

**Britton Falls by Del Webb HOA INC**  
**Balance Sheet**  
**7/31/2016**

**Assets**Cash Operating

1000 - SMARTSTREET Operating for Britton Falls	\$204.00
1010 - ACB - Operating	(\$1,452.39)
1015 - Pacific Premier Operating	\$62,955.23

<u>Cash Operating Total</u>	<u>\$61,706.84</u>
-----------------------------	--------------------

Cash Reserves

1025 - Pacific Premier Money Market	\$481,671.37
-------------------------------------	--------------

<u>Cash Reserves Total</u>	<u>\$481,671.37</u>
----------------------------	---------------------

Other

1050 - Clearing Account	\$0.01
1290 - Other Current Assets	\$7,001.64

<u>Other Total</u>	<u>\$7,001.65</u>
--------------------	-------------------

<i>Assets Total</i>	<i>\$550,379.86</i>
---------------------	---------------------

**Liabilities and Equity**Other

2300 - Imprelis Claims Reserve	\$70,408.45
2400 - Reserve Legal Fund	\$365,644.34

<u>Other Total</u>	<u>\$436,052.79</u>
--------------------	---------------------

<u>Retained Earnings</u>	<u>\$132,837.51</u>
--------------------------	---------------------

<u>Net Income</u>	<u>(\$18,510.44)</u>
-------------------	----------------------

<i>Liabilities &amp; Equity Total</i>	<i>\$550,379.86</i>
---------------------------------------	---------------------

