

Britton Falls by Del Webb HOA INC
Balance Sheet
6/30/2016

AssetsCash Operating

1000 - SMARTSTREET Operating for Britton Falls	\$204.00
1010 - ACB - Operating	\$14,921.31
1015 - Pacific Premier Operating	\$179,839.81
<u>Cash Operating Total</u>	<u>\$194,965.12</u>

Cash Reserves

1025 - Pacific Premier Money Market	\$472,005.79
<u>Cash Reserves Total</u>	<u>\$472,005.79</u>

Other

1290 - Other Current Assets	\$7,001.64
<u>Other Total</u>	<u>\$7,001.64</u>

Assets Total

\$673,972.55

Liabilities and EquityOther

2300 - Imprelis Claims Reserve	\$70,408.45
2400 - Reserve Legal Fund	\$365,644.34
<u>Other Total</u>	<u>\$436,052.79</u>

Retained Earnings

\$132,837.51

Net Income

\$105,082.25

Liabilities & Equity Total

\$673,972.55

Britton Falls by Del Webb HOA INC
Budget Comparison Report
6/1/2016 - 6/30/2016

	6/1/2016 - 6/30/2016			1/1/2016 - 6/30/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4000 - HOA Assessment	\$145,735.66	\$141,888.00	\$3,847.66	\$859,614.26	\$827,163.00	\$32,451.26	\$1,712,112.00
4010 - Landscape Maintenance	\$444.00	\$444.00	\$0.00	\$2,676.00	\$2,664.00	\$12.00	\$5,328.00
4100 - Late Charge Income	\$57.46	\$0.00	\$57.46	\$422.11	\$0.00	\$422.11	\$0.00
4130 - Legal Fees	\$0.00	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00	\$0.00
4200 - Capital Contribution	\$7,953.32	\$2,760.00	\$5,193.32	\$27,176.30	\$16,215.00	\$10,961.30	\$32,430.00
4205 - Capital to Reserve	(\$6,423.32)	(\$1,960.00)	(\$4,463.32)	(\$17,334.98)	(\$11,515.00)	(\$5,819.98)	(\$23,030.00)
4300 - Developer Contribution	\$65,263.94	\$32,632.00	\$32,631.94	\$65,263.94	\$65,264.00	(\$0.06)	\$130,528.00
4400 - Other Income	(\$573.00)	\$0.00	(\$573.00)	\$541.40	\$0.00	\$541.40	\$0.00
4405 - Website Income	\$1,230.00	\$5,864.00	(\$4,634.00)	\$26,810.50	\$35,184.00	(\$8,373.50)	\$70,368.00
4420 - Clubhouse Rental	\$300.00	\$272.00	\$28.00	\$1,105.00	\$1,632.00	(\$527.00)	\$3,264.00
4425 - Fitness Income	\$4,200.00	\$2,575.00	\$1,625.00	\$20,375.00	\$15,450.00	\$4,925.00	\$30,900.00
4430 - Event Income	\$5,150.00	\$4,400.00	\$750.00	\$18,843.00	\$26,400.00	(\$7,557.00)	\$52,800.00
4431 - Event Income-Golf	\$1,700.00	\$0.00	\$1,700.00	\$4,550.00	\$0.00	\$4,550.00	\$0.00
7900 - Reserve Funding	(\$7,722.00)	(\$7,722.00)	\$0.00	(\$45,012.00)	(\$45,012.00)	\$0.00	(\$93,181.00)
Total Income	\$217,316.06	\$181,153.00	\$36,163.06	\$965,150.53	\$933,445.00	\$31,705.53	\$1,921,519.00
