

**Britton Falls by Del Webb HOA INC**  
**Balance Sheet**  
**12/31/2018**

<b>Assets</b>	
<u>Cash Operating</u>	
1015 - Pacific Premier Operating	\$144,546.01
<u>Cash Operating Total</u>	<u>\$144,546.01</u>
 <u>Cash Reserves</u>	
1025 - Pacific Premier Money Market/Reserve	\$518,628.73
<u>Cash Reserves Total</u>	<u>\$518,628.73</u>
 <u>Other</u>	
1290 - Other Current Assets Utility Deposit	\$7,001.64
1400 - Buildings	\$294,171.01
<u>Other Total</u>	<u>\$301,172.65</u>
 <i>Assets Total</i>	 \$964,347.39
 <b>Liabilities and Equity</b>	
<u>Other</u>	
2010 - Promissory Note @ 5% (Resale Portion)	\$46,171.01
2015 - Promissory Note @ No Interest (Initial Contribution Portion)	\$248,000.00
2400 - Allocated Reserve Fund	\$485,198.97
<u>Other Total</u>	<u>\$779,369.98</u>
 <u>Retained Earnings</u>	 \$86,616.24
 <u>Net Income</u>	 \$98,361.17
 <i>Liabilities &amp; Equity Total</i>	 \$964,347.39