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**7/1/2016 - 7/31/2016**

	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - HOA Assessment	\$138,596.26	\$143,499.00	(\$4,902.74)	\$998,849.52	\$970,662.00	\$28,187.52	\$1,712,112.00
4010 - Landscape Maintenance	\$456.00	\$444.00	\$12.00	\$3,132.00	\$3,108.00	\$24.00	\$5,328.00
4100 - Late Charge Income	\$205.27	\$0.00	\$205.27	\$627.38	\$0.00	\$627.38	\$0.00
4130 - Legal Fees	\$0.00	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00	\$0.00
4200 - Capital Contribution	\$2,415.00	\$2,760.00	(\$345.00)	\$29,591.30	\$18,975.00	\$10,616.30	\$32,430.00
4205 - Capital to Reserve	(\$1,715.00)	(\$1,960.00)	\$245.00	(\$19,049.98)	(\$13,475.00)	(\$5,574.98)	(\$23,030.00)
4300 - Developer Contribution	\$0.00	\$0.00	\$0.00	\$65,263.94	\$65,264.00	(\$0.06)	\$130,528.00
4400 - Other Income	\$2,744.99	\$0.00	\$2,744.99	\$3,286.39	\$0.00	\$3,286.39	\$0.00
4405 - Website Income	\$2,195.00	\$5,864.00	(\$3,669.00)	\$28,983.50	\$41,048.00	(\$12,064.50)	\$70,368.00
4420 - Clubhouse Rental	\$140.00	\$272.00	(\$132.00)	\$1,245.00	\$1,904.00	(\$659.00)	\$3,264.00
4425 - Fitness Income	\$5,495.00	\$2,575.00	\$2,920.00	\$25,385.00	\$18,025.00	\$7,360.00	\$30,900.00
4430 - Event Income	\$9,400.00	\$4,400.00	\$5,000.00	\$28,073.00	\$30,800.00	(\$2,727.00)	\$52,800.00
4431 - Event Income-Golf	\$11,280.00	\$0.00	\$11,280.00	\$15,830.00	\$0.00	\$15,830.00	\$0.00
7900 - Reserve Funding	(\$7,810.00)	(\$7,810.00)	\$0.00	(\$52,822.00)	(\$52,822.00)	\$0.00	(\$93,181.00)
<b>Total Income</b>	<b>\$163,402.52</b>	<b>\$150,044.00</b>	<b>\$13,358.52</b>	<b>\$1,128,515.05</b>	<b>\$1,083,489.00</b>	<b>\$45,026.05</b>	<b>\$1,921,519.00</b>
<b>Total Income</b>	<b>\$163,402.52</b>	<b>\$150,044.00</b>	<b>\$13,358.52</b>	<b>\$1,128,515.05</b>	<b>\$1,083,489.00</b>	<b>\$45,026.05</b>	<b>\$1,921,519.00</b>
<b>Expense</b>							
<u>Administration</u>							
5700 - Management Fees	\$4,362.00	\$4,260.00	(\$102.00)	\$29,520.00	\$28,812.00	(\$708.00)	\$50,826.00
5705 - Accounting	\$0.00	\$0.00	\$0.00	\$870.00	\$100.00	(\$770.00)	\$600.00
5710 - Legal Expense-Collections	\$222.00	\$50.00	(\$172.00)	\$1,407.75	\$2,850.00	\$1,442.25	\$5,600.00
5725 - Taxes-Property	\$0.00	\$0.00	\$0.00	\$3,081.72	\$3,600.00	\$518.28	\$3,600.00
5735 - Insurance	\$73.00	\$0.00	(\$73.00)	\$12,618.00	\$13,800.00	\$1,182.00	\$27,600.00
5740 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00
5745 - Fees/Dues/Licenses	\$0.00	\$1,460.00	\$1,460.00	\$2,160.00	\$2,240.00	\$80.00	\$2,941.00
5750 - Postage	\$353.36	\$75.00	(\$278.36)	\$557.20	\$525.00	(\$32.20)	\$900.00
5755 - Copies/Printing/Supplies	\$1,492.11	\$1,300.00	(\$192.11)	\$11,347.83	\$9,100.00	(\$2,247.83)	\$15,600.00
5760 - Subscriptions	\$0.00	\$0.00	\$0.00	\$893.63	\$499.00	(\$394.63)	\$499.00
5765 - Bank Charges	\$113.57	\$80.00	(\$33.57)	\$678.73	\$560.00	(\$118.73)	\$960.00
5770 - Mileage	\$0.00	\$125.00	\$125.00	\$2.58	\$875.00	\$872.42	\$1,500.00
5775 - Web Hosting	\$0.00	\$0.00	\$0.00	\$311.74	\$2,953.00	\$2,641.26	\$2,953.00
5780 - Computer Maintenance	\$0.00	\$3,000.00	\$3,000.00	\$187.50	\$4,261.00	\$4,073.50	\$4,631.00
<b>Total Administration</b>	<b>\$6,616.04</b>	<b>\$10,350.00</b>	<b>\$3,733.96</b>	<b>\$63,636.68</b>	<b>\$70,175.00</b>	<b>\$6,538.32</b>	<b>\$118,245.00</b>
<u>Clubhouse</u>							
5200 - Clubhouse Maintenance & Repair	\$1,157.68	\$800.00	(\$357.68)	\$11,712.93	\$5,600.00	(\$6,112.93)	\$9,600.00
5205 - Clubhouse Equipment Repair	\$0.00	\$500.00	\$500.00	\$14,848.31	\$3,500.00	(\$11,348.31)	\$6,000.00
5210 - Clubhouse Floor Cleaning	\$442.97	\$0.00	(\$442.97)	\$9,295.60	\$3,300.00	(\$5,995.60)	\$6,600.00
5215 - Clubhouse Janitorial	\$3,665.94	\$2,000.00	(\$1,665.94)	\$17,342.22	\$14,000.00	(\$3,342.22)	\$24,000.00
5225 - HVAC Repair & Maintenance	\$0.00	\$725.00	\$725.00	\$3,017.50	\$5,075.00	\$2,057.50	\$8,700.00
5230 - Extermination	\$234.86	\$0.00	(\$234.86)	\$277.24	\$0.00	(\$277.24)	\$0.00
5235 - Alarm/Security	\$0.00	\$210.00	\$210.00	\$401.00	\$945.00	\$544.00	\$945.00
5240 - Recreation Supplies	\$317.11	\$250.00	(\$67.11)	\$6,789.95	\$1,750.00	(\$5,039.95)	\$3,000.00
5245 - Fitness Instruction	\$5,098.00	\$4,031.67	(\$1,066.33)	\$26,969.00	\$28,221.69	\$1,252.69	\$48,380.00
5250 - Fitness Equipment Maintenance	\$527.96	\$927.00	\$399.04	\$3,214.38	\$2,781.00	(\$433.38)	\$3,708.00
5255 - Kitchen Supplies	\$392.74	\$400.00	\$7.26	\$2,362.47	\$2,800.00	\$437.53	\$4,800.00