Total Income	\$217,316.06	\$181,153.00	\$36,163.06	\$965,150.53	\$933,445.00	\$31,705.53	\$1,921,519.00
Expense							
<u>Administration</u>							
5700 - Management Fees	\$4,308.00	\$4,212.00	(\$96.00)	\$25,158.00	\$24,552.00	(\$606.00)	\$50,826.00
5705 - Accounting	\$0.00	\$0.00	\$0.00	\$870.00	\$100.00	(\$770.00)	\$600.00
5710 - Legal Expense-Collections	\$1,040.75	\$50.00	(\$990.75)	\$1,185.75	\$2,800.00	\$1,614.25	\$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	\$6,719.00	\$0.00	(\$6,719.00)	\$12,545.00	\$13,800.00	\$1,255.00	\$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	\$0.00	\$0.00	\$2,160.00	\$780.00	(\$1,380.00)	\$2,941.00
5750 - Postage	\$9.21	\$75.00	\$65.79	\$203.84	\$450.00	\$246.16	\$900.00
5755 - Copies/Printing/Supplies	\$1,257.24	\$1,300.00	\$42.76	\$9,855.72	\$7,800.00	(\$2,055.72)	\$15,600.00
5760 - Subscriptions	\$0.00	\$0.00	\$0.00	\$893.63	\$499.00	(\$394.63)	\$499.00
5765 - Bank Charges	\$104.82	\$80.00	(\$24.82)	\$565.16	\$480.00	(\$85.16)	\$960.00
5770 - Mileage	(\$416.46)	\$125.00	\$541.46	\$2.58	\$750.00	\$747.42	\$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	\$0.00	\$0.00	\$187.50	\$1,261.00	\$1,073.50	\$4,631.00
Total Administration	\$13,022.56	\$5,842.00	(\$7,180.56)	\$57,020.64	\$59,825.00	\$2,804.36	\$118,245.00
<u>Clubhouse</u>							
5200 - Clubhouse Maintenance & Repair	\$8,219.82	\$800.00	(\$7,419.82)	\$10,555.25	\$4,800.00	(\$5,755.25)	\$9,600.00
5205 - Clubhouse Equipment Repair	\$5,178.98	\$500.00	(\$4,678.98)	\$14,848.31	\$3,000.00	(\$11,848.31)	\$6,000.00
5210 - Clubhouse Floor Cleaning	\$3,533.88	\$0.00	(\$3,533.88)	\$8,852.63	\$3,300.00	(\$5,552.63)	\$6,600.00
5215 - Clubhouse Janitorial	\$2,488.99	\$2,000.00	(\$488.99)	\$13,676.28	\$12,000.00	(\$1,676.28)	\$24,000.00
5225 - HVAC Repair & Maintenance	\$0.00	\$725.00	\$725.00	\$3,017.50	\$4,350.00	\$1,332.50	\$8,700.00
5230 - Extermination	\$0.00	\$0.00	\$0.00	\$42.38	\$0.00	(\$42.38)	\$0.00
5235 - Alarm/Security	\$185.00	\$0.00	(\$185.00)	\$401.00	\$735.00	\$334.00	\$945.00
5240 - Recreation Supplies	\$262.18	\$250.00	(\$12.18)	\$6,472.84	\$1,500.00	(\$4,972.84)	\$3,000.00
5245 - Fitness Instruction	\$3,528.00	\$4,031.67	\$503.67	\$21,871.00	\$24,190.02	\$2,319.02	\$48,380.00
5250 - Fitness Equipment Maintenance	\$0.00	\$0.00	\$0.00	\$2,686.42	\$1,854.00	(\$832.42)	\$3,708.00