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**12/1/2018 - 12/31/2018**

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
4000 - HOA Assessment	\$173,891.02	\$199,615.00	(\$25,723.98)	\$2,295,661.21	\$2,285,850.00	\$9,811.21	\$2,285,850.00
4010 - Landscape Maintenance	\$429.00	\$516.00	(\$87.00)	\$6,072.00	\$6,192.00	(\$120.00)	\$6,192.00
4100 - Late Charge Income	\$162.54	\$0.00	\$162.54	\$1,447.68	\$0.00	\$1,447.68	\$0.00
4130 - Collection Fees	\$0.00	\$0.00	\$0.00	\$876.00	\$0.00	\$876.00	\$0.00
4200 - Capital Contribution	\$7,500.00	\$0.00	\$7,500.00	\$72,625.00	\$0.00	\$72,625.00	\$0.00
4201 - Resale Fee	(\$93,769.99)	\$0.00	(\$93,769.99)	\$0.00	\$0.00	\$0.00	\$0.00
4205 - Capital to Reserve	\$0.00	\$0.00	\$0.00	(\$8,278.00)	\$0.00	(\$8,278.00)	\$0.00
4300 - Developer Contribution	\$211,955.99	\$0.00	\$211,955.99	\$230,853.99	\$0.00	\$230,853.99	\$0.00
4400 - Other Income	\$150.50	\$725.00	(\$574.50)	\$6,185.00	\$8,700.00	(\$2,515.00)	\$8,700.00
4405 - Website Income	\$2,990.00	\$5,266.63	(\$2,276.63)	\$53,833.00	\$63,200.00	(\$9,367.00)	\$63,200.00
4420 - Clubhouse Rental	\$300.00	\$466.63	(\$166.63)	\$7,379.99	\$5,600.00	\$1,779.99	\$5,600.00
4425 - Fitness Income	\$3,480.00	\$4,937.50	(\$1,457.50)	\$53,691.30	\$59,250.00	(\$5,558.70)	\$59,250.00
4430 - Event Income	\$2,035.00	\$2,758.37	(\$723.37)	\$52,062.00	\$33,100.00	\$18,962.00	\$33,100.00
7900 - Reserve Funding	(\$11,532.00)	(\$11,532.00)	\$0.00	(\$133,942.00)	(\$132,012.00)	(\$1,930.00)	(\$132,012.00)
<b>Total Income</b>	<b>\$297,592.06</b>	<b>\$202,753.13</b>	<b>\$94,838.93</b>	<b>\$2,638,467.17</b>	<b>\$2,329,880.00</b>	<b>\$308,587.17</b>	<b>\$2,329,880.00</b>
<b>Total Income</b>	<b>\$297,592.06</b>	<b>\$202,753.13</b>	<b>\$94,838.93</b>	<b>\$2,638,467.17</b>	<b>\$2,329,880.00</b>	<b>\$308,587.17</b>	<b>\$2,329,880.00</b>
<b>Expense</b>							
<u>Administration</u>							
5700 - Management Fees	\$5,760.00	\$5,766.00	\$6.00	\$66,036.00	\$66,006.00	(\$30.00)	\$66,006.00
5705 - Accounting	\$460.00	\$0.00	(\$460.00)	\$729.05	\$870.00	\$140.95	\$870.00
5710 - Legal Expense-Collections	\$55.00	\$300.00	\$245.00	\$905.00	\$3,600.00	\$2,695.00	\$3,600.00
5715 - Legal Expense-Violations	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
5720 - Administration Time	\$0.00	\$0.00	\$0.00	\$180.00	\$0.00	(\$180.00)	\$0.00
5725 - Taxes-Property	(\$50.00)	\$0.00	\$50.00	\$925.66	\$3,200.00	\$2,274.34	\$3,200.00
5735 - Insurance	\$0.00	\$0.00	\$0.00	\$30,516.00	\$33,044.00	\$2,528.00	\$33,044.00
5740 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$35.00	\$35.00
5745 - Fees/Dues/Licenses	\$1,166.98	\$0.00	(\$1,166.98)	\$3,359.14	\$2,875.00	(\$484.14)	\$2,875.00
5750 - Postage	\$4.65	\$75.00	\$70.35	\$520.37	\$900.00	\$379.63	\$900.00
5755 - Copies/Printing/Supplies	\$778.74	\$1,334.00	\$555.26	\$16,815.08	\$16,008.00	(\$807.08)	\$16,008.00
5760 - Subscriptions	\$0.00	\$0.00	\$0.00	\$1,240.05	\$1,500.00	\$259.95	\$1,500.00
5765 - Bank Charges	\$748.05	\$150.00	(\$598.05)	\$2,801.40	\$1,800.00	(\$1,001.40)	\$1,800.00
5770 - Mileage	\$0.00	\$25.00	\$25.00	\$0.00	\$300.00	\$300.00	\$300.00
5775 - Web Hosting	\$0.00	\$0.00	\$0.00	\$2,953.20	\$3,000.00	\$46.80	\$3,000.00
5780 - Computer Maintenance	\$0.00	\$500.00	\$500.00	\$2,533.29	\$11,175.00	\$8,641.71	\$11,175.00
7500 - Bad Debt	\$0.00	\$0.00	\$0.00	\$13.67	\$0.00	(\$13.67)	\$0.00
<b>Total Administration</b>	<b>\$8,923.42</b>	<b>\$8,150.00</b>	<b>(\$773.42)</b>	<b>\$129,527.91</b>	<b>\$149,313.00</b>	<b>\$19,785.09</b>	<b>\$149,313.00</b>
<u>Clubhouse</u>							
5200 - Clubhouse Maintenance & Repair	\$417.43	\$1,000.00	\$582.57	\$18,159.50	\$12,000.00	(\$6,159.50)	\$12,000.00
5205 - Clubhouse Equipment Repair	\$223.15	\$1,166.63	\$943.48	\$21,549.88	\$14,000.00	(\$7,549.88)	\$14,000.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
5215 - Clubhouse Janitorial	\$6,362.53	\$3,750.00	(\$2,612.53)	\$59,526.73	\$45,000.00	(\$14,526.73)	\$45,000.00
5225 - HVAC Repair & Maintenance	\$645.00	\$1,083.37	\$438.37	\$17,546.19	\$13,000.00	(\$4,546.19)	\$13,000.00