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**7/1/2016 - 7/31/2016**

	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5300 - Pool Service Contract	\$14,443.34	\$7,439.00	(\$7,004.34)	\$43,605.02	\$52,073.00	\$8,467.98	\$89,268.00
5310 - Pool Maintenance & Repair	\$1,237.73	\$500.00	(\$737.73)	\$4,094.39	\$3,500.00	(\$594.39)	\$6,000.00
5320 - Tennis Courts repairs & supplies	\$0.00	\$0.00	\$0.00	\$5,400.00	\$500.00	(\$4,900.00)	\$500.00
5335 - Bocce Ball Courts repairs & supplies	\$0.00	\$0.00	\$0.00	\$73.06	\$0.00	(\$73.06)	\$0.00
5405 - Event Expense	\$2,249.98	\$4,530.00	\$2,280.02	\$22,605.49	\$31,710.00	\$9,104.51	\$54,360.00
5406 - Event Expense-Golf Outing	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	(\$1,000.00)	\$0.00
5410 - Holiday Decorations	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$7,500.00
<b>Total Clubhouse</b>	<b>\$29,768.31</b>	<b>\$22,312.67</b>	<b>(\$7,455.64)</b>	<b>\$173,008.56</b>	<b>\$157,255.69</b>	<b>(\$15,752.87)</b>	<b>\$273,361.00</b>
<b>Common Area Maintenance</b>							
5000 - Mowing & Edging-Common Area	\$6,078.33	\$6,079.00	\$0.67	\$55,428.34	\$42,553.00	(\$12,875.34)	\$72,948.00
5005 - Mulch & Maintenance-Common Area	\$6,091.49	\$2,583.33	(\$3,508.16)	\$26,460.69	\$18,083.31	(\$8,377.38)	\$31,000.00
5010 - Tree & Shrub Chemicals	\$337.40	\$338.00	\$0.60	\$2,038.27	\$2,366.00	\$327.73	\$4,056.00
5015 - Turf Chemicals-Common Area	\$3,581.23	\$2,062.00	(\$1,519.23)	\$13,548.19	\$14,434.00	\$885.81	\$24,744.00
5020 - Tree & Shrub Pruning-Common Area	\$464.95	\$267.00	(\$197.95)	\$16,064.04	\$1,869.00	(\$14,195.04)	\$3,204.00
5025 - Irrigation Maintenance-Common Area	\$1,734.63	\$4,547.00	\$2,812.37	\$8,231.31	\$15,829.00	\$7,597.69	\$22,564.00
5030 - Seasonal Clean-Up-Common Area	\$157.90	\$158.00	\$0.10	\$1,783.95	\$1,106.00	(\$677.95)	\$1,896.00
5035 - Snow Removal	\$0.00	\$0.00	\$0.00	\$37,307.95	\$79,200.00	\$41,892.05	\$105,600.00
5040 - Annual Flowers	\$860.72	\$879.00	\$18.28	\$5,517.38	\$6,153.00	\$635.62	\$10,548.00
5045 - Tree/Sod/Plant Replacement	\$194.21	\$300.00	\$105.79	\$194.21	\$2,100.00	\$1,905.79	\$3,600.00
5100 - Common Area	\$308.85	\$500.00	\$191.15	\$4,837.66	\$3,500.00	(\$1,337.66)	\$6,000.00
