

Britton Falls by Del Webb HOA INC
Balance Sheet
8/31/2018

Assets

Cash Operating

1015 - Pacific Premier Operating \$99,021.49

Cash Operating Total \$99,021.49

Cash Reserves

1025 - Pacific Premier Money Market/Reserve \$526,210.17

Cash Reserves Total \$526,210.17

Other

1290 - Other Current Assets Utility Deposit \$7,001.64

1400 - Buildings \$400,000.00

Other Total \$407,001.64

Assets Total \$1,032,233.30

Liabilities and Equity

Other

2010 - Promissory Note @ 5% (Resale Portion) \$152,000.00

2015 - Promissory Note @ No Interest (Initial
Contribution Portion) \$248,000.00

2400 - Allocated Reserve Fund \$485,198.97

Other Total \$885,198.97

Retained Earnings \$86,616.24

Net Income \$60,418.09

Liabilities & Equity Total \$1,032,233.30

Britton Falls by Del Webb HOA INC
Budget Comparison Report
8/1/2018 - 8/31/2018

	8/1/2018 - 8/31/2018				1/1/2018 - 8/31/2018				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Income</u>									
4000 - HOA Assessment	\$193,466.07	\$193,017.00	\$449.07	0.23%	\$1,559,118.56	\$1,497,710.00	\$61,408.56	4.10%	\$2,285,850.00
4010 - Landscape Maintenance	\$528.00	\$516.00	\$12.00	2.33%	\$4,152.00	\$4,128.00	\$24.00	0.58%	\$6,192.00
4100 - Late Charge Income	\$82.71	\$0.00	\$82.71	✓100.00%	\$997.48	\$0.00	\$997.48	✓100.00%	\$0.00
4130 - Collection Fees	\$40.00	\$0.00	\$40.00	✓100.00%	\$876.00	\$0.00	\$876.00	✓100.00%	\$0.00
4200 - Capital Contribution	\$6,900.00	\$0.00	\$6,900.00	✓100.00%	\$47,875.00	\$0.00	\$47,875.00	✓100.00%	\$0.00
4201 - Resale Fee	\$8,869.00	\$0.00	\$8,869.00	✓100.00%	\$60,973.99	\$0.00	\$60,973.99	✓100.00%	\$0.00
4205 - Capital to Reserve	\$0.00	\$0.00	\$0.00	0.00%	(\$8,278.00)	\$0.00	(\$8,278.00)	✓100.00%	\$0.00
4300 - Developer Contribution	\$0.00	\$0.00	\$0.00	0.00%	\$18,898.00	\$0.00	\$18,898.00	✓100.00%	\$0.00
4400 - Other Income	\$715.50	\$725.00	(\$9.50)	(1.31%)	\$5,371.00	\$5,800.00	(\$429.00)	(7.40%)	\$8,700.00
4405 - Website Income	\$12,545.00	\$5,266.67	\$7,278.33	✓138.20%	\$38,188.00	\$42,133.36	(\$3,945.36)	(9.36%)	\$63,200.00
4420 - Clubhouse Rental	\$525.00	\$466.67	\$58.33	✓12.50%	\$5,358.99	\$3,733.36	\$1,625.63	✓43.54%	\$5,600.00
4425 - Fitness Income	\$6,195.00	\$4,937.50	\$1,257.50	✓25.47%	\$36,149.30	\$39,500.00	(\$3,350.70)	(8.48%)	\$59,250.00