Britton Falls by Del Webb HOA INC
Budget Comparison Report
6/1/2016 - 6/30/2016

	6/1/2016 - 6/30/2016			1/1/2016 - 6/30/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5255 - Kitchen Supplies	\$241.15	\$400.00	\$158.85	\$2,190.98	\$2,400.00	\$209.02	\$4,800.00
5300 - Pool Service Contract	\$0.00	\$7,439.00	\$7,439.00	\$29,161.68	\$44,634.00	\$15,472.32	\$89,268.00
5310 - Pool Maintenance & Repair	\$231.42	\$500.00	\$268.58	\$2,856.66	\$3,000.00	\$143.34	\$6,000.00
5320 - Tennis Courts repairs & supplies	\$5,400.00	\$0.00	(\$5,400.00)	\$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	\$6,320.23	\$4,530.00	(\$1,790.23)	\$20,355.51	\$27,180.00	\$6,824.49	\$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
Total Clubhouse	\$35,589.65	\$21,175.67	(\$14,413.98)	\$143,461.50	\$134,943.02	(\$8,518.48)	\$273,361.00
Common Area Maintenance							
5000 - Mowing & Edging-Common Area	\$0.00	\$6,079.00	\$6,079.00	\$49,350.01	\$36,474.00	(\$12,876.01)	\$72,948.00
5005 - Mulch & Maintenance-Common Area	\$0.00	\$2,583.33	\$2,583.33	\$20,369.20	\$15,499.98	(\$4,869.22)	\$31,000.00
5010 - Tree & Shrub Chemicals	\$0.00	\$338.00	\$338.00	\$1,700.87	\$2,028.00	\$327.13	\$4,056.00
5015 - Turf Chemicals-Common Area	\$0.00	\$2,062.00	\$2,062.00	\$9,966.96	\$12,372.00	\$2,405.04	\$24,744.00
5020 - Tree & Shrub Pruning-Common Area	\$0.00	\$267.00	\$267.00	\$15,599.09	\$1,602.00	(\$13,997.09)	\$3,204.00
5025 - Irrigation Maintenance-Common Area	\$629.92	\$4,547.00	\$3,917.08	\$6,496.68	\$11,282.00	\$4,785.32	\$22,564.00
5030 - Seasonal Clean-Up-Common Area	\$0.00	\$158.00	\$158.00	\$1,626.05	\$948.00	(\$678.05)	\$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	\$0.00	\$879.00	\$879.00	\$4,656.66	\$5,274.00	\$617.34	\$10,548.00
5045 - Tree/Sod/Plant Replacement	\$0.00	\$300.00	\$300.00	\$0.00	\$1,800.00	\$1,800.00	\$3,600.00
5100 - Common Area	\$1,597.92	\$500.00	(\$1,097.92)	\$4,528.81	\$3,000.00	(\$1,528.81)	\$6,000.00
5105 - Pet Stations/Cleanup	\$0.00	\$109.00	\$109.00	\$691.65	\$654.00	(\$37.65)	\$1,308.00
5130 - Lighting Maintenance	\$0.00	\$1,150.00	\$1,150.00	\$3,814.25	\$6,900.00	\$3,085.75	\$13,800.00
5135 - Sign Maintenance	\$0.00	\$200.00	\$200.00	\$1,475.00	\$1,200.00	(\$275.00)	\$2,400.00
5180 - Holding Pond Maintenance	\$9,543.35	\$8,919.00	(\$624.35)	\$19,086.70	\$17,838.00	(\$1,248.70)	\$17,838.00
5185 - Fountain Maintenance	\$288.90	\$0.00	(\$288.90)	\$13,751.66	\$6,679.00	(\$7,072.66)	\$18,748.00
Total Common Area Maintenance	\$12,060.09	\$28,091.33	\$16,031.24	\$190,421.54	\$202,750.98	\$12,329.44	\$340,254.00
Employment							
5600 - Salaries	\$3,568.52	\$13,322.00	\$9,753.48	\$84,073.99	\$79,932.00	(\$4,141.99)	\$159,864.00
5605 - Manager Salary	\$3,076.92	\$3,605.00	\$528.08	\$19,999.98	\$21,630.00	\$1,630.02	\$43,260.00
5610 - Human Resource Expense	(\$2,269.15)	\$3,096.00	\$5,365.15	\$17,676.52	\$18,576.00	\$899.48	\$37,152.00
5615 - Payroll Taxes	\$516.34	\$2,000.00	\$1,483.66	\$9,258.43	\$12,000.00	\$2,741.57	\$24,000.00
5620 - Benefits	\$1,791.30	\$1,796.33	\$5.03	\$10,439.29	\$10,777.98	\$338.69	\$21,556.00
5625 - Employment Expense	(\$43.51)	\$500.00	\$543.51	\$3,076.10	\$3,000.00	(\$76.10)	\$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	\$0.00	\$0.00	\$0.00	\$190.46	\$0.00	(\$190.46)	\$0.00
Total Employment	\$6,640.42	\$24,319.33	\$17,678.91	\$144,806.77	\$145,915.98	\$1,109.21	\$295,032.00
Grounds Maintenance							
5001 - Mowing & Edging Homes	\$0.00	\$27,676.74	\$27,676.74	\$55,684.57	\$82,086.45	\$26,401.88	\$200,907.47
5006 - Mulch & Maintenance Homes	\$0.00	\$5,726.04	\$5,726.04	\$20,772.02	\$111,095.28	\$90,323.26	\$134,644.84
5011 - Tree & Shrub Chemicals Homes	\$0.00	\$4,095.47	\$4,095.47	\$10,294.13	\$8,924.10	(\$1,370.03)	\$21,922.66
5016 - Turf Chemicals Homes	\$0.00	\$9,467.85	\$9,467.85	\$15,349.24	\$19,015.35	\$3,666.11	\$42,306.49
5021 - Tree & Shrub Pruning Homes	\$0.00	\$25,076.16	\$25,076.16	\$45,054.34	\$25,076.16	(\$19,978.18)	\$69,760.05