5105 - Pet Stations/Cleanup	\$0.00	\$109.00	\$109.00	\$541.65	\$763.00	\$221.35	\$1,308.00
5120 - Fire Alarm Monitoring	\$216.00	\$0.00	(\$216.00)	\$216.00	\$0.00	(\$216.00)	\$0.00
5130 - Lighting Maintenance	\$707.54	\$1,150.00	\$442.46	\$4,521.79	\$8,050.00	\$3,528.21	\$13,800.00
5135 - Sign Maintenance	\$0.00	\$200.00	\$200.00	\$1,475.00	\$1,400.00	(\$75.00)	\$2,400.00
5180 - Holding Pond Maintenance	\$213.99	\$0.00	(\$213.99)	\$19,300.69	\$17,838.00	(\$1,462.69)	\$17,838.00
5185 - Fountain Maintenance	\$0.00	\$0.00	\$0.00	\$13,751.66	\$6,679.00	(\$7,072.66)	\$18,748.00
<b>Total Common Area Maintenance</b>	<b>\$20,947.24</b>	<b>\$19,172.33</b>	<b>(\$1,774.91)</b>	<b>\$211,218.78</b>	<b>\$221,923.31</b>	<b>\$10,704.53</b>	<b>\$340,254.00</b>
<b>Employment</b>							
5600 - Salaries	\$14,884.20	\$13,322.00	(\$1,562.20)	\$98,958.19	\$93,254.00	(\$5,704.19)	\$159,864.00
5605 - Manager Salary	\$3,076.92	\$3,605.00	\$528.08	\$23,076.90	\$25,235.00	\$2,158.10	\$43,260.00
5610 - Human Resource Expense	\$3,544.84	\$3,096.00	(\$448.84)	\$21,221.36	\$21,672.00	\$450.64	\$37,152.00
5615 - Payroll Taxes	\$1,523.23	\$2,000.00	\$476.77	\$10,781.66	\$14,000.00	\$3,218.34	\$24,000.00
5620 - Benefits	\$1,615.18	\$1,796.33	\$181.15	\$12,054.47	\$12,574.31	\$519.84	\$21,556.00
5625 - Employment Expense	\$485.46	\$500.00	\$14.54	\$3,561.56	\$3,500.00	(\$61.56)	\$6,000.00
5630 - Workman's Comp. Ins.	\$0.00	\$0.00	\$0.00	\$92.00	\$0.00	(\$92.00)	\$3,200.00
5635 - Uniforms	\$27.34	\$0.00	(\$27.34)	\$217.80	\$0.00	(\$217.80)	\$0.00
<b>Total Employment</b>	<b>\$25,157.17</b>	<b>\$24,319.33</b>	<b>(\$837.84)</b>	<b>\$169,963.94</b>	<b>\$170,235.31</b>	<b>\$271.37</b>	<b>\$295,032.00</b>
<b>Grounds Maintenance</b>							
5001 - Mowing & Edging Homes	\$33,122.29	\$27,991.33	(\$5,130.96)	\$88,806.86	\$110,077.78	\$21,270.92	\$200,907.47
5006 - Mulch & Maintenance Homes	\$106,945.14	\$5,790.58	(\$101,154.56)	\$127,717.16	\$116,885.86	(\$10,831.30)	\$134,644.84
5011 - Tree & Shrub Chemicals Homes	\$1,928.20	\$3,014.90	\$1,086.70	\$12,222.33	\$11,939.00	(\$283.33)	\$21,922.66
5016 - Turf Chemicals Homes	\$0.00	\$0.00	\$0.00	\$15,349.24	\$19,015.35	\$3,666.11	\$42,306.49
5021 - Tree & Shrub Pruning Homes	\$0.00	\$0.00	\$0.00	\$45,054.34	\$25,076.16	(\$19,978.18)	\$69,760.05

