

Britton Falls by Del Webb HOA INC
Balance Sheet
12/31/2016

AssetsCash Operating

1015 - Pacific Premier Operating	\$27,981.51	
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<u>Cash Operating Total</u>	\$27,981.51	
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Cash Reserves

1025 - Pacific Premier Money Market	\$438,160.31	
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<u>Cash Reserves Total</u>	\$438,160.31	
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Other

1050 - Clearing Account	(\$881.89)	
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1290 - Other Current Assets	\$7,001.64	
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<u>Other Total</u>	\$6,119.75	
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<i>Assets Total</i>		\$472,261.57
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Liabilities and EquityOther

2400 - Reserve Legal Fund	\$436,052.79	
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<u>Other Total</u>	\$436,052.79	
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<u>Retained Earnings</u>	\$132,837.51	
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<u>Net Income</u>	(\$96,628.73)	
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<i>Liabilities & Equity Total</i>		\$472,261.57
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**Monthly Variance Report
Britton Falls HOA**

Account	Variance Amount	Explanation
Income		
		Change over to Paylease, payments shut off December
4000 - HOA Assessment	\$ (19,978.56)	by Revo Pay
4100 - Late charge income	\$ 29.26	9 collections
4200 - Capital Contribution	\$ 6,713.66	2 Resale fees
4400 - Other Income	\$ 274.50	Payment Tech December
4405 - Website Income	\$ (1,739.00)	Marketplace sponsors renewals, over 12 months
4420 - Clubhouse Rental	\$ 53.00	Additional rental than planned
4425 - Fitness Income	\$ 1,139.50	More "monthly pass" sales than planned
4430 - Event income	\$ (1,215.50)	Less event income than budgeted
Expense		
5745 - Fees/Dues/Licenses	\$ (4,991.00)	Fee for engineering review of Chateau
5750 - Postage	\$ 57.76	Monthly mailings, no purchase of stamps
5755 - Copies/Printing/Supplies	\$ 577.89	Calendar, Copier, office supplies
5765 - Bank Charges	\$ (35.60)	Credit card processing
5770 - Mileage	\$ (242.01)	As submitted
5200 - Clubhouse Maint/Repair	\$ (467.10)	Replace fogged window in multi purpose room
5205 - Clubhouse Equip Repair	\$ (110.85)	Thomas replace Wi-Fi router in Chateau Janitorial supplies and monthly contract, window
5215 - Clubhouse Janitorial	\$ (1,366.46)	cleaning
5230 - Extermination	\$ (575.00)	Muskrat removal (Critter Control)
5245 - Fitness Instruction	\$ (958.37)	Additional Classes
5250 - Fitness Equip Maint	\$ (345.00)	Completed Quarterly, additional service call item parts
5255 - Kitchen Supplies	\$ 178.60	Less than budgeted
5300 -Pool Service Contract	\$ (8,896.11)	Nov/Dec contract and additional time on outdoor pool
5345 - Other Rec/Exp/Supp	\$ (138.00)	Rubber floor Mats
5405 - Event Expense	\$ 1,896.89	Cost for scheduled events ,Christmas and New Years
5406 - Event Expense - Golf	\$ (9,570.40)	Purgatory for Golf Outing
5000 - Mowing/Edging CA	\$ (14,401.04)	Budgeted over 12 months, multiple invoices
5005 - Mulch & Maint CA	\$ (4,968.02)	Budgeted over 12 months
5010 - Tree and Shrub Chemical	\$ (674.20)	Budgeted over 12 months
5015- Turf Chemicals CA	\$ (4,124.09)	Budgeted over 12 months
5020 - Tree/Shrub Pruning CA	\$ (2,633.85)	Budgeted over 12 months
5025 - Irrigation Maint. CA	\$ (2,798.65)	Budgeted over 12 months
5030 - Seasonal Clean-up CA	\$ (1,176.42)	Budgeted over 12 months
5040 - Annual Flowers	\$ (842.44)	Budgeted over 12 months
5100 - Common Area	\$ (854.05)	Chateau maintenance supplies, new S/S cans Street light repair, Dolcetto, Barbera, Malbec and
5130 - Lighting Maintenance	\$ (1,181.76)	entrance
5135 - Sign Maintenance	\$ (603.90)	Stop sign, street sign replacement
5185 - Fountain Maintenance	\$ (10,952.65)	Winterization, removal and replace lights, test
5600 - Salaries	\$ 2,706.77	includes Chris
5610- Human Resource Exp	\$ 320.83	CMS overhead for HR
5615 - Payroll Taxes	\$ 260.05	As billed
5620 - Benefits	\$ 1,256.18	As billed
5625- Employment Expense	\$ (3,002.88)	Holiday Lunch, Verizon
5630 - Workman's Comp. Ins	\$ 3,200.00	As billed
5001 - Mowing /Edging Homes	\$ (15,869.24)	Hittle Invoices paid
5006 - Mulch /Maintenance H	\$ (4,669.54)	Hittle Invoices paid