4430 - Event Income	\$5,069.00	\$2,758.33	\$2,310.67	✓83.77%	\$33,519.00	\$22,066.64	\$11,452.36	✓51.90%	\$33,100.00
7900 - Reserve Funding	(\$11,148.00)	(\$11,148.00)	\$0.00	0.00%	(\$88,414.00)	(\$86,484.00)	(\$1,930.00)	2.23%	(\$132,012.00)
Total Income	\$223,787.28	\$196,539.17	\$27,248.11	13.86%	\$1,714,785.32	\$1,528,587.36	\$186,197.96	12.18%	\$2,329,880.00
Total Income	\$223,787.28	\$196,539.17	\$27,248.11	13.86%	\$1,714,785.32	\$1,528,587.36	\$186,197.96	12.18%	\$2,329,880.00
Expense									
<u>Administration</u>									
5700 - Management Fees	\$5,568.00	\$5,574.00	\$6.00	0.11%	\$43,356.00	\$43,242.00	(\$114.00)	(0.26%)	\$66,006.00
5705 - Accounting	\$0.00	\$0.00	\$0.00	0.00%	\$269.05	\$870.00	\$600.95	✓69.07%	\$870.00
5710 - Legal Expense-Collections	\$40.00	\$300.00	(\$260.00)	✓86.67%	\$850.00	\$2,400.00	\$1,550.00	✓64.58%	\$3,600.00
5715 - Legal Expense-Violations	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$3,750.00	\$3,750.00	✓100.00%	\$5,000.00
5725 - Taxes-Property	\$0.00	\$0.00	\$0.00	0.00%	\$975.66	\$3,200.00	\$2,224.34	✓69.51%	\$3,200.00
5735 - Insurance	\$8,336.00	\$8,261.00	(\$75.00)	(0.91%)	\$22,180.00	\$24,783.00	\$2,603.00	✓10.50%	\$33,044.00
5740 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$35.00
5745 - Fees/Dues/Licenses	\$0.00	\$0.00	\$0.00	0.00%	\$2,063.54	\$2,160.00	\$96.46	4.47%	\$2,875.00
5750 - Postage	\$275.97	\$75.00	(\$200.97)	✓267.96%	\$476.46	\$600.00	\$123.54	✓20.59%	\$900.00
5755 - Copies/Printing/Supplies	\$2,351.61	\$1,334.00	(\$1,017.61)	✓76.28%	\$12,731.33	\$10,672.00	(\$2,059.33)	✓19.30%	\$16,008.00
5760 - Subscriptions	\$0.00	\$500.00	\$500.00	✓100.00%	\$1,240.05	\$1,500.00	\$259.95	✓17.33%	\$1,500.00
5765 - Bank Charges	\$234.66	\$150.00	(\$84.66)	✓56.44%	\$1,291.81	\$1,200.00	(\$91.81)	(7.65%)	\$1,800.00
5770 - Mileage	\$0.00	\$25.00	\$25.00	✓100.00%	\$0.00	\$200.00	\$200.00	✓100.00%	\$300.00
5775 - Web Hosting	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$3,000.00
5780 - Computer Maintenance	\$0.00	\$500.00	\$500.00	✓100.00%	\$2,533.29	\$4,000.00	\$1,466.71	✓36.67%	\$11,175.00
7500 - Bad Debt	\$0.00	\$0.00	\$0.00	0.00%	\$13.67	\$0.00	(\$13.67)	(100.00%)	\$0.00
Total Administration	\$16,806.24	\$16,719.00	(\$87.24)	(0.52%)	\$87,980.86	\$98,577.00	\$10,596.14	10.75%	\$149,313.00
<u>Clubhouse</u>									