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**7/1/2016 - 7/31/2016**

	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5026 - Irrigation Maintenance Homes	\$3,172.78	\$5,500.00	\$2,327.22	\$20,027.66	\$26,729.75	\$6,702.09	\$53,416.15
5031 - Seasonal Clean-Up Homes	\$4,948.48	\$0.00	(\$4,948.48)	\$22,224.62	\$6,559.08	(\$15,665.54)	\$16,037.37
<b>Total Grounds Maintenance</b>	<b>\$150,116.89</b>	<b>\$42,296.81</b>	<b>(\$107,820.08)</b>	<b>\$331,402.21</b>	<b>\$316,282.98</b>	<b>(\$15,119.23)</b>	<b>\$538,995.03</b>
<b>Social</b>							
5400 - Social Committee	\$750.00	\$0.00	(\$750.00)	\$750.00	\$0.00	(\$750.00)	\$0.00
<b>Total Social</b>	<b>\$750.00</b>	<b>\$0.00</b>	<b>(\$750.00)</b>	<b>\$750.00</b>	<b>\$0.00</b>	<b>(\$750.00)</b>	<b>\$0.00</b>
<b>Utilities</b>							
5500 - Electric	\$22,590.10	\$8,800.00	(\$13,790.10)	\$61,533.91	\$61,600.00	\$66.09	\$105,600.00
5505 - Water & Sanitation	\$17,591.32	\$8,800.00	(\$8,791.32)	\$47,600.44	\$61,600.00	\$13,999.56	\$105,600.00
5510 - Telephone	\$619.66	\$300.00	(\$319.66)	\$2,949.27	\$2,100.00	(\$849.27)	\$3,600.00
5515 - Refuse Collection	\$19,604.72	\$8,520.00	(\$11,084.72)	\$85,776.50	\$57,624.00	(\$28,152.50)	\$101,652.00
5520 - Cable & Internet	\$561.40	\$265.00	(\$296.40)	\$1,944.90	\$1,855.00	(\$89.90)	\$3,180.00
5525 - Natural Gas	\$3,660.94	\$3,000.00	(\$660.94)	\$16,847.19	\$21,000.00	\$4,152.81	\$36,000.00
<b>Total Utilities</b>	<b>\$64,628.14</b>	<b>\$29,685.00</b>	<b>(\$34,943.14)</b>	<b>\$216,652.21</b>	<b>\$205,779.00</b>	<b>(\$10,873.21)</b>	<b>\$355,632.00</b>
<b>Total Expense</b>	<b>\$297,983.79</b>	<b>\$148,136.14</b>	<b>(\$149,847.65)</b>	<b>\$1,166,632.38</b>	<b>\$1,141,651.29</b>	<b>(\$24,981.09)</b>	<b>\$1,921,519.03</b>
Operating Net Income	(\$134,581.27)	\$1,907.86	(\$136,489.13)	(\$38,117.33)	(\$58,162.29)	\$20,044.96	(\$0.03)
<b>Reserve Income</b>							
<b>Reserve Income</b>							
8000 - Reserve Income	\$9,525.00	\$0.00	\$9,525.00	\$71,871.98	\$0.00	\$71,871.98	\$0.00
8005 - Reserve Interest	\$140.58	\$0.00	\$140.58	\$1,017.94	\$0.00	\$1,017.94	\$0.00
<b>Total Reserve Income</b>	<b>\$9,665.58</b>	<b>\$0.00</b>	<b>\$9,665.58</b>	<b>\$72,889.92</b>	<b>\$0.00</b>	<b>\$72,889.92</b>	<b>\$0.00</b>
<b>Total Reserve Income</b>	<b>\$9,665.58</b>	<b>\$0.00</b>	<b>\$9,665.58</b>	<b>\$72,889.92</b>	<b>\$0.00</b>	<b>\$72,889.92</b>	<b>\$0.00</b>
<b>Reserve Expense</b>							
<b>Reserve Expense</b>							
9015 - Clubhouse	\$0.00	\$0.00	\$0.00	\$32,745.81	\$0.00	(\$32,745.81)	\$0.00
9020 - Recreational	\$0.00	\$0.00	\$0.00	\$15,146.28	\$0.00	(\$15,146.28)	\$0.00
9040 - Lighting	\$0.00	\$0.00	\$0.00	\$5,390.94	\$0.00	(\$5,390.94)	\$0.00
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$53,283.03</b>	<b>\$0.00</b>	<b>(\$53,283.03)</b>	<b>\$0.00</b>
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$53,283.03</b>	<b>\$0.00</b>	<b>(\$53,283.03)</b>	<b>\$0.00</b>
Reserve Net Income	\$9,665.58	\$0.00	\$9,665.58	\$19,606.89	\$0.00	\$19,606.89	\$0.00
Net Income	(\$124,915.69)	\$1,907.86	(\$126,823.55)	(\$18,510.44)	(\$58,162.29)	\$39,651.85	(\$0.03)