Account	Variance	
	Amount	Explanation
5021 - Tree/Shrub Pruning H	\$ (6,390.00)	Hittle Invoices paid
5500 - Electric	\$ 2,498.48	Chateau only
5505 - Water and Sanitation	\$ 2,952.95	Chateau only
5510 - Telephone	\$ (146.36)	Appia Bill and Comcast
5515 - Refuse Collection	\$ (1,372.81)	Home count increase
5520 - Cable and Internet	\$ (115.60)	Comcast bill paid, upgraded signal provided
5525 - Natural Gas	\$ 519.82	indoor pool, Chateau heat

YTD Variance Report

Account	Variance	
	Amount	Explanation
Income		
4100 - Late Charge income	\$ 880.08	Late HOA payment fees
4130 - Legal Fees	\$ 328.50	1 Collection Payment
4200 - Capital Contribution	\$ 30,132.92	15 additional closings over plan YTD ,resale fees
4400 - Other Income	\$ 1,900.98	Name tags, Chateau keys
4405 - Website Income	\$ (19,029.50)	Loss of Ledbetter Law Platinum Sponsor \$12,000
4420 - Clubhouse Rental	\$ (469.00)	Fewer rentals than planned, more club events
4425 - Fitness Income	\$ 9,325.50	More participation than planned
4430 - Event Income	\$ (6,959.06)	Fewer events, offset by event expense
4431 - Golf Event Income	\$ 18,950.00	Golf Sponsorships
Expense		
5705 - Accounting	\$ (270.00)	Tax preparation
5710- Legal Expense Collection	\$ 1,490.13	AC legal services for turnover advisement
5715 - Legal expense Violations	\$ (275.00)	Community Document support
5720 - Administration Time	\$ (45.00)	As work is billed
5725 - Taxes-Property	\$ 383.28	Warranty for collection of tax, IN
5745 - Fees/Dues/Licenses	\$ (4,925.31)	Chateau Engineering Report
5750 - Postage	\$ (99.45)	Coupon books, mailings
5755 - Copies/Printing/Supplies	\$ (1,668.97)	Coupon Books, copier, office supplies and Allegra
5760 - Subscriptions	\$ (394.63)	Survey Monkey, WSJ, Indy Star
5770 - Mileage	\$ 763.21	Fewer miles than budgeted
5775 - Web Hosting	\$ (311.94)	Budgeted in January, not billed
5780 - Computer Maint.	\$ 1,305.75	No costs incurred to date
7500 - Bad Debt	\$ (6.00)	Write off
5200 - Clubhouse Maint/Repair	\$ (11,742.25)	Plumbing repairs, sound system upgrades
5205 - Clubhouse Equip. Repair	\$ (11,415.36)	Doors, camera installation, ballroom doors
5210 - Clubhouse Floor Clean	\$ (2,695.60)	Locker room, pool area floor cleaning
5215 - Clubhouse Janitorial	\$ (7,484.01)	Includes supplies, new vendor at higher rate
5220 - Painting Decorating	\$ (330.00)	June Smith for Furniture accessorizing
5230 - Extermination	\$ (1,036.50)	Treatment for Voles
5235 - Alarm/Security	\$ (971.91)	Koorsen system maintenance, batteries
5240 - Recreation Supplies	\$ (5,054.75)	New equipment, fitness room
5250 - Fitness Equip Maint	\$ (464.34)	Scheduled plus additional parts and service
5255 - Kitchen Supplies	\$ 732.03	Klines, Culligans
5310 - Pool Maint and Repair	\$ 1,641.86	General repairs, maintenance during season
5320 - Tennis Court Sup/Rep	\$ (6,150.00)	Fence repair from wind storm
5335 - Bocce Ball Courts	\$ (73.06)	Sand
5345 - Other Rec/Exp/Supp	\$ (138.00)	Rubber mats for floor
5405 - Event Expense	\$ 10,732.51	Based on number of events
5406 - Event Expense-Golf Out	\$ (22,121.73)	Cost of Annual outing
5000 - Mowing and Edging CA	\$ (15,117.04)	Additional area added during season

