voles treatment
5240 - Recreation Supplies	\$ 266.93	Nelson Alarm and Koorsen monitoring
5245 - Fitness Instruction	\$ 807.00	One instructor paid for two invoices
5405 - Event Expense	\$ 1,427.82	Colt tickets and bus expense
5025 - Irrigation Maint CA	\$ (5,382.27)	Common Area contracted over 12 months plus repairs
5030 - Seasonal Clean-up CA	\$ (1,911.07)	Common Area contracted over 12 months
5105 - Pet Stations/Clean up	\$ (258.62)	Pet station additions, Marine Clean
5130 - Lighting Maint	\$ 874.08	Street lights, replace bulbs at Chateau (lift rental)
5600 - Salaries	\$ (15,013.37)	All employees, including managers
5615 - Payroll Taxes	\$ (1,211.96)	All employees, including managers
5620 - Benefits	\$ (2,456.10)	All employees, including managers
5625 - Employment Expense	\$ (1,294.52)	Cost of processing payroll, Chick -fil-A
5006 - Mulch & Maint H	\$ 6,000.00	Based on home count 3 sections
5021 - Tree & Shrub Prune H	\$ (271.85)	Budgeted June/Sept/Oct
5026 - Irrigation Maint H	\$ (6,049.07)	Home irrigation repair work orders
5050 - Seeding	\$ (813.77)	Swales and green areas
5500 - Electric	\$ (1,970.63)	Fountains, irrigation
5505 - Water and Sanitation	\$ (16,347.43)	Budgeted over 12 months, based on usage
5510 - Telephone Charges	\$ (234.94)	Includes June Appia charges invoiced by CMS

BRITTON FALLS BY DEL WEBB

**August
2017**

5515 - Refuse Collection	\$ (1,202.27)	Based on total home count
5520 - Cable and Internet	\$ (199.40)	Two months included
5525 - Natural Gas	\$ (356.60)	Pools, and hot tub

YTD Variance Report

Account	Variance	
	Amount	Explanation
Income		
4010 - Landscape Maintenance	\$ 2,476.00	Additional landscape upgrades
4100 - Late Charge Income	\$ 538.16	Unbudgeted income, collected from past due accts
4130 - Collection Fees	\$ 308.50	Unbudgeted income, collected from past due accts
4200 - Capital Contribution	\$ 28,620.32	Unbudgeted income from closings
4400 - Other Income	\$ 2,584.50	Payment Tech income for name tags
4405 - Website Income	\$ (3,960.00)	Fewer Marketplace sponsors
4420 - Clubhouse Rental	\$ (757.00)	Fewer room rentals, more group/street parties
4425 - Fitness Income	\$ (4,304.01)	Fewer attendees then planned
4430 - Event Income	\$ 12,223.76	Better attended, lower cost events
Expense		
5705 - Accounting	\$ 265.00	Income Tax preparation
5710 - Legal Expense Collection	\$ 882.67	Less expense than budgeted
5715 - Legal Expense Violations	\$ (3,956.05)	Pending issues
5725 - Taxes-Property	\$ 2,624.34	Spring and Fall drainage taxes
5730 - Taxes Federal/State	\$ (227.43)	As billed
5735 - Insurance	\$ (1,678.00)	Additional coverage, premiums
5745 - Fees/Dues/Licenses	\$ 249.75	BMI Music license for 2017
5750 - Postage	\$ 125.70	Fewer mailings than expected
5760 - Subscriptions	\$ (480.68)	Wall Street Journal, Indianapolis Star
5765 - Bank Charges	\$ (542.67)	Payment Tech
5770 - Mileage	\$ 126.25	As submitted
5200 - Clubhouse Maint/Repair	\$ (1,488.08)	Supplies, shorten doors in BR A(Hittle Const)
5205 - Clubhouse Equip. Repair	\$ (10,106.44)	Handicap doors, A & M Door
5210 - Clubhouse Floor Clean	\$ 4,167.84	Includes furniture cleaning
5215 - Clubhouse Janitorial	\$ (3,528.73)	Additional supplies and higher rate
5225 - HVAC Repair and Maint	\$ (8,011.34)	Dectron, rooftops and preventative maintenance
5230 - Extermination	\$ (1,517.13)	Muskrat trapping, voles, bug and pest control
5235 - Alarm/Security	\$ (138.00)	As billed, paid twice a year
5240 - Recreation Supplies	\$ 2,019.16	Pool area, new items
5250 - Fitness Equip Maint	\$ 374.74	Fewer repairs than expected
5310 - Pool Maint and Repair	\$ (466.22)	More repairs YTD than budgeted
5335 - Bocce Ball Courts R/S	\$ (33.58)	Sand for the courts
5405 - Event Expense	\$ (14,423.34)	Includes future events(tickets)
5410 - Holiday Decorations	\$ (7,749.00)	Set up, take down and replacement
5020 - Tree/Shrub pruning CA	\$ (2,015.44)	Common Area contracted over 12 months
5025 - Irrigation Maint CA	\$ (11,210.76)	Common Area contracted over 12 months

