

Britton Falls by Del Webb HOA INC
Balance Sheet
1/31/2018

Assets

Cash Operating

1015 - Pacific Premier Operating \$56,562.22

Cash Operating Total \$56,562.22

Cash Reserves

1025 - Pacific Premier Money Market \$493,082.63

Cash Reserves Total \$493,082.63

Other

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

Other Total \$7,001.64

Assets Total \$556,646.49

Liabilities and Equity

Other

2400 - Allocated Reserve Fund \$485,198.97

Other Total \$485,198.97

Retained Earnings \$86,616.24

Net Income (\$15,168.72)

Liabilities & Equity Total \$556,646.49

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

	1/1/2018 - 1/31/2018			1/1/2018 - 1/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - HOA Assessment	\$239,311.24	\$181,663.00	\$57,648.24	\$239,311.24	\$181,663.00	\$57,648.24	\$2,285,850.00
4010 - Landscape Maintenance	\$570.00	\$516.00	\$54.00	\$570.00	\$516.00	\$54.00	\$6,192.00
4100 - Late Charge Income	\$33.10	\$0.00	\$33.10	\$33.10	\$0.00	\$33.10	\$0.00
4200 - Capital Contribution	\$11,310.00	\$0.00	\$11,310.00	\$11,310.00	\$0.00	\$11,310.00	\$0.00
4205 - Capital to Reserve	(\$8,278.00)	\$0.00	(\$8,278.00)	(\$8,278.00)	\$0.00	(\$8,278.00)	\$0.00
4400 - Other Income	(\$76.00)	\$725.00	(\$801.00)	(\$76.00)	\$725.00	(\$801.00)	\$8,700.00
4405 - Website Income	\$3,990.00	\$5,266.67	(\$1,276.67)	\$3,990.00	\$5,266.67	(\$1,276.67)	\$63,200.00
4420 - Clubhouse Rental	\$950.00	\$466.67	\$483.33	\$950.00	\$466.67	\$483.33	\$5,600.00
4425 - Fitness Income	\$3,635.00	\$4,937.50	(\$1,302.50)	\$3,635.00	\$4,937.50	(\$1,302.50)	\$59,250.00
4430 - Event Income	\$1,244.00	\$2,758.33	(\$1,514.33)	\$1,244.00	\$2,758.33	(\$1,514.33)	\$33,100.00
7900 - Reserve Funding	(\$12,418.00)	(\$10,488.00)	(\$1,930.00)	(\$12,418.00)	(\$10,488.00)	(\$1,930.00)	(\$132,012.00)
Total Income	\$240,271.34	\$185,845.17	\$54,426.17	\$240,271.34	\$185,845.17	\$54,426.17	\$2,329,880.00
Total Income	\$240,271.34	\$185,845.17	\$54,426.17	\$240,271.34	\$185,845.17	\$54,426.17	\$2,329,880.00
Expense							
<u>Administration</u>							
5700 - Management Fees	\$5,286.00	\$5,244.00	(\$42.00)	\$5,286.00	\$5,244.00	(\$42.00)	\$66,006.00
5705 - Accounting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$870.00
5710 - Legal Expense-Collections	\$115.00	\$300.00	\$185.00	\$115.00	\$300.00	\$185.00	\$3,600.00