Account	Variance	
	Amount	Explanation
5005 - Mulch/Maint. CA	\$ (11,973.89)	Budgeted over 12 months
5010- Tree and Shrub chem.	\$ 961.76	Budgeted over 12 months
5020 - Tree/Shrub Pruning CA	\$ (27,725.79)	Budgeted over 12 months
5025 - Irrigation Maint. CA	\$ (5,809.23)	Budgeted over 12 months
5030 - Seasonal Cleanup CA	\$ (1,538.17)	Budgeted over 12 months
5035 - Snow Removal	\$ 68,292.05	Less snow in Jan/Feb than anticipated
5040 - Annual Flowers	\$ 1,587.74	Budgeted over 12 months
5100 - Common Area	\$ (5,435.76)	Critter control, maintenance supplies
5105 - Pet Station Cleanup	\$ 766.35	As serviced
5120 - Fire Alarm Monitoring	\$ (216.00)	July-December Paid
5185 - Fountain Maint	\$ (7,409.03)	Fountains cost to repair motors
5615 - Payroll Taxes	\$ 4,803.85	Pay periods cost of taxes
5620 - Benefits	\$ 3,824.53	As billed, CMS
5625 - Employment Expense	\$ (3,860.62)	Lunches, staff meetings, Cell phones
5630 - Workman's Comp Ins.	\$ 3,108.00	As billed
5635 - Uniforms	\$ (834.96)	Includes mat rental .. No longer renting
5006 - Mulch/Maint. HOMES	\$ (19,216.09)	2015 Bills, paid in Jan/Feb - budgeted April
5021 - Tree/Shrub Pruning H	\$ (7,977.95)	Additional homes, improved results
5031 - Seasonal Clean-up HOME	\$ (6,187.25)	2015 Bills, paid in Jan/Feb - budgeted April
5050 - Seeding	\$ (13,083.22)	Repair of swales and CA in new sections
5505 - Water /Sanitation	\$ (57,976.77)	As billed
5610 - Telephone	\$ (2,058.71)	Appia and Comcast
5515 - Refuse Collection	\$ (24,449.37)	Homes and Chateau
5520 - Cable and Internet	\$ (361.30)	Upgraded service
5525 - Natural Gas	\$ 10,117.14	Warmer winter than anticipated, less pool heating

Britton Falls by Del Webb HOA INC
Budget Comparison Report
12/1/2016 - 12/31/2016