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**12/1/2018 - 12/31/2018**

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5230 - Extermination	\$0.00	\$125.00	\$125.00	\$1,737.20	\$2,000.00	\$262.80	\$2,000.00
5235 - Alarm/Security	\$355.65	\$0.00	(\$355.65)	\$1,714.15	\$958.00	(\$756.15)	\$958.00
5240 - Recreation Supplies	\$0.00	\$233.37	\$233.37	\$1,170.24	\$2,800.00	\$1,629.76	\$2,800.00
5245 - Fitness Instruction	\$5,703.00	\$5,150.00	(\$553.00)	\$71,593.00	\$61,800.00	(\$9,793.00)	\$61,800.00
5250 - Fitness Equipment Maintenance	\$0.00	\$309.00	\$309.00	\$3,718.93	\$3,708.00	(\$10.93)	\$3,708.00
5255 - Kitchen Supplies	\$640.04	\$400.00	(\$240.04)	\$5,711.52	\$4,800.00	(\$911.52)	\$4,800.00
5300 - Pool Service Contract	\$0.00	\$7,222.00	\$7,222.00	\$86,894.52	\$86,664.00	(\$230.52)	\$86,664.00
5310 - Pool Maintenance & Repair	\$0.00	\$0.00	\$0.00	\$3,451.77	\$6,000.00	\$2,548.23	\$6,000.00
5335 - Bocce Ball Courts repairs & supplies	\$0.00	\$0.00	\$0.00	\$19.20	\$500.00	\$480.80	\$500.00
5345 - Other Recreation expense & supplies	\$0.00	\$0.00	\$0.00	\$1,326.70	\$0.00	(\$1,326.70)	\$0.00
5405 - Event Expense	\$4,883.01	\$2,341.63	(\$2,541.38)	\$58,501.84	\$28,100.00	(\$30,401.84)	\$28,100.00
5410 - Holiday Decorations	\$71.43	\$5,500.00	\$5,428.57	\$544.46	\$8,000.00	\$7,455.54	\$8,000.00
<b>Total Clubhouse</b>	<b>\$19,301.24</b>	<b>\$28,281.00</b>	<b>\$8,979.76</b>	<b>\$353,165.83</b>	<b>\$299,330.00</b>	<b>(\$53,835.83)</b>	<b>\$299,330.00</b>
<b>Common Area Maintenance</b>							
5000 - Mowing & Edging-Common Area	\$8,158.76	\$7,998.37	(\$160.39)	\$84,362.92	\$95,980.00	\$11,617.08	\$95,980.00
5005 - Mulch & Maintenance-Common Area	\$2,889.50	\$2,656.13	(\$233.37)	\$28,212.36	\$31,874.00	\$3,661.64	\$31,874.00
5010 - Tree & Shrub Chemicals	\$441.32	\$412.38	(\$28.94)	\$4,793.63	\$4,949.00	\$155.37	\$4,949.00
5015 - Turf Chemicals-Common Area	\$2,684.06	\$2,945.12	\$261.06	\$26,840.60	\$35,341.00	\$8,500.40	\$35,341.00
5020 - Tree & Shrub Pruning-Common Area	\$334.96	\$334.88	(\$0.08)	\$6,654.88	\$4,019.00	(\$2,635.88)	\$4,019.00