5715 - Legal Expense-Violations	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$5,000.00
5725 - Taxes-Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.00
5735 - Insurance	\$65.00	\$0.00	(\$65.00)	\$65.00	\$0.00	(\$65.00)	\$33,044.00
5740 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00
5745 - Fees/Dues/Licenses	\$388.54	\$0.00	(\$388.54)	\$388.54	\$0.00	(\$388.54)	\$2,875.00
5750 - Postage	\$16.70	\$75.00	\$58.30	\$16.70	\$75.00	\$58.30	\$900.00
5755 - Copies/Printing/Supplies	\$2,881.61	\$1,334.00	(\$1,547.61)	\$2,881.61	\$1,334.00	(\$1,547.61)	\$16,008.00
5760 - Subscriptions	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$1,500.00
5765 - Bank Charges	\$53.80	\$150.00	\$96.20	\$53.80	\$150.00	\$96.20	\$1,800.00
5770 - Mileage	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
5775 - Web Hosting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
5780 - Computer Maintenance	\$420.00	\$500.00	\$80.00	\$420.00	\$500.00	\$80.00	\$11,175.00
Total Administration	\$9,226.65	\$9,378.00	\$151.35	\$9,226.65	\$9,378.00	\$151.35	\$149,313.00
<u>Clubhouse</u>							
5200 - Clubhouse Maintenance & Repair	\$4,047.86	\$1,000.00	(\$3,047.86)	\$4,047.86	\$1,000.00	(\$3,047.86)	\$12,000.00
5205 - Clubhouse Equipment Repair	\$2,625.07	\$1,166.67	(\$1,458.40)	\$2,625.07	\$1,166.67	(\$1,458.40)	\$14,000.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
5215 - Clubhouse Janitorial	\$3,717.59	\$3,750.00	\$32.41	\$3,717.59	\$3,750.00	\$32.41	\$45,000.00
5225 - HVAC Repair & Maintenance	\$1,572.95	\$1,083.33	(\$489.62)	\$1,572.95	\$1,083.33	(\$489.62)	\$13,000.00
5230 - Extermination	\$345.00	\$0.00	(\$345.00)	\$345.00	\$0.00	(\$345.00)	\$2,000.00
5235 - Alarm/Security	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$958.00
5240 - Recreation Supplies	\$0.00	\$233.33	\$233.33	\$0.00	\$233.33	\$233.33	\$2,800.00
5245 - Fitness Instruction	\$5,356.00	\$5,150.00	(\$206.00)	\$5,356.00	\$5,150.00	(\$206.00)	\$61,800.00
5250 - Fitness Equipment Maintenance	\$141.48	\$309.00	\$167.52	\$141.48	\$309.00	\$167.52	\$3,708.00
5255 - Kitchen Supplies	\$366.90	\$400.00	\$33.10	\$366.90	\$400.00	\$33.10	\$4,800.00
5300 - Pool Service Contract	\$7,221.67	\$7,222.00	\$0.33	\$7,221.67	\$7,222.00	\$0.33	\$86,664.00