BRITTON FALLS BY DEL WEBB**August
2017**

5030 - Seasonal Clean up CA	\$ (3,058.75)	Common Area contracted over 12 months
5035 - Snow Removal	\$ 55,869.52	Based on actual, less than anticipated
5045 - Tree/Sod/Plant replace	\$ (483.10)	Replace pear tree on Del Webb Parkway
5100 - Common Area	\$ (5,486.09)	New bike rack, concrete repair
5105 - Pet Station Cleanup	\$ (2,202.46)	December carry over payments, new vendor
5130 - Lighting Maintenance	\$ 924.70	Includes street, Chateau and Villa lighting
5135 - Sign Maintenance	\$ 1,325.00	Street sign maintenance/replacements
5610 - Human Resource Expenses	\$ 21,765.85	Cost of payroll
5615 - Payroll Taxes	\$ (3,853.29)	As billed
5620 - Benefits	\$ (14,124.49)	Includes American Funds and CMS
5625 - Employment Expense	\$ 977.30	Phones, Lunches
5001 - Mowing & Edging H	\$ 23,952.60	As billed, by home count
5006 - Mulch / Maint Homes	\$ (24,916.12)	Not all billed in April, carry over till May
5011 - Tree /Shrub Chemicals H	\$ 4,952.73	On applications billed through Aug
5016 - Turf Chemicals H	\$ (5,834.88)	Budgeted by home count
5021 - Tree/Shrub Prune Home	\$ (46,602.97)	Tree removal for safety reasons
5031 - Seasonal Clean-up H	\$ (10,302.17)	Spring clean up
5050 - Seeding	\$ (909.46)	Over seeding in needed areas
5500 - Electric	\$ (11,653.84)	Includes fountains and irrigation
5505 - Water and Sanitation	\$ 26,327.97	More rainfall than anticipated
5506 - Development Water	\$ 1,125.00	1 additional irrigation tap
5510 - Telephone	\$ 453.71	As billed with Appia/Comcast
5520 - Cable and Internet	\$ (663.60)	Additional Payment
5525 - Natural Gas	\$ 7,476.50	Mild winter, less consumption