5025 - Irrigation Maintenance-Common Area	\$1,451.43	\$890.75	(\$560.68)	\$23,759.00	\$10,689.00	(\$13,070.00)	\$10,689.00
5030 - Seasonal Clean-Up-Common Area	\$178.39	\$178.38	(\$0.01)	\$2,089.77	\$2,141.00	\$51.23	\$2,141.00
5035 - Snow Removal	\$2,204.50	\$27,763.00	\$25,558.50	\$68,193.51	\$104,148.00	\$35,954.49	\$104,148.00
5040 - Annual Flowers	\$857.61	\$839.87	(\$17.74)	\$8,727.89	\$10,078.00	\$1,350.11	\$10,078.00
5045 - Tree/Sod/Plant Replacement	\$0.00	\$0.00	\$0.00	\$3,222.09	\$4,000.00	\$777.91	\$4,000.00
5100 - Common Area	\$0.00	\$833.37	\$833.37	(\$970.24)	\$10,000.00	\$10,970.24	\$10,000.00
5105 - Pet Stations/Cleanup	\$1,000.00	\$500.00	(\$500.00)	\$14,106.50	\$6,000.00	(\$8,106.50)	\$6,000.00
5120 - Fire Alarm Monitoring	\$180.00	\$0.00	(\$180.00)	\$1,559.70	\$1,000.00	(\$559.70)	\$1,000.00
5130 - Lighting Maintenance	\$1,226.05	\$1,150.00	(\$76.05)	\$21,746.22	\$13,800.00	(\$7,946.22)	\$13,800.00
5135 - Sign Maintenance	\$0.00	\$250.00	\$250.00	\$785.00	\$3,000.00	\$2,215.00	\$3,000.00
5180 - Holding Pond Maintenance	\$0.00	\$0.00	\$0.00	\$20,667.57	\$24,640.00	\$3,972.43	\$24,640.00
5185 - Fountain Maintenance	\$1,168.93	\$0.00	(\$1,168.93)	\$26,485.31	\$23,203.00	(\$3,282.31)	\$23,203.00
<b>Total Common Area Maintenance</b>	<b>\$22,775.51</b>	<b>\$46,752.25</b>	<b>\$23,976.74</b>	<b>\$341,236.71</b>	<b>\$384,862.00</b>	<b>\$43,625.29</b>	<b>\$384,862.00</b>
<b>Employment</b>							
5600 - Salaries	\$23,628.04	\$27,624.00	\$3,995.96	\$247,157.40	\$239,408.00	(\$7,749.40)	\$239,408.00
5610 - Human Resource Expense	\$3,584.97	\$2,924.00	(\$660.97)	\$42,292.94	\$35,088.00	(\$7,204.94)	\$35,088.00
5615 - Payroll Taxes	\$1,947.64	\$1,734.87	(\$212.77)	\$19,497.68	\$20,818.00	\$1,320.32	\$20,818.00
5620 - Benefits	\$3,431.91	\$699.00	(\$2,732.91)	\$35,634.98	\$8,388.00	(\$27,246.98)	\$8,388.00
5625 - Employment Expense	\$269.05	\$108.37	(\$160.68)	\$5,428.32	\$1,300.00	(\$4,128.32)	\$1,300.00
5630 - Workman's Comp. Ins.	\$441.33	\$500.00	\$58.67	\$5,080.04	\$6,000.00	\$919.96	\$6,000.00
5635 - Uniforms	\$0.00	\$0.00	\$0.00	\$164.69	\$500.00	\$335.31	\$500.00