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

	1/1/2018 - 1/31/2018			1/1/2018 - 1/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5310 - Pool Maintenance & Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
5335 - Bocce Ball Courts repairs & supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
5345 - Other Recreation expense & supplies	\$684.50	\$0.00	(\$684.50)	\$684.50	\$0.00	(\$684.50)	\$0.00
5405 - Event Expense	\$3,079.65	\$2,341.67	(\$737.98)	\$3,079.65	\$2,341.67	(\$737.98)	\$28,100.00
5410 - Holiday Decorations	\$393.74	\$1,500.00	\$1,106.26	\$393.74	\$1,500.00	\$1,106.26	\$8,000.00
<u>Total Clubhouse</u>	<u>\$29,552.41</u>	<u>\$24,156.00</u>	<u>(\$5,396.41)</u>	<u>\$29,552.41</u>	<u>\$24,156.00</u>	<u>(\$5,396.41)</u>	<u>\$299,330.00</u>
<u>Common Area Maintenance</u>							
5000 - Mowing & Edging-Common Area	\$9,502.02	\$7,998.33	(\$1,503.69)	\$9,502.02	\$7,998.33	(\$1,503.69)	\$95,980.00
5005 - Mulch & Maintenance-Common Area	\$2,495.50	\$2,656.17	\$160.67	\$2,495.50	\$2,656.17	\$160.67	\$31,874.00
5010 - Tree & Shrub Chemicals	\$798.69	\$412.42	(\$386.27)	\$798.69	\$412.42	(\$386.27)	\$4,949.00
5015 - Turf Chemicals-Common Area	\$1,625.84	\$2,945.08	\$1,319.24	\$1,625.84	\$2,945.08	\$1,319.24	\$35,341.00
5020 - Tree & Shrub Pruning-Common Area	\$301.59	\$334.92	\$33.33	\$301.59	\$334.92	\$33.33	\$4,019.00
5025 - Irrigation Maintenance-Common Area	\$1,090.81	\$890.75	(\$200.06)	\$1,090.81	\$890.75	(\$200.06)	\$10,689.00
5030 - Seasonal Clean-Up-Common Area	\$178.39	\$178.42	\$0.03	\$178.39	\$178.42	\$0.03	\$2,141.00
5035 - Snow Removal	\$1,199.25	\$25,250.00	\$24,050.75	\$1,199.25	\$25,250.00	\$24,050.75	\$104,148.00
5040 - Annual Flowers	\$840.23	\$839.83	(\$0.40)	\$840.23	\$839.83	(\$0.40)	\$10,078.00
5045 - Tree/Sod/Plant Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00
5100 - Common Area	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
5105 - Pet Stations/Cleanup	\$2,106.50	\$500.00	(\$1,606.50)	\$2,106.50	\$500.00	(\$1,606.50)	\$6,000.00
5120 - Fire Alarm Monitoring	\$216.00	\$0.00	(\$216.00)	\$216.00	\$0.00	(\$216.00)	\$1,000.00
5130 - Lighting Maintenance	\$259.73	\$1,150.00	\$890.27	\$259.73	\$1,150.00	\$890.27	\$13,800.00
5135 - Sign Maintenance	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
5180 - Holding Pond Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,640.00
5185 - Fountain Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,203.00
<u>Total Common Area Maintenance</u>	<u>\$20,614.55</u>	<u>\$44,239.25</u>	<u>\$23,624.70</u>	<u>\$20,614.55</u>	<u>\$44,239.25</u>	<u>\$23,624.70</u>	<u>\$384,862.00</u>
<u>Employment</u>							
5600 - Salaries	\$17,666.99	\$18,416.00	\$749.01	\$17,666.99	\$18,416.00	\$749.01	\$222,833.00
5610 - Human Resource Expense	\$3,674.43	\$2,924.00	(\$750.43)	\$3,674.43	\$2,924.00	(\$750.43)	\$35,088.00
5615 - Payroll Taxes	\$1,551.27	\$1,734.83	\$183.56	\$1,551.27	\$1,734.83	\$183.56	\$20,818.00
5620 - Benefits	\$2,042.72	\$699.00	(\$1,343.72)	\$2,042.72	\$699.00	(\$1,343.72)	\$8,388.00
5625 - Employment Expense	\$982.38	\$108.33	(\$874.05)	\$982.38	\$108.33	(\$874.05)	\$1,300.00
5630 - Workman's Comp. Ins.	\$379.61	\$500.00	\$120.39	\$379.61	\$500.00	\$120.39	\$6,000.00
5635 - Uniforms	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
<u>Total Employment</u>	<u>\$26,297.40</u>	<u>\$24,382.16</u>	<u>(\$1,915.24)</u>	<u>\$26,297.40</u>	<u>\$24,382.16</u>	<u>(\$1,915.24)</u>	<u>\$294,927.00</u>
<u>Grounds Maintenance</u>							
5001 - Mowing & Edging Homes	\$55,174.96	\$0.00	(\$55,174.96)	\$55,174.96	\$0.00	(\$55,174.96)	\$272,297.00
5006 - Mulch & Maintenance Homes	\$9,990.32	\$0.00	(\$9,990.32)	\$9,990.32	\$0.00	(\$9,990.32)	\$175,052.00
5011 - Tree & Shrub Chemicals Homes	\$4,834.32	\$0.00	(\$4,834.32)	\$4,834.32	\$0.00	(\$4,834.32)	\$32,993.00
5016 - Turf Chemicals Homes	\$6,663.89	\$0.00	(\$6,663.89)	\$6,663.89	\$0.00	(\$6,663.89)	\$55,190.00
5021 - Tree & Shrub Pruning Homes	\$47,756.37	\$0.00	(\$47,756.37)	\$47,756.37	\$0.00	(\$47,756.37)	\$101,473.00
5026 - Irrigation Maintenance Homes	\$27,936.14	\$0.00	(\$27,936.14)	\$27,936.14	\$0.00	(\$27,936.14)	\$62,650.00
5031 - Seasonal Clean-Up Homes	\$3,586.08	\$0.00	(\$3,586.08)	\$3,586.08	\$0.00	(\$3,586.08)	\$23,291.00