## BRITTON FALLS BY DEL WEBB

July 2016

## Monthly Variance Report

Britton Falls HOA July 2016

Account	Variance	
	Amount	Explanation
<b>Income</b>		
4100 - Late charge income	\$ 205.27	8 collections
4200 - Capital Contribution	\$ (345.00)	1 less closing than projected
4205 - Capital to Reserve	\$ 245.00	1 less then budgeted
4400 - Other Income	\$ 2,744.99	Paymentech Income, 2 "events"
4405 - Website Income	\$ (3,669.00)	Marketplace sponsors, over 12 months
4420 - Clubhouse Rental	\$ (132.00)	1 fewer rental
4425 - Fitness Income	\$ 2,920.00	Greater attendance then planned
4430 - Event income	\$ 5,000.00	Event income plus Payment Tech income
4431 - Golf Event Income	\$ 11,280.00	Golf sponsorship collection
<b>Expense</b>		
5710 - Legal Expense-Collect	\$ (172.00)	AC invoice for services
5735- Insurance	\$ (73.00)	Payment not budgeted in this month
5750 - Postage	\$ (278.36)	Banking Change notification
5755 - Copies/Printing/Supplies	\$ (192.11)	Banking Change notification
5765 - Bank Charges	\$ (33.57)	Chase Credit Card System fee
5200 - Clubhouse Maint/Repair	\$ (357.68)	Storage, Plumbing, fabric for chairs, benches
5210 - Clubhouse Floor Clean	\$ (442.97)	Backpack vacuum and bags
5215 - Clubhouse Janitorial	\$ (1,665.94)	New Cleaning Co., Window Cleaning, supplies
5230 - Extermination	\$ (234.86)	Hittle, Voles and Fikes for building
5240 - Recreation Supplies	\$ (67.11)	Amazon supplies, volley ball net
5245 - Fitness Instruction	\$ (1,066.33)	Greater attendance,2 payments to Jim Sorrell
5250 - Fitness Equip Maint	\$ 399.04	Preventative maintenance on fitness room
5300 - Pool Service Contract	\$ (7,004.34)	Two payments charged to account
5310 - Pool Maint/Repair	\$ (737.73)	2 flow meters and chlorine injector replaced
5405 - Event Expense	\$ 2,280.02	Less cost for scheduled events
5005- Mulch and Maint. CA	\$ (3,508.16)	Weather delayed service
5015 - Turf Chemicals CA	\$ (1,519.23)	Budgeted over 12 months
5020 - Tree and Shrub Prune CA	\$ (197.95)	Budgeted over 12 months
5025 - Irrigation Maint. CA	\$ 2,812.37	Budgeted over 12 months, billed as repairs done
5045 - Tree/Sod/Plant Replace	\$ 105.97	Budgeted over 12 months
5100 - Common Area	\$ 191.15	Supplies for water falls repair
5105 - Pet Station Clean-up	\$ 109.00	No invoice processed
5120 - Fire Alarm Monitoring	\$ (216.00)	July-December paid
5130 - Lighting Maintenance	\$ 442.46	Fewer repaired then planned
5180 - Holding Pond Maint	\$ (213.99)	Depth indicator
5600 - Salaries	\$ (1,562.20)	3 Pay periods in month
5605 - Manager Salary	\$ 528.08	3 Pay periods in month
5610 - Human Resource Exp	\$ (448.84)	Cost of executing the payroll to the program
5615 - payroll Taxes	\$ 476.77	3 Pay periods in month
5620 - Benefits	\$ 181.15	Health reimbursement
5635 - Uniforms	\$ (27.34)	PVC boots to use at the water falls
5001 - Mowing /Edging Homes	\$ (5,130.96)	2 invoices paid in the month
5006 - Mulch /Maintenance H	\$ (101,154.56)	Weather delayed process
5011 - Tree/Shrub Chemicals H	\$ 1,086.70	Budgeted in June, July less than allotted