	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - HOA Assessment	\$131,365.44	\$151,344.00	(\$19,978.56)	\$1,720,477.96	\$1,712,112.00	\$8,365.96	\$1,712,112.00
4010 - Landscape Maintenance	\$432.00	\$444.00	(\$12.00)	\$5,388.00	\$5,328.00	\$60.00	\$5,328.00
4100 - Late Charge Income	\$29.26	\$0.00	\$29.26	\$880.08	\$0.00	\$880.08	\$0.00
4130 - Collection Fees	\$0.00	\$0.00	\$0.00	\$328.50	\$0.00	\$328.50	\$0.00
4200 - Capital Contribution	\$9,128.66	\$2,415.00	\$6,713.66	\$62,562.92	\$32,430.00	\$30,132.92	\$32,430.00
4205 - Capital to Reserve	(\$3,105.00)	(\$1,715.00)	(\$1,390.00)	(\$39,072.62)	(\$23,030.00)	(\$16,042.62)	(\$23,030.00)
4300 - Developer Contribution	\$32,632.00	\$32,632.00	\$0.00	\$132,647.94	\$130,528.00	\$2,119.94	\$130,528.00
4400 - Other Income	\$274.50	\$0.00	\$274.50	\$1,900.98	\$0.00	\$1,900.98	\$0.00
4405 - Website Income	\$4,125.00	\$5,864.00	(\$1,739.00)	\$51,338.50	\$70,368.00	(\$19,029.50)	\$70,368.00
4420 - Clubhouse Rental	\$325.00	\$272.00	\$53.00	\$2,795.00	\$3,264.00	(\$469.00)	\$3,264.00
4425 - Fitness Income	\$3,714.50	\$2,575.00	\$1,139.50	\$40,225.50	\$30,900.00	\$9,325.50	\$30,900.00
4430 - Event Income	\$3,184.50	\$4,400.00	(\$1,215.50)	\$45,840.94	\$52,800.00	(\$6,959.06)	\$52,800.00
4431 - Event Income-Golf	\$0.00	\$0.00	\$0.00	\$18,950.00	\$0.00	\$18,950.00	\$0.00
7900 - Reserve Funding	(\$8,239.00)	(\$8,239.00)	\$0.00	(\$85,019.00)	(\$93,181.00)	\$8,162.00	(\$93,181.00)
Total Income	\$173,866.86	\$189,992.00	(\$16,125.14)	\$1,959,244.70	\$1,921,519.00	\$37,725.70	\$1,921,519.00
Total Income	\$173,866.86	\$189,992.00	(\$16,125.14)	\$1,959,244.70	\$1,921,519.00	\$37,725.70	\$1,921,519.00
Expense							
<u>Administration</u>							
5700 - Management Fees	\$4,560.00	\$4,494.00	(\$66.00)	\$47,472.00	\$50,826.00	\$3,354.00	\$50,826.00
5705 - Accounting	\$0.00	\$0.00	\$0.00	\$870.00	\$600.00	(\$270.00)	\$600.00
5710 - Legal Expense-Collections	\$0.00	\$50.00	\$50.00	\$4,109.87	\$5,600.00	\$1,490.13	\$5,600.00
5715 - Legal Expense-Violations	\$0.00	\$0.00	\$0.00	\$275.00	\$0.00	(\$275.00)	\$0.00
5720 - Administration Time	\$0.00	\$0.00	\$0.00	\$45.00	\$0.00	(\$45.00)	\$0.00
5725 - Taxes-Property	\$0.00	\$0.00	\$0.00	\$3,216.72	\$3,600.00	\$383.28	\$3,600.00
5735 - Insurance	\$0.00	\$0.00	\$0.00	\$29,613.00	\$27,600.00	(\$2,013.00)	\$27,600.00
5740 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$35.00	\$35.00	\$0.00	\$35.00
5745 - Fees/Dues/Licenses	\$4,991.00	\$0.00	(\$4,991.00)	\$7,866.31	\$2,941.00	(\$4,925.31)	\$2,941.00
5750 - Postage	\$17.24	\$75.00	\$57.76	\$999.45	\$900.00	(\$99.45)	\$900.00
5755 - Copies/Printing/Supplies	\$722.11	\$1,300.00	\$577.89	\$17,268.97	\$15,600.00	(\$1,668.97)	\$15,600.00
5760 - Subscriptions	\$0.00	\$0.00	\$0.00	\$893.63	\$499.00	(\$394.63)	\$499.00
5765 - Bank Charges	\$115.60	\$80.00	(\$35.60)	\$921.61	\$960.00	\$38.39	\$960.00
5770 - Mileage	\$367.01	\$125.00	(\$242.01)	\$736.79	\$1,500.00	\$763.21	\$1,500.00
5775 - Web Hosting	\$0.00	\$0.00	\$0.00	\$3,264.94	\$2,953.00	(\$311.94)	\$2,953.00
5780 - Computer Maintenance	\$0.00	\$0.00	\$0.00	\$3,325.25	\$4,631.00	\$1,305.75	\$4,631.00
7500 - Bad Debt	\$0.00	\$0.00	\$0.00	\$6.00	\$0.00	(\$6.00)	\$0.00
Total Administration	\$10,772.96	\$6,124.00	(\$4,648.96)	\$120,919.54	\$118,245.00	(\$2,674.54)	\$118,245.00
<u>Clubhouse</u>							
5200 - Clubhouse Maintenance & Repair	\$1,267.10	\$800.00	(\$467.10)	\$21,342.25	\$9,600.00	(\$11,742.25)	\$9,600.00
5205 - Clubhouse Equipment Repair	\$610.85	\$500.00	(\$110.85)	\$17,415.36	\$6,000.00	(\$11,415.36)	\$6,000.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$0.00	\$0.00	\$9,295.60	\$6,600.00	(\$2,695.60)	\$6,600.00
5215 - Clubhouse Janitorial	\$3,366.46	\$2,000.00	(\$1,366.46)	\$31,484.01	\$24,000.00	(\$7,484.01)	\$24,000.00
5220 - Painting and Decorating	\$0.00	\$0.00	\$0.00	\$330.00	\$0.00	(\$330.00)	\$0.00
5225 - HVAC Repair & Maintenance	\$0.00	\$725.00	\$725.00	\$9,466.48	\$8,700.00	(\$766.48)	\$8,700.00
5230 - Extermination	\$575.00	\$0.00	(\$575.00)	\$1,036.50	\$0.00	(\$1,036.50)	\$0.00
5235 - Alarm/Security	\$0.00	\$0.00	\$0.00	\$1,916.91	\$945.00	(\$971.91)	\$945.00
5240 - Recreation Supplies	\$0.00	\$250.00	\$250.00	\$8,054.75	\$3,000.00	(\$5,054.75)	\$3,000.00