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

	1/1/2018 - 1/31/2018			1/1/2018 - 1/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5050 - Seeding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
<u>Total Grounds Maintenance</u>	\$155,942.08	\$0.00	(\$155,942.08)	\$155,942.08	\$0.00	(\$155,942.08)	\$727,946.00
<u>Social</u>							
5400 - Social Committee	\$121.88	\$0.00	(\$121.88)	\$121.88	\$0.00	(\$121.88)	\$0.00
<u>Total Social</u>	\$121.88	\$0.00	(\$121.88)	\$121.88	\$0.00	(\$121.88)	\$0.00
<u>Utilities</u>							
5500 - Electric	\$6,686.83	\$10,000.00	\$3,313.17	\$6,686.83	\$10,000.00	\$3,313.17	\$120,000.00
5505 - Water & Sanitation	\$4,901.04	\$14,110.00	\$9,208.96	\$4,901.04	\$14,110.00	\$9,208.96	\$177,602.00
5510 - Telephone	\$622.87	\$571.00	(\$51.87)	\$622.87	\$571.00	(\$51.87)	\$6,852.00
5515 - Refuse Collection	\$19,059.00	\$9,614.00	(\$9,445.00)	\$19,059.00	\$9,614.00	(\$9,445.00)	\$121,011.00
5520 - Cable & Internet	\$599.40	\$550.00	(\$49.40)	\$599.40	\$550.00	(\$49.40)	\$6,600.00
5525 - Natural Gas	\$2,652.53	\$3,250.00	\$597.47	\$2,652.53	\$3,250.00	\$597.47	\$39,000.00
<u>Total Utilities</u>	\$34,521.67	\$38,095.00	\$3,573.33	\$34,521.67	\$38,095.00	\$3,573.33	\$471,065.00
Total Expense	\$276,276.64	\$140,250.41	(\$136,026.23)	\$276,276.64	\$140,250.41	(\$136,026.23)	\$2,327,443.00
Operating Net Income	(\$36,005.30)	\$45,594.76	(\$81,600.06)	(\$36,005.30)	\$45,594.76	(\$81,600.06)	\$2,437.00
<u>Reserve Income</u>							
<u>Reserve Income</u>							
8000 - Reserve Income	\$20,696.00	\$0.00	\$20,696.00	\$20,696.00	\$0.00	\$20,696.00	\$0.00
8005 - Reserve Interest	\$140.58	\$0.00	\$140.58	\$140.58	\$0.00	\$140.58	\$0.00
<u>Total Reserve Income</u>	\$20,836.58	\$0.00	\$20,836.58	\$20,836.58	\$0.00	\$20,836.58	\$0.00
Total Reserve Income	\$20,836.58	\$0.00	\$20,836.58	\$20,836.58	\$0.00	\$20,836.58	\$0.00
Reserve Net Income	\$20,836.58	\$0.00	\$20,836.58	\$20,836.58	\$0.00	\$20,836.58	\$0.00
Net Income	(\$15,168.72)	\$45,594.76	(\$60,763.48)	(\$15,168.72)	\$45,594.76	(\$60,763.48)	\$2,437.00