Britton Falls by Del Webb HOA INC
Budget Comparison Report
8/1/2018 - 8/31/2018

	8/1/2018 - 8/31/2018				1/1/2018 - 8/31/2018				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
5200 - Clubhouse Maintenance & Repair	\$2,453.86	\$1,000.00	(\$1,453.86)	(145.39%)	\$16,372.80	\$8,000.00	(\$8,372.80)	(104.66%)	\$12,000.00
5205 - Clubhouse Equipment Repair	\$2,531.94	\$1,166.67	(\$1,365.27)	(117.02%)	\$13,356.54	\$9,333.36	(\$4,023.18)	(43.11%)	\$14,000.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$2,500.00	\$2,500.00	100.00%	\$0.00	\$7,500.00	\$7,500.00	100.00%	\$10,000.00
5215 - Clubhouse Janitorial	\$8,596.42	\$3,750.00	(\$4,846.42)	(129.24%)	\$39,603.83	\$30,000.00	(\$9,603.83)	(32.01%)	\$45,000.00
5220 - Painting and Decorating	\$0.00	\$0.00	\$0.00	0.00%	\$128.62	\$0.00	(\$128.62)	(100.00%)	\$0.00
5225 - HVAC Repair & Maintenance	\$2,877.91	\$1,083.33	(\$1,794.58)	(165.65%)	\$9,656.93	\$8,666.64	(\$990.29)	(11.43%)	\$13,000.00
5230 - Extermination	\$460.08	\$100.00	(\$360.08)	(360.08%)	\$1,517.20	\$1,750.00	\$232.80	13.30%	\$2,000.00
5235 - Alarm/Security	\$0.00	\$0.00	\$0.00	0.00%	\$474.65	\$479.00	\$4.35	0.91%	\$958.00
5240 - Recreation Supplies	\$0.00	\$233.33	\$233.33	100.00%	\$737.81	\$1,866.64	\$1,128.83	60.47%	\$2,800.00
5245 - Fitness Instruction	\$7,678.00	\$5,150.00	(\$2,528.00)	(49.09%)	\$47,948.50	\$41,200.00	(\$6,748.50)	(16.38%)	\$61,800.00
5250 - Fitness Equipment Maintenance	\$880.79	\$309.00	(\$571.79)	(185.05%)	\$3,190.97	\$2,472.00	(\$718.97)	(29.08%)	\$3,708.00
5255 - Kitchen Supplies	\$561.81	\$400.00	(\$161.81)	(40.45%)	\$3,425.50	\$3,200.00	(\$225.50)	(7.05%)	\$4,800.00
5300 - Pool Service Contract	\$0.00	\$7,222.00	\$7,222.00	100.00%	\$58,007.88	\$57,776.00	(\$231.88)	(0.40%)	\$86,664.00
5310 - Pool Maintenance & Repair	\$0.00	\$1,500.00	\$1,500.00	100.00%	\$3,192.53	\$4,500.00	\$1,307.47	29.05%	\$6,000.00
5335 - Bocce Ball Courts repairs & supplies	\$0.00	\$0.00	\$0.00	0.00%	\$19.20	\$500.00	\$480.80	96.16%	\$500.00
5345 - Other Recreation expense & supplies	\$0.00	\$0.00	\$0.00	0.00%	\$684.50	\$0.00	(\$684.50)	(100.00%)	\$0.00
5405 - Event Expense	\$2,240.84	\$2,341.67	\$100.83	4.31%	\$31,194.29	\$18,733.36	(\$12,460.93)	(66.52%)	\$28,100.00
5410 - Holiday Decorations	\$0.00	\$0.00	\$0.00	0.00%	\$473.03	\$1,500.00	\$1,026.97	68.46%	\$8,000.00
Total Clubhouse	\$28,281.65	\$26,756.00	(\$1,525.65)	(5.70%)	\$229,984.78	\$197,477.00	(\$32,507.78)	(16.46%)	\$299,330.00
Common Area Maintenance									
5000 - Mowing & Edging-Common Area	\$16,317.52	\$7,998.33	(\$8,319.19)	(104.01%)	\$67,845.40	\$63,986.64	(\$3,858.76)	(6.03%)	\$95,980.00
5005 - Mulch & Maintenance-Common Area	\$5,420.20	\$2,656.17	(\$2,764.03)	(104.06%)	\$21,978.03	\$21,249.36	(\$728.67)	(3.43%)	\$31,874.00
5010 - Tree & Shrub Chemicals	\$882.64	\$412.42	(\$470.22)	(114.01%)	\$3,910.99	\$3,299.36	(\$611.63)	(18.54%)	\$4,949.00
5015 - Turf Chemicals-Common Area	\$5,368.12	\$2,945.08	(\$2,423.04)	(82.27%)	\$21,472.48	\$23,560.64	\$2,088.16	8.86%	\$35,341.00
5020 - Tree & Shrub Pruning-Common Area	\$669.92	\$334.92	(\$335.00)	(100.02%)	\$2,679.68	\$2,679.36	(\$0.32)	(0.01%)	\$4,019.00
5025 - Irrigation Maintenance-Common Area	\$8,862.11	\$890.75	(\$7,971.36)	(894.90%)	\$17,234.43	\$7,126.00	(\$10,108.43)	(141.85%)	\$10,689.00
5030 - Seasonal Clean-Up-Common Area	\$178.39	\$178.42	\$0.03	0.02%	\$1,248.73	\$1,427.36	\$178.63	12.51%	\$2,141.00
5035 - Snow Removal	\$178.39	\$0.00	(\$178.39)	(100.00%)	\$66,167.40	\$76,385.00	\$10,217.60	13.38%	\$104,148.00
5040 - Annual Flowers	\$1,715.22	\$839.83	(\$875.39)	(104.23%)	\$6,860.88	\$6,718.64	(\$142.24)	(2.12%)	\$10,078.00
5045 - Tree/Sod/Plant Replacement	\$1,875.73	\$0.00	(\$1,875.73)	(100.00%)	\$2,000.90	\$2,000.00	(\$0.90)	(0.05%)	\$4,000.00
5100 - Common Area	\$98.40	\$833.33	\$734.93	88.19%	(\$2,449.44)	\$6,666.64	\$9,116.08	136.74%	\$10,000.00
5105 - Pet Stations/Cleanup	\$1,000.00	\$500.00	(\$500.00)	(100.00%)	\$9,606.50	\$4,000.00	(\$5,606.50)	(140.16%)	\$6,000.00