Britton Falls by Del Webb HOA INC
Budget Comparison Report
8/1/2017 - 8/31/2017

	8/1/2017 - 8/31/2017			1/1/2017 - 8/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4000 - HOA Assessment	\$168,002.91	\$168,106.00	(\$103.09)	\$1,378,519.23	\$1,298,519.00	\$80,000.23	\$1,985,877.00
4010 - Landscape Maintenance	\$528.00	\$456.00	\$72.00	\$6,124.00	\$3,648.00	\$2,476.00	\$5,472.00
4100 - Late Charge Income	\$76.78	\$0.00	\$76.78	\$538.16	\$0.00	\$538.16	\$0.00
4130 - Collection Fees	\$0.00	\$0.00	\$0.00	\$308.50	\$0.00	\$308.50	\$0.00
4200 - Capital Contribution	\$4,083.33	\$0.00	\$4,083.33	\$28,620.32	\$0.00	\$28,620.32	\$0.00
4205 - Capital to Reserve	(\$3,483.33)	\$0.00	(\$3,483.33)	(\$17,585.32)	\$0.00	(\$17,585.32)	\$0.00
4300 - Developer Contribution	\$0.00	\$0.00	\$0.00	\$79,885.00	\$0.00	\$79,885.00	\$0.00
4400 - Other Income	\$542.00	\$450.00	\$92.00	\$6,184.50	\$3,600.00	\$2,584.50	\$5,400.00
4405 - Website Income	\$3,800.00	\$4,750.00	(\$950.00)	\$34,040.00	\$38,000.00	(\$3,960.00)	\$57,000.00
4420 - Clubhouse Rental	\$175.00	\$389.00	(\$214.00)	\$2,355.00	\$3,112.00	(\$757.00)	\$4,668.00
4425 - Fitness Income	\$3,495.00	\$3,850.00	(\$355.00)	\$26,495.99	\$30,800.00	(\$4,304.01)	\$46,200.00
4430 - Event Income	\$1,887.00	\$2,750.00	(\$863.00)	\$34,223.76	\$22,000.00	\$12,223.76	\$33,000.00
4431 - Event Income-Golf	\$0.00	\$11,940.00	(\$11,940.00)	\$2,120.00	\$21,940.00	(\$19,820.00)	\$21,940.00
7900 - Reserve Funding	(\$9,339.00)	(\$9,152.00)	(\$187.00)	(\$79,915.00)	(\$70,686.00)	(\$9,229.00)	(\$108,108.00)
<u>Total Income</u>	\$169,767.69	\$183,539.00	(\$13,771.31)	\$1,501,914.14	\$1,350,933.00	\$150,981.14	\$2,051,449.00
Total Income	\$169,767.69	\$183,539.00	(\$13,771.31)	\$1,501,914.14	\$1,350,933.00	\$150,981.14	\$2,051,449.00
Expense							
<u>Administration</u>							
5700 - Management Fees	\$5,034.00	\$4,992.00	(\$42.00)	\$39,054.00	\$38,556.00	(\$498.00)	\$58,968.00
5705 - Accounting	\$605.00	\$0.00	(\$605.00)	\$605.00	\$870.00	\$265.00	\$870.00
5710 - Legal Expense-Collections	\$736.33	\$468.00	(\$268.33)	\$2,861.33	\$3,744.00	\$882.67	\$5,616.00
5715 - Legal Expense-Violations	\$0.00	\$0.00	\$0.00	\$3,956.05	\$0.00	(\$3,956.05)	\$0.00
5725 - Taxes-Property	\$0.00	\$0.00	\$0.00	\$975.66	\$3,600.00	\$2,624.34	\$3,600.00
5730 - Taxes Federal/State	\$0.00	\$0.00	\$0.00	\$227.43	\$0.00	(\$227.43)	\$0.00
5735 - Insurance	\$6,813.00	\$0.00	(\$6,813.00)	\$22,117.00	\$20,439.00	(\$1,678.00)	\$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	\$23.79	\$100.00	\$76.21	\$674.30	\$800.00	\$125.70	\$1,200.00
5755 - Copies/Printing/Supplies	\$1,476.41	\$1,300.00	(\$176.41)	\$10,921.65	\$10,400.00	(\$521.65)	\$15,600.00
5760 - Subscriptions	\$0.00	\$0.00	\$0.00	\$1,502.68	\$1,022.00	(\$480.68)	\$1,022.00
5765 - Bank Charges	\$171.53	\$80.00	(\$91.53)	\$1,182.67	\$640.00	(\$542.67)	\$960.00
5770 - Mileage	\$0.00	\$40.00	\$40.00	\$193.75	\$320.00	\$126.25	\$480.00
5775 - Web Hosting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,953.00
5780 - Computer Maintenance	\$1,748.53	\$0.00	(\$1,748.53)	\$4,261.51	\$4,000.00	(\$261.51)	\$4,500.00
<u>Total Administration</u>	\$16,608.59	\$6,980.00	(\$9,628.59)	\$90,443.28	\$86,551.00	(\$3,892.28)	\$125,931.00
<u>Clubhouse</u>							
5200 - Clubhouse Maintenance & Repair	\$0.00	\$800.00	\$800.00	\$7,888.08	\$6,400.00	(\$1,488.08)	\$9,600.00
5205 - Clubhouse Equipment Repair	\$3,522.34	\$800.00	(\$2,722.34)	\$16,506.44	\$6,400.00	(\$10,106.44)	\$9,600.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$700.00	\$700.00	\$1,432.16	\$5,600.00	\$4,167.84	\$8,400.00
5215 - Clubhouse Janitorial	\$2,791.53	\$3,000.00	\$208.47	\$24,528.73	\$21,000.00	(\$3,528.73)	\$33,000.00
5225 - HVAC Repair & Maintenance	\$4,014.67	\$725.00	(\$3,289.67)	\$13,811.34	\$5,800.00	(\$8,011.34)	\$8,700.00
5230 - Extermination	\$76.88	\$0.00	(\$76.88)	\$1,767.13	\$250.00	(\$1,517.13)	\$500.00
5235 - Alarm/Security	\$0.00	\$0.00	\$0.00	\$617.00	\$479.00	(\$138.00)	\$958.00
5240 - Recreation Supplies	\$108.07	\$375.00	\$266.93	\$980.84	\$3,000.00	\$2,019.16	\$4,500.00
5245 - Fitness Instruction	\$4,116.00	\$4,923.00	\$807.00	\$38,631.00	\$39,384.00	\$753.00	\$59,076.00
5250 - Fitness Equipment Maintenance	\$0.00	\$309.00	\$309.00	\$2,097.26	\$2,472.00	\$374.74	\$3,708.00
5255 - Kitchen Supplies	\$332.79	\$350.00	\$17.21	\$2,863.58	\$2,800.00	(\$63.58)	\$4,200.00