BRITTON FALLS BY DEL WEBB
January 2017

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
Income		
4000 - HOA Assessment	\$ 57,648.24	Multiple months dues paid
4010 - Landscape Maintenance	\$ 54.00	Additional months paid
4100 -Late Charge Income	\$ 33.10	8 accounts, unbudgeted income
4400 - Other Income	\$ (801.00)	Credit card income
4405 - Website Income	\$ (1,276.67)	Based on payments from Marketplace vendors
4420 - Clubhouse Rental	\$ 483.33	4 additional rentals
4425 - Fitness Income	\$ (1,302.50)	Fewer participants during winter
4430 - Event income	\$ (1,264.33)	Less attendance to scheduled events
7900 - Reserve Funding	\$ (1,930.00)	January Capital Contribution-NEW
Expense		
5710 - Legal Expense Collection	\$ 185.00	Less expense than budgeted
5735 - Insurance	\$ (65.00)	Fees, quarterly payment in February
5745 - Fees/Dues/Licenses	\$ (388.54)	CAI dues
5750 - Postage	\$ 58.30	Less expense than budgeted
5755 - Copies/Print/Supplies	\$ (1,547.61)	Canyon Falls, Name tags and coupon books
5765 - Bank Charges	\$ 96.20	Less than planned
5780 - Computer Maintenance	\$ 80.00	Includes Gamut monthly cost
5200 - Clubhouse Maint/Repair	\$ (3,047.86)	Power wash clubhouse
5205 - Clubhouse Equip. Repair	\$ (1,458.40)	Replace blower motor on hot water heater
5225 - HVAC Maint/Repair	\$ (489.62)	Replaced a bad sensor and wire for fitness room
5230 - Extermination	\$ (345.00)	Mouse, rat bait stations placed at Chateau
5250 - Fitness Equip Maint	\$ 167.52	Less cost than budgeted for
5345 - Other Recreation Supp	\$ (684.50)	Billiard table leveling
5405 - Event Expense	\$ (1,109.86)	Cost of Vera Bradley, Easter egg hunt future events
5410 - Holiday Decorations	\$ 1,106.26	Removal of decorations
5000 - Mowing and Edging CA	\$ (1,503.69)	Budgeted over 12 months
5010 - Tree and Shrub Chem.	\$ (386.27)	Budgeted over 12 months
5015 - Turf Chemicals CA	\$ 1,319.24	Budgeted over 12 months
5025 - Irrigation Maint CA	\$ (200.06)	Budgeted over 12 months
5035 - Snow Removal	\$ 24,050.75	Less snow removal than anticipated
5105 - Pet Station Cleanup	\$ (1,606.50)	Billed for 9 seperate trips for pick up
5120 - Fire Alarm Monitoring	\$ (216.00)	Paid Quarterly, budgeted in February
5130 - Lighting Maint	\$ 890.27	Fewer repairs, replacements as anticipated
5610 - Human Resource Exp	\$ (750.43)	Cost of payroll processing
5615 - Payroll Taxes	\$ 183.56	Taxes on processed payroll
5620 - Benefits	\$ (1,343.72)	Benefits, health care, 401k etc
5625 - Employment Expense	\$ (874.05)	Includes staff holiday gifts
5630 - Workman's Comp Ins	\$ 120.39	Insurance for workplace injury

BRITTON FALLS BY DEL WEBB

January 2017

5001 - Mowing and Edging H	\$ (55,174.96)	2017 expenditures
5006 - Mulch and Maint H	\$ (9,990.32)	2017 expenditures
5011 - Tree and Shrub Chem. H	\$ (4,834.32)	2017 expenditures
5016 - Turf Chemicals H	\$ (6,663.89)	2017 expenditures
5021 - Tree and Shrub Prune H	\$ (47,756.37)	2017 expenditures
5026 - Irrigation Maint H	\$ (27,936.14)	2017 expenditures
5031 - Seasonal Clean up H	\$ (3,586.08)	2017 expenditures
5500 - Electric	\$ 3,313.17	Flat lined over 12 months, low consumption now
5505 - Water and Sanitation	\$ 9,208.96	No irrigation, outdoor pool low consumption now
5515 - Refuse Collection	\$ (9,445.00)	Two Months invoices paid
5525 - Natural Gas	\$ 597.47	Less than budgeted

YTD Variance Report

Account

Income

Expense