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**12/1/2018 - 12/31/2018**

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Employment</u>	\$33,302.94	\$33,590.24	\$287.30	\$355,256.05	\$311,502.00	(\$43,754.05)	\$311,502.00
<u>Grounds Maintenance</u>							
5001 - Mowing & Edging Homes	\$56,064.62	\$0.00	(\$56,064.62)	\$316,364.63	\$272,297.00	(\$44,067.63)	\$272,297.00
5006 - Mulch & Maintenance Homes	\$12,930.70	\$0.00	(\$12,930.70)	\$180,712.74	\$175,052.00	(\$5,660.74)	\$175,052.00
5011 - Tree & Shrub Chemicals Homes	\$0.00	\$0.00	\$0.00	\$31,919.27	\$32,993.00	\$1,073.73	\$32,993.00
5016 - Turf Chemicals Homes	\$17,533.65	\$0.00	(\$17,533.65)	\$77,134.80	\$55,190.00	(\$21,944.80)	\$55,190.00
5021 - Tree & Shrub Pruning Homes	\$14,133.17	\$0.00	(\$14,133.17)	\$133,065.23	\$101,473.00	(\$31,592.23)	\$101,473.00
5026 - Irrigation Maintenance Homes	\$0.00	\$0.00	\$0.00	\$152,645.50	\$62,650.00	(\$89,995.50)	\$62,650.00
5031 - Seasonal Clean-Up Homes	\$187.20	\$0.00	(\$187.20)	\$22,312.04	\$23,291.00	\$978.96	\$23,291.00
5050 - Seeding	\$0.00	\$0.00	\$0.00	\$4,934.50	\$5,000.00	\$65.50	\$5,000.00
<u>Total Grounds Maintenance</u>	\$100,849.34	\$0.00	(\$100,849.34)	\$919,088.71	\$727,946.00	(\$191,142.71)	\$727,946.00
<u>Utilities</u>							
5500 - Electric	\$7,093.01	\$10,000.00	\$2,906.99	\$124,066.33	\$120,000.00	(\$4,066.33)	\$120,000.00
5505 - Water & Sanitation	\$7,344.94	\$15,515.00	\$8,170.06	\$167,882.23	\$177,602.00	\$9,719.77	\$177,602.00
5510 - Telephone	\$1,294.43	\$571.00	(\$723.43)	\$7,650.42	\$6,852.00	(\$798.42)	\$6,852.00
5515 - Refuse Collection	\$10,569.95	\$10,571.00	\$1.05	\$131,286.41	\$121,011.00	(\$10,275.41)	\$121,011.00
5520 - Cable & Internet	\$370.85	\$550.00	\$179.15	\$6,670.04	\$6,600.00	(\$70.04)	\$6,600.00
5525 - Natural Gas	\$5,316.86	\$3,250.00	(\$2,066.86)	\$29,464.89	\$39,000.00	\$9,535.11	\$39,000.00
<u>Total Utilities</u>	\$31,990.04	\$40,457.00	\$8,466.96	\$467,020.32	\$471,065.00	\$4,044.68	\$471,065.00
<b>Total Expense</b>	<b>\$217,142.49</b>	<b>\$157,230.49</b>	<b>(\$59,912.00)</b>	<b>\$2,565,295.53</b>	<b>\$2,344,018.00</b>	<b>(\$221,277.53)</b>	<b>\$2,344,018.00</b>
Operating Net Income	\$80,449.57	\$45,522.64	\$34,926.93	\$73,171.64	(\$14,138.00)	\$87,309.64	(\$14,138.00)
<b>Reserve Income</b>							
<u>Reserve Income</u>							
8000 - Reserve Income	\$11,532.00	\$0.00	\$11,532.00	\$142,220.00	\$0.00	\$142,220.00	\$0.00
8005 - Reserve Interest	\$250.21	\$0.00	\$250.21	\$2,775.30	\$0.00	\$2,775.30	\$0.00
<u>Total Reserve Income</u>	\$11,782.21	\$0.00	\$11,782.21	\$144,995.30	\$0.00	\$144,995.30	\$0.00
<b>Total Reserve Income</b>	<b>\$11,782.21</b>	<b>\$0.00</b>	<b>\$11,782.21</b>	<b>\$144,995.30</b>	<b>\$0.00</b>	<b>\$144,995.30</b>	<b>\$0.00</b>
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9005 - Landscaping and Grounds	\$0.00	\$0.00	\$0.00	\$77,085.11	\$0.00	(\$77,085.11)	\$0.00
9015 - Clubhouse	\$6,553.44	\$0.00	(\$6,553.44)	\$19,173.83	\$0.00	(\$19,173.83)	\$0.00
9025 - Lake and Pond	\$0.00	\$0.00	\$0.00	\$23,546.83	\$0.00	(\$23,546.83)	\$0.00
<u>Total Reserve Expense</u>	\$6,553.44	\$0.00	(\$6,553.44)	\$119,805.77	\$0.00	(\$119,805.77)	\$0.00
<b>Total Reserve Expense</b>	<b>\$6,553.44</b>	<b>\$0.00</b>	<b>(\$6,553.44)</b>	<b>\$119,805.77</b>	<b>\$0.00</b>	<b>(\$119,805.77)</b>	<b>\$0.00</b>
Reserve Net Income	\$5,228.77	\$0.00	\$5,228.77	\$25,189.53	\$0.00	\$25,189.53	\$0.00
Net Income	\$85,678.34	\$45,522.64	\$40,155.70	\$98,361.17	(\$14,138.00)	\$112,499.17	(\$14,138.00)