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Budget Comparison Report
8/1/2018 - 8/31/2018

	8/1/2018 - 8/31/2018				1/1/2018 - 8/31/2018				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
5120 - Fire Alarm Monitoring	\$180.00	\$250.00	\$70.00	28.00%	\$1,091.85	\$750.00	(\$341.85)	45.58%	\$1,000.00
5130 - Lighting Maintenance	\$2,232.15	\$1,150.00	(\$1,082.15)	94.10%	\$15,479.29	\$9,200.00	(\$6,279.29)	68.25%	\$13,800.00
5135 - Sign Maintenance	\$0.00	\$250.00	\$250.00	100.00%	\$295.00	\$2,000.00	\$1,705.00	85.25%	\$3,000.00
5180 - Holding Pond Maintenance	\$0.00	\$0.00	\$0.00	0.00%	\$20,667.57	\$24,640.00	\$3,972.43	16.12%	\$24,640.00
5185 - Fountain Maintenance	\$1,376.13	\$0.00	(\$1,376.13)	100.00%	\$13,205.63	\$11,550.00	(\$1,655.63)	14.33%	\$23,203.00
Total Common Area Maintenance	\$46,354.92	\$19,239.25	(\$27,115.67)	(140.94%)	\$269,295.32	\$267,239.00	(\$2,056.32)	(0.77%)	\$384,862.00
Employment									
5600 - Salaries	\$21,428.77	\$18,416.00	(\$3,012.77)	16.36%	\$167,099.28	\$156,536.00	(\$10,563.28)	6.75%	\$239,408.00
5610 - Human Resource Expense	\$4,182.59	\$2,924.00	(\$1,258.59)	43.04%	\$29,205.90	\$23,392.00	(\$5,813.90)	24.85%	\$35,088.00
5615 - Payroll Taxes	\$1,567.08	\$1,734.83	\$167.75	9.67%	\$13,192.90	\$13,878.64	\$685.74	4.94%	\$20,818.00
5620 - Benefits	\$4,530.01	\$699.00	(\$3,831.01)	548.07%	\$23,449.27	\$5,592.00	(\$17,857.27)	319.34%	\$8,388.00
5625 - Employment Expense	\$316.25	\$108.33	(\$207.92)	191.93%	\$3,180.00	\$866.64	(\$2,313.36)	266.93%	\$1,300.00
5630 - Workman's Comp. Ins.	\$460.14	\$500.00	\$39.86	7.97%	\$3,388.73	\$4,000.00	\$611.27	15.28%	\$6,000.00
5635 - Uniforms	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$250.00	\$250.00	100.00%	\$500.00
Total Employment	\$32,484.84	\$24,382.16	(\$8,102.68)	(33.23%)	\$239,516.08	\$204,515.28	(\$35,000.80)	(17.11%)	\$311,502.00
Grounds Maintenance									
5001 - Mowing & Edging Homes	\$0.00	\$38,257.00	\$38,257.00	100.00%	\$152,666.06	\$187,959.00	\$35,292.94	18.78%	\$272,297.00
5006 - Mulch & Maintenance Homes	\$828.00	\$8,513.00	\$7,685.00	90.27%	\$143,271.75	\$157,821.00	\$14,549.25	9.22%	\$175,052.00
5011 - Tree & Shrub Chemicals Homes	\$0.00	\$6,770.00	\$6,770.00	100.00%	\$17,098.79	\$25,255.00	\$8,156.21	32.30%	\$32,993.00
5016 - Turf Chemicals Homes	\$51.47	\$15,422.00	\$15,370.53	99.67%	\$43,066.71	\$39,625.00	(\$3,441.71)	(8.69%)	\$55,190.00
5021 - Tree & Shrub Pruning Homes	\$0.00	\$0.00	\$0.00	0.00%	\$94,954.26	\$36,625.00	(\$58,329.26)	159.26%	\$101,473.00
5026 - Irrigation Maintenance Homes	\$15,863.05	\$0.00	(\$15,863.05)	100.00%	\$91,881.26	\$32,341.00	(\$59,540.26)	184.10%	\$62,650.00
5031 - Seasonal Clean-Up Homes	\$0.00	\$0.00	\$0.00	0.00%	\$22,124.84	\$9,555.00	(\$12,569.84)	131.55%	\$23,291.00
5050 - Seeding	\$1,854.96	\$0.00	(\$1,854.96)	100.00%	\$3,259.60	\$2,500.00	(\$759.60)	30.38%	\$5,000.00
Total Grounds Maintenance	\$18,597.48	\$68,962.00	\$50,364.52	73.03%	\$568,323.27	\$491,681.00	(\$76,642.27)	(15.59%)	\$727,946.00
Utilities									
5500 - Electric	\$16,647.05	\$10,000.00	(\$6,647.05)	66.47%	\$81,442.69	\$80,000.00	(\$1,442.69)	1.80%	\$120,000.00
5505 - Water & Sanitation	\$33,739.36	\$14,998.00	(\$18,741.36)	124.96%	\$91,244.96	\$116,351.00	\$25,106.04	21.58%	\$177,602.00
5510 - Telephone	\$309.27	\$571.00	\$261.73	45.84%	\$5,624.94	\$4,568.00	(\$1,056.94)	23.14%	\$6,852.00
5515 - Refuse Collection	\$189.97	\$10,219.00	\$10,029.03	98.14%	\$78,941.82	\$79,277.00	\$335.18	0.42%	\$121,011.00
5520 - Cable & Internet	\$609.35	\$550.00	(\$59.35)	10.79%	\$4,825.03	\$4,400.00	(\$425.03)	9.66%	\$6,600.00
5525 - Natural Gas	\$2,980.18	\$3,250.00	\$269.82	8.30%	\$20,544.79	\$26,000.00	\$5,455.21	20.98%	\$39,000.00
Total Utilities	\$54,475.18	\$39,588.00	(\$14,887.18)	(37.61%)	\$282,624.23	\$310,596.00	\$27,971.77	9.01%	\$471,065.00
Total Expense	\$197,000.31	\$195,646.41	(\$1,353.90)	(0.69%)	\$1,677,724.54	\$1,570,085.28	(\$107,639.26)	(6.86%)	\$2,344,018.00