Britton Falls by Del Webb HOA INC
Budget Comparison Report
6/1/2016 - 6/30/2016

	6/1/2016 - 6/30/2016			1/1/2016 - 6/30/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5026 - Irrigation Maintenance Homes	\$756.31	\$5,500.00	\$4,743.69	\$16,854.88	\$21,229.75	\$4,374.87	\$53,416.15
5031 - Seasonal Clean-Up Homes	\$0.00	\$0.00	\$0.00	\$17,276.14	\$6,559.08	(\$10,717.06)	\$16,037.37
<u>Total Grounds Maintenance</u>	\$756.31	\$77,542.26	\$76,785.95	\$181,285.32	\$273,986.17	\$92,700.85	\$538,995.03
Utilities							
5500 - Electric	\$11,686.65	\$8,800.00	(\$2,886.65)	\$39,933.56	\$52,800.00	\$12,866.44	\$105,600.00
5505 - Water & Sanitation	\$13,134.63	\$8,800.00	(\$4,334.63)	\$30,009.12	\$52,800.00	\$22,790.88	\$105,600.00
5510 - Telephone	\$0.00	\$300.00	\$300.00	\$2,329.61	\$1,800.00	(\$529.61)	\$3,600.00
5515 - Refuse Collection	\$19,357.31	\$8,424.00	(\$10,933.31)	\$66,171.78	\$49,104.00	(\$17,067.78)	\$101,652.00
5520 - Cable & Internet	\$0.00	\$265.00	\$265.00	\$1,383.50	\$1,590.00	\$206.50	\$3,180.00
5525 - Natural Gas	\$2,013.72	\$3,000.00	\$986.28	\$13,186.25	\$18,000.00	\$4,813.75	\$36,000.00
<u>Total Utilities</u>	\$46,192.31	\$29,589.00	(\$16,603.31)	\$153,013.82	\$176,094.00	\$23,080.18	\$355,632.00
Total Expense	\$114,261.34	\$186,559.59	\$72,298.25	\$870,009.59	\$993,515.15	\$123,505.56	\$1,921,519.03
Operating Net Income	\$103,054.72	(\$5,406.59)	\$108,461.31	\$95,140.94	(\$60,070.15)	\$155,211.09	(\$0.03)
Reserve Income							
<u>Reserve Income</u>							
8000 - Reserve Income	\$14,145.32	\$0.00	\$14,145.32	\$62,346.98	\$0.00	\$62,346.98	\$0.00
8005 - Reserve Interest	\$120.53	\$0.00	\$120.53	\$877.36	\$0.00	\$877.36	\$0.00
<u>Total Reserve Income</u>	\$14,265.85	\$0.00	\$14,265.85	\$63,224.34	\$0.00	\$63,224.34	\$0.00
Total Reserve Income	\$14,265.85	\$0.00	\$14,265.85	\$63,224.34	\$0.00	\$63,224.34	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9015 - Clubhouse	\$0.00	\$0.00	\$0.00	\$32,745.81	\$0.00	(\$32,745.81)	\$0.00
9020 - Recreational	\$15,146.28	\$0.00	(\$15,146.28)	\$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
<u>Total Reserve Expense</u>	\$15,146.28	\$0.00	(\$15,146.28)	\$53,283.03	\$0.00	(\$53,283.03)	\$0.00
Total Reserve Expense	\$15,146.28	\$0.00	(\$15,146.28)	\$53,283.03	\$0.00	(\$53,283.03)	\$0.00
Reserve Net Income	(\$880.43)	\$0.00	(\$880.43)	\$9,941.31	\$0.00	\$9,941.31	\$0.00
Net Income	\$102,174.29	(\$5,406.59)	\$107,580.88	\$105,082.25	(\$60,070.15)	\$165,152.40	(\$0.03)