## BRITTON FALLS BY DEL WEBB

December 2018

## Monthly Variance Report

*"Cash Accounting--All variances based on actual income and actual expenses".  
"Variance to budget of +/- 10% and at least \$25.00 reflected"*

Account	Variance Amount	Explanation
<b>Income</b>		
4000 - HOA Assessment	\$ (25,936.98)	Early payments, leaving town making payments Additional landscape fee collection, 8 fewer than
4010 - Landscape Maintenance	\$ (87.00)	anticipated.
4100 - Late Charge Income	\$ 162.54	Unbudgeted income, collected from past due accounts
4400 - Other Income	\$ (574.50)	Credit Card income, replacement keys, name tags Most vendors pay by quarter, 6 months or annual , not
4405 - Website Income	\$ (2,276.63)	every month as budgeted 2 Rentals collected for December, fewer than
4420 - Clubhouse Rental	\$ (166.63)	anticipated
4425 - Fitness Income	\$ (1,457.50)	Monthly passes sales down 29% in Dec, homeowners holiday events, away, trend down 9% for the year Includes current and upcoming events for community down 26% in Dec, trend up 57% for the year. No
4430 - Event Income	\$ (723.37)	reduction in event offerings
<b>Expenses</b>		
5705 - Accounting	\$ (460.00)	Responding/Researching items for 2017 Audit
5710- Legal Expense Collections	\$ 245.00	Business Entity Report Motion picture license, Fishers alarm license, Hamilton
5745 - Fees, Dues, Licenses	\$ (1,166.98)	County pool/hot tub license
5750 - Postage	\$ 70.35	Coupon books, CMS communication mailing
5755 - Copies/Printing/Supplies	\$ 555.26	Fewer mailings then anticipated, supplies
5765 - Bank Charges	\$ (598.05)	Includes new Key Bank equipment for charges
5200 - Clubhouse Maint/Repair	\$ 582.57	Wilmar supplies, fewer repairs than planned
5205 - Clubhouse Equip Repair	\$ 943.48	Auto opener front entrance door A&M Door
5215 - Clubhouse Janitorial	\$ (2,612.53)	Amer Nat Skyline, Cleaning Auth(2) and supplies
5225 - HVAC Repair & Maint.	\$ 438.37	Inspection as noted, no additional charges
5230 - Extermination	\$ 125.00	No service this month
5235 - Alarm, Security	\$ (355.65)	Koorsen quarterly inspection
5240 - Recreation Supplies	\$ 233.37	No supplies invoiced
5245 - Fitness Instruction	\$ (553.00)	7 Instructors, additional selection, special clinics
5255 - Kitchen Supplies	\$ (240.04)	Klines invoices,Culligan water and styro cups
5405 - Event Expense	\$ (2,541.38)	Cost of current event supplies, future event
5410 - Holiday Decorations	\$ 5,428.57	Invoice for installation of Christmas outstanding Repair of the main line damages by construction that
5025 - Irrigation Maint CA	\$ (560.68)	was not paid by developer
5035 - Snow Removal	\$ 25,558.50	No snowfall in December
5105 - Pet Station Clean-up	\$ (500.00)	Pet station cleanup as invoiced, getting additional bids
5120 - Fire Alarm Monitoring	\$ (180.00)	Villa monitoring
5185 - Fountain Maintenance	\$ (1,168.93)	Replacement motor for "J" with insurance

Community Management Services, Inc.

**BRITTON FALLS BY DEL WEBB**

**December 2018**

5600 - Salaries	\$ 3,995.96	3 pay periods
5610 - Human Resource Exp	\$ (660.97)	3 pay periods
5615 - Payroll Taxes	\$ (212.77)	3 pay periods
5620 - Benefits	\$ (2,732.91)	Benefits, health care, 401k etc
5625 - Employment Expense	\$ (160.68)	ADP expenses x 2 charged, CMS
5630 - Workman's Comp Ins	\$ 58.67	Charged by pay period
5001 - Mowing & Edging H	\$ (56,064.62)	Budgeted in prior periods work from October
5006 - Mulch & Maint H	\$ (12,930.70)	Budgeted in prior periods work from October
5016 - Turf Chemicals H	\$ (17,533.65)	Budgeted in prior periods, work from October
5021 - Tree & Shrub Prune H	\$ (14,133.17)	Cost higher than anticipated for each area
5031 - Seasonal Clean-up H	\$ (187.20)	Cut up and remove fallen pear tree
5500 - Electric	\$ 2,906.99	Based on consumption
5510 - Telephone	\$ (723.43)	Comcast, Nextiva two months
5520 - Cable and Internet	\$ 179.15	Comcast, two locations
5525 - Natural Gas	\$ (2,066.86)	Warmer temps , More consumption

**YTD Variance Report**

<b>Account</b>
<b>Income</b>

4100 - Late Charge Income	\$ 1,450.36	Unbudgeted income, collected from past due accounts
4130 - Collection Fees	\$ 876.00	Unbudgeted income, collected from past due accounts
4400 - Other Income	\$ (2,515.00)	Credit Card income, replacement keys, name tags Income/participation less than anticipated some vendors
4405 - Website Income	\$ (9,367.00)	cutting back loevel of participation
4420 - Clubhouse Rental	\$ 1,779.99	Rentals collected, both facilities private events Increased class selection, not attracting new participants
4425 - Fitness Income	\$ (5,558.70)	more of the already active
4430 - Event Income	\$ 18,962.00	Good support for current and future events