Community Management Services, Inc.

## BRITTON FALLS BY DEL WEBB

July 2016

5026 - Irrigation and Maint. H	\$ 2,327.22	Bulk of funding in May, over 5 months
5031 - Seasonal Clean-up H	\$ (4,948.48)	Budgeted March and November

Account	Variance	
	Amount	Explanation
5500 - Electric	\$ (13,790.10)	Fountains, irrigation, Chateau 2 months bills
5505 - Water and Sanitation	\$ (8,791.32)	Irrigation
5510 - Telephone	\$ (319.66)	Appia Bill, and Comcast
5515 - Refuse Collection	\$ (10,933.31)	Republic, homes and Chateau
5520 - Cable and Internet	\$ (296.40)	Comcast, increased internet requirements
5525 - Natural Gas	\$ (660.94)	indoor and Outdoor pool

## YTD Variance Report

Account	Variance	
	Amount	Explanation
<b>Income</b>		
4100 - Late Charge income	\$ 624.49	Late HOA payment fees
4130 - Legal Fees	\$ 120.00	1 Collection Payment
4200 - Capital Contribution	\$ 10,616.30	15 additional closings over plan YTD
4400 - Other Income	\$ 3,286.39	Name tags, Chateau keys
4405 - Website Income	\$ (12,064.50)	Participation ongoing program
4420 - Clubhouse Rental	\$ (659.00)	Fewer rentals than planned
4425 - Fitness Income	\$ 7,360.00	More participation than planned
4430 - Event Income	\$ (2,727.00)	Fewer events, offset by event expense
4431 - Golf Event Income	\$ 15,830.00	Golf Sponsorships
<b>Expense</b>		
5705 - Accounting	\$ (770.00)	Taxes
5710- legal Expense Collection	\$ 1,442.25	AC legal services for Turnover advisement
5725 - Taxes-Property	\$ 518.28	As billed
5755 - Copies/Printing/Supplies	\$ (2,247.83)	Coupon Books, copier, office supplies and Allegra
5760 - Subscriptions	\$ (394.63)	Survey Monkey
5765 - Bank Charges	\$ (118.73)	Based on usage
5770 - Mileage	\$ 872.42	Fewer miles than budgeted
5775 - Web Hosting	\$ 2,641.26	Budgeted in January, not billed
5780 - Computer Maint.	\$ 4,073.50	No costs incurred to date
5200 - Clubhouse Maint/Repair	\$ (6,112.93)	Plumbing repairs, Sound system upgrades
5205 - Clubhouse Equip. Repair	\$ (11,348.31)	Doors, camera installation, ballroom doors
5210 - Clubhouse Floor Clean	\$ (5,995.60)	Locker room, pool area floor cleaning
5215 - Clubhouse Janitorial	\$ (3,342.22)	Includes supplies
5225 - HVAC Repair & Maint	\$ 2,057.50	Dectron and RT, some cost into reserve
5230 - Extermination	\$ (277.24)	Voies
5235 - Alarm/Security	\$ 544.00	Nelson Alarm
5240 - Recreation Supplies	\$ (5,039.95)	New equipment
5250 - Fitness Equip Maint	\$ (433.38)	Regular scheduled maint and parts
5255 - Kitchen Supplies	\$ 437.53	Klines, Culligans
5300 - Pool Service Contract	\$ 8,467.98	January paid in December
5310 - Pool Maint and Repair	\$ (594.39)	Flow Meter and chlorine injector replaced
5320 - Tennis Court Sup/Rep	\$ (4,900.00)	Fence repair from wind storm
5335 - Bocce Ball Courts	\$ (73.06)	Sand