BRITTON FALLS BY DEL WEBB

June 2016

Monthly Variance Report

Britton Falls HOA

Account	Variance	
	Amount	Explanation
Income		
4100 - Late charge income	\$ 57.46	5 collections
4200 - Capital Contribution	\$ 5,193.32	6 more closings than projected
4300 - Developer Contribution	\$ 32,631.94	Quarterly Contribution
4400 - Other Income	\$ (573.00)	Paymentech Income
4405 - Website Income	\$ (4,634.00)	Marketplace sponsors, over 12 months
4420 - Clubhouse Rental	\$ 28.00	1 additional rentals
4425 - Fitness Income	\$ 1,625.00	Greater attendance then planned
4430 - Event income	\$ 750.00	Better income then budgeted for
4431 - Golf Event Income	\$ 1,700.00	Golf sponsorship collection
Expense		
5710 - Legal Expense-Collect	\$ (990.75)	A.C. Leagel counseling
5735- Insurance	\$ (6,719.00)	Payment not budgeted in this month
5750 - Postage	\$ 65.79	Fewer Mailings than planned
5755 - Copies/Printing/Supplies	\$ 42.76	Fewer copies/supplies then budgeted
5765 - Bank Charges	\$ (24.82)	Chase Credit Card System fee
5770 - Mileage	\$ 541.46	Fewer miles than budgeted for
5200 - Clubhouse Maint/Repair	\$ (7,419.82)	Ent.wall update, Pool fence, Locker room plumbing
5205 - Clubhouse Equip Repair	\$ (4,678.98)	Front entrance hanicap opener
5210 - Clubhouse Floor Clean	\$ (3,533.88)	Cintas Floor cleaning
5215 - Clubhouse Janitorial	\$ (488.99)	Corvus additional cleaning, supplies
5225 - HVAC Repair&Maint	\$ 725.00	No repairs during month
5235 - Alarm/Security	\$ (185.00)	Koorsen Fire inspection
5245 - Fitness Instruction	\$ 503.67	Fewer classes than budgeted
5255 - Kitchen Supplies	\$ 158.85	Includes coffee and water
5300 - Pool Contract	\$ 7,439.00	No payment charged to account
5310 - Pool Maint/Repair	\$ 268.58	Hot tub repair
5405 - Event Expense	\$ (1,790.23)	Less cost for scheduled events
5000 - Mowing and Edging CA	\$ 6,079.00	No invoice processed
5005- Mulch and Maint. CA	\$ 2,583.33	No invoice processed
5010 - Tree and Shrub Chem.	\$ 338.00	No invoice processed
5015 - Turf Chemicals CA	\$ 2,062.00	No invoice processed
5020 - Tree and Shrub Prune CA	\$ 267.00	No invoice processed
5025 - Irrigation Maint. CA	\$ 3,917.08	Budgeted over twelve months
5030 - Seasonal Clean up CA	\$ 158.00	Budgeted over twelve months
5040 - Annual Flowers	\$ 879.00	No invoice processed
5045 - Tree/Sod/Plant Replace	\$ 300.00	No invoice processed
5100 - Common Area	\$ (1,097.92)	Visa items, Dick's, Maintenance Supplies
5105 - Pet Station Clean-up	\$ 109.00	No invoice processed
5130 - Lighting Maintenance	\$ 1,150.00	Fewer repaired then planned
5135 - Sign Maintenance	\$ 200.00	Street sign replacement/ repair, wind damage
5185 - Fountain Maintenance	\$ (288.90)	ASAP repair of clubhouse/Dolcetto fountain
5600 - Salaries	\$ 9,753.48	Vandalia credits
5605 - Manager Salary	\$ 528.08	2 pay periods
5610 - Human Resource Exp	\$ 5,365.15	Vandalia credits