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Budget Comparison Report
8/1/2018 - 8/31/2018

	8/1/2018 - 8/31/2018				1/1/2018 - 8/31/2018				Annual Budget	
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent		
Operating Net Income	\$26,786.97	\$892.76	\$25,894.21	2,900.47%	\$37,060.78	(\$41,497.92)	\$78,558.70	(189.31%)	(\$14,138.00)	
Reserve Income										
<u>Reserve Income</u>										
8000 - Reserve Income	\$11,148.00	\$0.00	\$11,148.00	100.00%	\$96,692.00	\$0.00	\$96,692.00	100.00%	\$0.00	
8005 - Reserve Interest	\$262.52	\$0.00	\$262.52	100.00%	\$1,785.77	\$0.00	\$1,785.77	100.00%	\$0.00	
<u>Total Reserve Income</u>	\$11,410.52	\$0.00	\$11,410.52	100.00%	\$98,477.77	\$0.00	\$98,477.77	100.00%	\$0.00	
Total Reserve Income	\$11,410.52	\$0.00	\$11,410.52	100.00%	\$98,477.77	\$0.00	\$98,477.77	100.00%	\$0.00	
Reserve Expense										
<u>Reserve Expense</u>										
9005 - Landscaping and Grounds	\$0.00	\$0.00	\$0.00	0.00%	\$62,500.07	\$0.00	(\$62,500.07)	(100.00%)	\$0.00	
9015 - Clubhouse	\$0.00	\$0.00	\$0.00	0.00%	\$12,620.39	\$0.00	(\$12,620.39)	(100.00%)	\$0.00	
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	0.00%	\$75,120.46	\$0.00	(\$75,120.46)	100.00%	\$0.00	
Total Reserve Expense	\$0.00	\$0.00	\$0.00	0.00%	\$75,120.46	\$0.00	(\$75,120.46)	100.00%	\$0.00	
Reserve Net Income	\$11,410.52	\$0.00	\$11,410.52	100.00%	\$23,357.31	\$0.00	\$23,357.31	100.00%	\$0.00	
Net Income	\$38,197.49	\$892.76	\$37,304.73	4,178.58%	\$60,418.09	(\$41,497.92)	\$101,916.01	(245.59%)	(\$14,138.00)	