Britton Falls by Del Webb HOA INC
Budget Comparison Report
12/1/2016 - 12/31/2016

	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5245 - Fitness Instruction	\$4,990.00	\$4,031.63	(\$958.37)	\$51,458.50	\$48,380.00	(\$3,078.50)	\$48,380.00
5250 - Fitness Equipment Maintenance	\$345.00	\$0.00	(\$345.00)	\$4,172.34	\$3,708.00	(\$464.34)	\$3,708.00
5255 - Kitchen Supplies	\$221.40	\$400.00	\$178.60	\$4,067.97	\$4,800.00	\$732.03	\$4,800.00
5300 - Pool Service Contract	\$16,302.11	\$7,439.00	(\$8,863.11)	\$81,572.14	\$89,268.00	\$7,695.86	\$89,268.00
5310 - Pool Maintenance & Repair	\$0.00	\$500.00	\$500.00	\$4,358.14	\$6,000.00	\$1,641.86	\$6,000.00
5320 - Tennis Courts repairs & supplies	\$0.00	\$0.00	\$0.00	\$6,650.00	\$500.00	(\$6,150.00)	\$500.00
5335 - Bocce Ball Courts repairs & supplies	\$0.00	\$0.00	\$0.00	\$73.06	\$0.00	(\$73.06)	\$0.00
5345 - Other Recreation expense & supplies	\$138.00	\$0.00	(\$138.00)	\$138.00	\$0.00	(\$138.00)	\$0.00
5405 - Event Expense	\$2,633.11	\$4,530.00	\$1,896.89	\$43,627.49	\$54,360.00	\$10,732.51	\$54,360.00
5406 - Event Expense-Golf Outing	\$9,570.40	\$0.00	(\$9,570.40)	\$22,121.76	\$0.00	(\$22,121.76)	\$0.00
5410 - Holiday Decorations	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$7,500.00	\$7,500.00	\$7,500.00
Total Clubhouse	\$40,019.43	\$27,175.63	(\$12,843.80)	\$318,581.26	\$273,361.00	(\$45,220.26)	\$273,361.00
Common Area Maintenance							
5000 - Mowing & Edging-Common Area	\$20,480.04	\$6,079.00	(\$14,401.04)	\$88,065.04	\$72,948.00	(\$15,117.04)	\$72,948.00
5005 - Mulch & Maintenance-Common Area	\$7,551.39	\$2,583.37	(\$4,968.02)	\$42,973.89	\$31,000.00	(\$11,973.89)	\$31,000.00
5010 - Tree & Shrub Chemicals	\$1,012.20	\$338.00	(\$674.20)	\$3,768.44	\$4,056.00	\$287.56	\$4,056.00
5015 - Turf Chemicals-Common Area	\$6,186.09	\$2,062.00	(\$4,124.09)	\$23,991.74	\$24,744.00	\$752.26	\$24,744.00
5020 - Tree & Shrub Pruning-Common Area	\$2,900.85	\$267.00	(\$2,633.85)	\$30,929.79	\$3,204.00	(\$27,725.79)	\$3,204.00
5025 - Irrigation Maintenance-Common Area	\$3,345.65	\$547.00	(\$2,798.65)	\$28,373.23	\$22,564.00	(\$5,809.23)	\$22,564.00
5030 - Seasonal Clean-Up-Common Area	\$1,334.42	\$158.00	(\$1,176.42)	\$3,434.17	\$1,896.00	(\$1,538.17)	\$1,896.00
5035 - Snow Removal	\$0.00	\$26,400.00	\$26,400.00	\$37,307.95	\$105,600.00	\$68,292.05	\$105,600.00