9/12/2017

Britton Falls by Del Webb HOA INC
Budget Comparison Report
8/1/2017 - 8/31/2017

	8/1/2017 - 8/31/2017			1/1/2017 - 8/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5300 - Pool Service Contract	\$7,221.67	\$7,222.00	\$0.33	\$58,223.36	\$57,776.00	(\$447.36)	\$86,664.00
5310 - Pool Maintenance & Repair	\$0.00	\$500.00	\$500.00	\$4,466.22	\$4,000.00	(\$466.22)	\$6,000.00
5335 - Bocce Ball Courts repairs & supplies	\$0.00	\$0.00	\$0.00	\$33.58	\$0.00	(\$33.58)	\$0.00
5405 - Event Expense	\$952.18	\$2,380.00	\$1,427.82	\$33,388.34	\$19,040.00	(\$14,348.34)	\$28,560.00
5406 - Event Expense-Golf Outing	\$0.00	\$0.00	\$0.00	\$302.00	\$1,000.00	\$698.00	\$21,940.00
5410 - Holiday Decorations	\$0.00	\$0.00	\$0.00	\$9,249.00	\$1,500.00	(\$7,749.00)	\$8,000.00
Total Clubhouse	\$23,136.13	\$22,084.00	(\$1,052.13)	\$216,786.06	\$176,901.00	(\$39,885.06)	\$293,406.00
Common Area Maintenance							
5000 - Mowing & Edging-Common Area	\$6,926.70	\$6,926.67	(\$0.03)	\$52,917.62	\$55,413.36	\$2,495.74	\$83,120.00
5005 - Mulch & Maintenance-Common Area	\$2,495.50	\$2,445.08	(\$50.42)	\$20,933.71	\$19,560.64	(\$1,373.07)	\$29,341.00
5010 - Tree & Shrub Chemicals	\$418.26	\$390.92	(\$27.34)	\$3,265.22	\$3,127.36	(\$137.86)	\$4,691.00
5015 - Turf Chemicals-Common Area	\$1,625.84	\$1,721.25	\$95.41	\$14,951.02	\$13,770.00	(\$1,181.02)	\$20,655.00
5020 - Tree & Shrub Pruning-Common Area	\$301.59	\$301.58	(\$0.01)	\$4,428.08	\$2,412.64	(\$2,015.44)	\$3,619.00
5025 - Irrigation Maintenance-Common Area	\$6,273.10	\$890.83	(\$5,382.27)	\$18,337.40	\$7,126.64	(\$11,210.76)	\$10,690.00
5030 - Seasonal Clean-Up-Common Area	\$2,089.49	\$178.42	(\$1,911.07)	\$4,486.11	\$1,427.36	(\$3,058.75)	\$2,141.00
5035 - Snow Removal	\$0.00	\$0.00	\$0.00	\$23,885.48	\$79,755.00	\$55,869.52	\$106,340.00
5040 - Annual Flowers	\$840.23	\$822.42	(\$17.81)	\$6,742.33	\$6,579.36	(\$162.97)	\$9,869.00
5045 - Tree/Sod/Plant Replacement	\$0.00	\$0.00	\$0.00	\$483.10	\$0.00	(\$483.10)	\$0.00
5100 - Common Area	\$74.79	\$500.00	\$425.21	\$9,560.88	\$4,000.00	(\$5,560.88)	\$6,000.00
5105 - Pet Stations/Cleanup	\$433.52	\$175.00	(\$258.52)	\$3,602.46	\$1,400.00	(\$2,202.46)	\$2,100.00