**Expense**

5705 - Accounting	\$ 140.95	Vendor 1099's; CMS Accounting fees
5710 - Legal Expense Collection	\$ 2,695.00	Less spent on collections
5720 - Administration Time	\$ (180.00)	Audit assistance
5725 - Taxes-Property	\$ 2,224.34	Hamilton County Assessor
5740 - Annual Corporate Repo	\$ 35.00	Not billed
5745 - Fees/Dues/Licenses	\$ (484.14)	Based on renewals, movie, music
5750 - Postage	\$ 379.63	Fewer mailings then budgeted
5760 - Subscriptions	\$ 259.95	Survey Monkey, not renewing for next year
5765 - Bank Charges	\$ (1,001.40)	Service charge for account
5780 - Computer Maintenance	\$ 8,641.71	Equipment repair, program company change Remove drinking fountain at pool, faucet replacement, mixer for hot water; Legacy Painting billiards room and
5200 - Clubhouse Maint/Repair	\$ (6,159.50)	railing at Villa
5205 - Clubhouse Equip Repair	\$ (7,549.88)	Repair of Dry suppression system air compressor
5215 - Clubhouse Janitorial	\$ (14,562.73)	Additional cleanings and supplies
5225 - HVAC Maint/Repair	\$ (4,546.19)	Blower motor, monthly maint inspections, service calls
5230 - Extermination	\$ 262.80	Fewer problems then anticipated

Community Management Services, Inc.

**BRITTON FALLS BY DEL WEBB**

**December 2018**

5235 - Alarm & Security	\$ (756.15)	Cost for both buildings, as billed
5240 - Recreation Supplies	\$ 1,629.76	Supplies for fitness classes at the Chateau and Villa
		Additional classes per week being offered, many of the participants already students taking additional classes
5245 - Fitness Instruction	\$ (9,793.00)	not attracting as many new participants
5255 - Kitchen Supplies	\$ (911.52)	Bar stools for Villa, water for fitness room, coffee
5310 - Pool Maint /Repair	\$ 2,548.23	Fewer repairs than anticipated
5335 - Bocce Ball Supplies	\$ 480.80	Sand for courts, less cost to maintain
5345 - Other Recreation supp	\$ (1,326.70)	Cost to recover the pool tables
		Cost of participation/transportation higher than budgeted
5405 - Event Expense	\$ (30,401.54)	
5410 - Holiday Decorations	\$ 7,455.54	Carry over to Christmas 2019
5000 - Mowing and Edging CA	\$ 11,617.08	Payments budgeted over 12 months
5005 - Mulch and Maint CA	\$ 3,661.64	Payments budgeted over 12 months
5015 - Turf Chemicals CA	\$ 8,500.40	Budgeted over 12 months
		Cost to trim all over hanging trees on walking path and streets
5020 - Tree & Shrub Pruning CA	\$ (2,635.80)	
		Account includes construction damaged not paid by developer, repair of clocks, heads and adjustments
5025 - Irrigation Maint CA	\$ (13,070.00)	
5035 - Snow Removal	\$ 35,954.49	Less snow than budgeted
5040 - Annual Flowers	\$ 1,350.11	Budgeted over 12 months
5045 - Tree/Sod/Plant Replace	\$ 777.91	Not invoiced in November
5100 - Common Area	\$ 10,970.24	Less expense YTD than budgeted
5105 - Pet Station Clean Up	\$ (8,106.50)	Pet station pick up and removal
5120 - Fire Alarm Monitoring	\$ (559.70)	Koorsen, Premier both buildings(monitoring)
5130 - Lighting Maintenance	\$ (7,946.22)	Street light repair/replacement
5135 - Sign Maintenance	\$ 2,215.00	No current signs to repair
5180 - Holding Pond Maint.	\$ 3,972.43	Budget more then cost
5185 - Fountain Maintenance	\$ (3,282.31)	Repair cost after insurance pays majority of cost
5610 - Human Resource Exp	\$ (7,204.94)	Cost to process payroll
5620 - Benefits	\$ (27,246.98)	Benefits, health care, 401k etc
5625 - Employment Expense	\$ (4,128.32)	Cost of cell phones, mileage etc.
5630 - Workman's Comp Insure	\$ 919.96	Workers comp insurance for all employees
5635 - Uniforms	\$ 335.31	Britton Falls shirts
		Based on home count maintained during season and
5001 - Mowing and Edging H	\$ (44,067.63)	2017 carry over bills
		Based on home count maintained during season and
5016 - Turf Chemicals H	\$ (21,944.80)	2017 carry over bills
5021 - Tree & Shrub Prune H	\$ (31,592.23)	Pruning of trees in Homes area
		Cost to repair and maintain irrigation system, includes
5026 - Irrigation Maint H	\$ (89,995.50)	decoders, heads, additional parts and labor
5510 - Telephone	\$ (798.42)	Cost of Comcast for both buildings for emergency lines
5525 - Natural Gas	\$ 9,535.11	Less usage to heat pools than planned, mild spring

Community Management Services, Inc.