5040 - Annual Flowers	\$1,721.44	\$879.00	(\$842.44)	\$8,960.26	\$10,548.00	\$1,587.74	\$10,548.00
5045 - Tree/Sod/Plant Replacement	\$0.00	\$300.00	\$300.00	\$3,420.87	\$3,600.00	\$179.13	\$3,600.00
5100 - Common Area	\$1,354.05	\$500.00	(\$854.05)	\$11,435.76	\$6,000.00	(\$5,435.76)	\$6,000.00
5105 - Pet Stations/Cleanup	\$0.00	\$109.00	\$109.00	\$541.65	\$1,308.00	\$766.35	\$1,308.00
5120 - Fire Alarm Monitoring	\$0.00	\$0.00	\$0.00	\$216.00	\$0.00	(\$216.00)	\$0.00
5130 - Lighting Maintenance	\$2,331.76	\$1,150.00	(\$1,181.76)	\$14,160.61	\$13,800.00	(\$360.61)	\$13,800.00
5135 - Sign Maintenance	\$803.90	\$200.00	(\$603.90)	\$2,553.90	\$2,400.00	(\$153.90)	\$2,400.00
5180 - Holding Pond Maintenance	\$0.00	\$0.00	\$0.00	\$19,300.69	\$17,838.00	(\$1,462.69)	\$17,838.00
5185 - Fountain Maintenance	\$10,952.65	\$0.00	(\$10,952.65)	\$26,157.03	\$18,748.00	(\$7,409.03)	\$18,748.00
Total Common Area Maintenance	\$59,974.44	\$41,572.37	(\$18,402.07)	\$345,591.02	\$340,254.00	(\$5,337.02)	\$340,254.00
Employment							
5600 - Salaries	\$10,450.52	\$13,322.00	\$2,871.48	\$169,870.55	\$159,864.00	(\$10,006.55)	\$159,864.00
5605 - Manager Salary	\$3,682.21	\$3,605.00	(\$77.21)	\$40,605.25	\$43,260.00	\$2,654.75	\$43,260.00
5610 - Human Resource Expense	\$2,775.17	\$3,096.00	\$320.83	\$38,093.70	\$37,152.00	(\$941.70)	\$37,152.00
5615 - Payroll Taxes	\$1,739.95	\$2,000.00	\$260.05	\$19,196.15	\$24,000.00	\$4,803.85	\$24,000.00
5620 - Benefits	\$375.48	\$1,796.37	\$1,420.89	\$17,566.76	\$21,556.00	\$3,989.24	\$21,556.00
5625 - Employment Expense	\$3,502.88	\$500.00	(\$3,002.88)	\$9,860.62	\$6,000.00	(\$3,860.62)	\$6,000.00
5630 - Workman's Comp. Ins.	\$0.00	\$3,200.00	\$3,200.00	\$92.00	\$3,200.00	\$3,108.00	\$3,200.00
5635 - Uniforms	\$0.00	\$0.00	\$0.00	\$834.96	\$0.00	(\$834.96)	\$0.00
Total Employment	\$22,526.21	\$27,519.37	\$4,993.16	\$296,119.99	\$295,032.00	(\$1,087.99)	\$295,032.00
Grounds Maintenance							
5001 - Mowing & Edging Homes	\$15,869.24	\$0.00	(\$15,869.24)	\$196,853.72	\$200,907.47	\$4,053.75	\$200,907.47
5006 - Mulch & Maintenance Homes	\$4,669.54	\$0.00	(\$4,669.54)	\$153,860.93	\$134,644.84	(\$19,216.09)	\$134,644.84
5011 - Tree & Shrub Chemicals Homes	\$0.00	\$0.00	\$0.00	\$20,594.42	\$21,922.66	\$1,328.24	\$21,922.66

Britton Falls by Del Webb HOA INC
Budget Comparison Report
12/1/2016 - 12/31/2016