5130 - Lighting Maintenance	\$275.92	\$1,150.00	\$874.08	\$8,275.30	\$9,200.00	\$924.70	\$13,800.00
5135 - Sign Maintenance	\$0.00	\$200.00	\$200.00	\$275.00	\$1,600.00	\$1,325.00	\$2,400.00
5180 - Holding Pond Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$19,000.00	\$19,000.00	\$19,000.00
5185 - Fountain Maintenance	\$0.00	\$0.00	\$0.00	\$32,866.40	\$14,500.00	(\$18,366.40)	\$25,453.00
Total Common Area Maintenance	\$21,754.94	\$15,702.17	(\$6,052.77)	\$205,010.11	\$238,872.36	\$33,862.25	\$339,219.00
Employment							
5600 - Salaries	\$35,645.37	\$20,632.00	(\$15,013.37)	\$168,801.82	\$157,376.00	(\$11,425.82)	\$239,904.00
5610 - Human Resource Expense	\$0.00	\$3,020.00	\$3,020.00	\$1,242.15	\$23,008.00	\$21,765.85	\$35,088.00
5615 - Payroll Taxes	\$2,830.96	\$1,619.00	(\$1,211.96)	\$16,405.29	\$12,552.00	(\$3,853.29)	\$19,028.00
5620 - Benefits	\$3,055.10	\$599.00	(\$2,456.10)	\$18,916.49	\$4,792.00	(\$14,124.49)	\$7,188.00
5625 - Employment Expense	\$2,005.52	\$711.00	(\$1,294.52)	\$6,710.70	\$7,688.00	\$977.30	\$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
Total Employment	\$43,536.95	\$26,581.00	(\$16,955.95)	\$212,076.45	\$205,666.00	(\$6,410.45)	\$315,740.00
Grounds Maintenance							
5001 - Mowing & Edging Homes	\$0.00	\$34,793.00	\$34,793.00	\$147,971.40	\$171,924.00	\$23,952.60	\$249,604.00
5006 - Mulch & Maintenance Homes	\$1,656.00	\$7,656.00	\$6,000.00	\$164,934.12	\$140,018.00	(\$24,916.12)	\$155,541.00
5011 - Tree & Shrub Chemicals Homes	\$0.00	\$6,342.00	\$6,342.00	\$17,242.27	\$22,195.00	\$4,952.73	\$28,164.00
5016 - Turf Chemicals Homes	\$0.00	\$10,432.00	\$10,432.00	\$33,191.88	\$27,357.00	(\$5,834.88)	\$37,457.00
5021 - Tree & Shrub Pruning Homes	\$271.85	\$0.00	(\$271.85)	\$79,481.97	\$32,879.00	(\$46,602.97)	\$91,210.00
5026 - Irrigation Maintenance Homes	\$6,549.07	\$500.00	(\$6,049.07)	\$32,057.95	\$30,358.00	(\$1,699.95)	\$58,477.00
5031 - Seasonal Clean-Up Homes	\$0.00	\$0.00	\$0.00	\$18,744.17	\$8,442.00	(\$10,302.17)	\$20,768.00
5050 - Seeding	\$813.77	\$0.00	(\$813.77)	\$909.46	\$0.00	(\$909.46)	\$0.00
Total Grounds Maintenance	\$9,290.69	\$59,723.00	\$50,432.31	\$494,533.22	\$433,173.00	(\$61,360.22)	\$641,221.00