Community Management Services, Inc.

BRITTON FALLS BY DEL WEBB  
July 2016

5405 - Event Expense           \$   9,104.51 Based on number of events  
5406 - Event Expense-Golf Out   \$  (1,000.00) Reserve course for annual outing

Account	Variance	
	Amount	Explanation
5000 - Mowing/Edging CA	\$ (12,875.34)	Budgeted over 12 months
5005 - Mulch/Maint. CA	\$ (8,377.38)	Budgeted over 12 months
5010- Tree and Shrub chem.	\$ 327.73	Over 12 months as serviced
5020 - Tree/Shrub Pruning CA	\$ (14,195.04)	Budgeted over 12 months
5025 - Irrigation Maint. CA	\$ 7,597.69	Budgeted over 12 months
5030 - Seasonal Cleanup CA	\$ (677.95)	Billed over 12 months
5035 - Snow Removal	\$ 41,892.05	Less snow in Jan/Feb than anticipated
5040 - Annual Flowers	\$ 635.62	Budgeted over 12 months
5045 - Tree/Sod/Plant Repla	\$ 1,905.79	As work is completed over 12 months
5100 - Common Area	\$ (1,337.66)	Critter control, maintenance supplies
5105 - Pet Station Cleanup	\$ 221.35	As serviced
5120 - Fire Alarm Monitoring	\$ (216.00)	July-December Paid
5130 - Lighting Maintenance	\$ 3,528.21	Street light repair, less than planned
5135 - Sign Maintenance	\$ (75.00)	Repairs from winds, storms
5180 - Holding Pond Maint.	\$ (1,462.69)	ASAP, light repair on fountain
5185 - Fountain Maint	\$ (7,072.66)	Fountains cost to repair
5615 - Payroll Taxes	\$ 3,218.34	Pay periods cost of Taxes
5630 - Workman's Comp Ins.	\$ (92.00)	As billed
5635 - Uniforms	\$ (217.80)	Includes mat rental .. No longer renting
5001 - Mowing/Edging H	\$ 21,270.92	Billed April thru October as serviced
5006 - Mulch/Maint. HOMES	\$ (10,831.30)	2015 Bills, paid in Jan/Feb - budgeted April
5011 - Tree/Shrub Chem. HOME	\$ (283.33)	2015 Bills, paid in Jan/Feb - budgeted April
5016 - Turf Chem. HOMES	\$ 3,666.11	2015 Bills, paid in Jan/Feb - budgeted April
5021 - Tree /Shrub Prune HOME	\$ (19,978.18)	2015 Bills, paid in Jan/Feb - budgeted April
5026 - Irrigation Maint H	\$ 6,702.09	As repairs are completed
5031 - Seasonal Clean-up HOME	\$ (15,665.54)	2015 Bills, paid in Jan/Feb - budgeted April
5505 - Water /Sanitation	\$ 13,999.56	No irrigation
5610 - Telephone	\$ (849.27)	Appia and Comcast
5515 - Refuse Collection	\$ (28,152.50)	Homes and Chateau
5525 - Natural Gas	\$ 4,152.81	Warmer winter than anticipated