	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5016 - Turf Chemicals Homes	\$0.00	\$0.00	\$0.00	\$38,782.34	\$42,306.49	\$3,524.15	\$42,306.49
5021 - Tree & Shrub Pruning Homes	\$6,390.00	\$0.00	(\$6,390.00)	\$77,738.00	\$69,760.05	(\$7,977.95)	\$69,760.05
5026 - Irrigation Maintenance Homes	\$0.00	\$0.00	\$0.00	\$55,469.19	\$53,416.15	(\$2,053.04)	\$53,416.15
5031 - Seasonal Clean-Up Homes	\$0.00	\$0.00	\$0.00	\$22,224.62	\$16,037.37	(\$6,187.25)	\$16,037.37
5050 - Seeding	\$0.00	\$0.00	\$0.00	\$13,083.22	\$0.00	(\$13,083.22)	\$0.00
Total Grounds Maintenance	\$26,928.78	\$0.00	(\$26,928.78)	\$578,606.44	\$538,995.03	(\$39,611.41)	\$538,995.03
Social							
5400 - Social Committee	\$0.00	\$0.00	\$0.00	\$140.00	\$0.00	(\$140.00)	\$0.00
Total Social	\$0.00	\$0.00	\$0.00	\$140.00	\$0.00	(\$140.00)	\$0.00
Utilities							
5500 - Electric	\$6,301.52	\$8,800.00	\$2,498.48	\$114,561.35	\$105,600.00	(\$8,961.35)	\$105,600.00
5505 - Water & Sanitation	\$5,847.05	\$8,800.00	\$2,952.95	\$163,576.77	\$105,600.00	(\$57,976.77)	\$105,600.00
5510 - Telephone	\$446.36	\$300.00	(\$146.36)	\$5,658.71	\$3,600.00	(\$2,058.71)	\$3,600.00
5515 - Refuse Collection	\$10,360.81	\$8,988.00	(\$1,372.81)	\$126,101.37	\$101,652.00	(\$24,449.37)	\$101,652.00
5520 - Cable & Internet	\$380.60	\$265.00	(\$115.60)	\$3,541.30	\$3,180.00	(\$361.30)	\$3,180.00
5525 - Natural Gas	\$2,480.18	\$3,000.00	\$519.82	\$25,882.86	\$36,000.00	\$10,117.14	\$36,000.00
Total Utilities	\$25,816.52	\$30,153.00	\$4,336.48	\$439,322.36	\$355,632.00	(\$83,690.36)	\$355,632.00
Total Expense	\$186,038.34	\$132,544.37	(\$53,493.97)	\$2,099,280.61	\$1,921,519.03	(\$177,761.58)	\$1,921,519.03
Operating Net Income	(\$12,171.48)	\$57,447.63	(\$69,619.11)	(\$140,035.91)	(\$0.03)	(\$140,035.88)	(\$0.03)
Reserve Income							
Reserve Income							
8000 - Reserve Income	\$11,344.00	\$0.00	\$11,344.00	\$124,091.62	\$0.00	\$124,091.62	\$0.00
8005 - Reserve Interest	\$127.06	\$0.00	\$127.06	\$1,668.17	\$0.00	\$1,668.17	\$0.00
Total Reserve Income	\$11,471.06	\$0.00	\$11,471.06	\$125,759.79	\$0.00	\$125,759.79	\$0.00
Total Reserve Income	\$11,471.06	\$0.00	\$11,471.06	\$125,759.79	\$0.00	\$125,759.79	\$0.00
Reserve Expense							
Reserve Expense							
9015 - Clubhouse	\$0.00	\$0.00	\$0.00	\$57,854.43	\$0.00	(\$57,854.43)	\$0.00
9020 - Recreational	\$0.00	\$0.00	\$0.00	\$15,146.28	\$0.00	(\$15,146.28)	\$0.00
9025 - Lake and Pond	\$0.00	\$0.00	\$0.00	\$3,960.96	\$0.00	(\$3,960.96)	\$0.00
9040 - Lighting	\$0.00	\$0.00	\$0.00	\$5,390.94	\$0.00	(\$5,390.94)	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$82,352.61	\$0.00	(\$82,352.61)	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$82,352.61	\$0.00	(\$82,352.61)	\$0.00
Reserve Net Income	\$11,471.06	\$0.00	\$11,471.06	\$43,407.18	\$0.00	\$43,407.18	\$0.00
Net Income	(\$700.42)	\$57,447.63	(\$58,148.05)	(\$96,628.73)	(\$0.03)	(\$96,628.70)	(\$0.03)