Britton Falls by Del Webb HOA INC
Budget Comparison Report
8/1/2017 - 8/31/2017

	8/1/2017 - 8/31/2017			1/1/2017 - 8/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Social</u>							
5400 - Social Committee	\$0.00	\$0.00	\$0.00	\$2,640.00	\$0.00	(\$2,640.00)	\$0.00
Total Social	\$0.00	\$0.00	\$0.00	\$2,640.00	\$0.00	(\$2,640.00)	\$0.00
<u>Utilities</u>							
5500 - Electric	\$14,470.63	\$12,500.00	(\$1,970.63)	\$76,553.84	\$64,900.00	(\$11,653.84)	\$105,600.00
5505 - Water & Sanitation	\$29,776.26	\$13,428.83	(\$16,347.43)	\$81,102.67	\$107,430.64	\$26,327.97	\$161,146.00
5506 - Development Water Charge	\$0.00	\$0.00	\$0.00	(\$1,125.00)	\$0.00	\$1,125.00	\$0.00
5510 - Telephone	\$910.94	\$676.00	(\$234.94)	\$3,694.29	\$4,148.00	\$453.71	\$6,852.00
5515 - Refuse Collection	\$11,486.27	\$10,284.00	(\$1,202.27)	\$79,452.59	\$79,426.00	(\$26.59)	\$121,474.00
5520 - Cable & Internet	\$599.40	\$400.00	(\$199.40)	\$3,263.60	\$2,600.00	(\$663.60)	\$4,200.00
5525 - Natural Gas	\$3,356.60	\$3,000.00	(\$356.60)	\$16,523.50	\$24,000.00	\$7,476.50	\$36,000.00
Total Utilities	\$60,600.10	\$40,288.83	(\$20,311.27)	\$259,465.49	\$282,504.64	\$23,039.15	\$435,272.00
Total Expense	\$174,927.40	\$171,359.00	(\$3,568.40)	\$1,480,954.61	\$1,423,668.00	(\$57,286.61)	\$2,150,789.00
Operating Net Income	(\$5,159.71)	\$12,180.00	(\$17,339.71)	\$20,959.53	(\$72,735.00)	\$93,694.53	(\$99,340.00)
<u>Reserve Income</u>							
<u>Reserve Income</u>							
8000 - Reserve Income	\$12,822.33	\$0.00	\$12,822.33	\$97,500.32	\$0.00	\$97,500.32	\$0.00
8005 - Reserve Interest	\$143.55	\$0.00	\$143.55	\$1,055.63	\$0.00	\$1,055.63	\$0.00
Total Reserve Income	\$12,965.88	\$0.00	\$12,965.88	\$98,555.95	\$0.00	\$98,555.95	\$0.00
Total Reserve Income	\$12,965.88	\$0.00	\$12,965.88	\$98,555.95	\$0.00	\$98,555.95	\$0.00
<u>Reserve Expense</u>							
<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	\$3,500.00	\$3,500.00	\$42,591.32	\$11,000.00	(\$31,591.32)	\$11,000.00
9025 - Lake and Pond	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00	\$7,000.00	\$7,000.00
Total Reserve Expense	\$0.00	\$3,500.00	\$3,500.00	\$46,891.32	\$42,000.00	(\$4,891.32)	\$48,000.00
Total Reserve Expense	\$0.00	\$3,500.00	\$3,500.00	\$46,891.32	\$42,000.00	(\$4,891.32)	\$48,000.00
Reserve Net Income	\$12,965.88	(\$3,500.00)	\$16,465.88	\$51,664.63	(\$42,000.00)	\$93,664.63	(\$48,000.00)
Net Income	\$7,806.17	\$8,680.00	(\$873.83)	\$72,624.16	(\$114,735.00)	\$187,359.16	(\$147,340.00)