Community Management Services, Inc.

BRITTON FALLS BY DEL WEBB

June 2016

5615 - payroll Taxes	\$ 1,483.66	Vandalia credits
5625 - Employment Expense	\$ 543.51	Vandalia credits
5001 - Mowing /Edging Homes	\$ 27,676.74	Budgeted over 12 mos, no invoice paid
5006 - Mulch /Maintenance H	\$ 5,726.04	Budgeted in April
5011 - Tree/Shrub Chemicals H	\$ 4,095.47	Budgeted in June, July less than allotted
5016 - Turf Chemicals H	\$ 9,467.85	Budgeted in April
5021 - Tree & Shrub Pruning H	\$ 25,076.16	Paid in May
5026 - Irrigation and Maint. H	\$ 4,743.69	Budgeted over 5 months

Account	Variance	
	Amount	Explanation
5320 - Tennis Court repairs	\$ (5,400.00)	Fence Repair tennis courts and pool area
5500 - Electric	\$ (2,886.65)	Fountains
5505 - Water and Sanitation	\$ (4,334.63)	Irrigation cost
5510 - Telephone	\$ 300.00	Appia Bill, refund and Comcast
5515 - Refuse Collection	\$ (10,933.31)	Republic, homes and Chateau
5525 - Natural Gas	\$ 986.28	indoor and Outdoor pool

YTD Variance Report

Account	Variance	
	Amount	Explanation
Income		
4100 - Late Charge income	\$ 422.11	Late HOA payment fees
4130 - Legal Fees	\$ 120.00	1 Collection Payment
4200 - Capital Contribution	\$ 10,961.30	15 additional closings over plan YTD
4205 - Capital to Reserve	\$ 5,819.98	
4400 - Other Income	\$ 541.40	Name tags, Chateau keys
4405 - Website Income	\$ (8,373.50)	Participation ongoing program
4420 - Clubhouse Rental	\$ (527.00)	Fewer rentals than planned
4425 - Fitness Income	\$ 4,925.00	More participation than planned
4430 - Event Income	\$ (7,557.00)	Fewer events, offset by event expense
4431 - Golf Event Income	\$ 4,550.00	Golf Sponsorships
Expense		
5705 - Accounting	\$ (770.00)	Taxes
5710- Legal Expense Collection	\$ 1,614.25	Less than budgeted for
5725 - Taxes-Property	\$ 518.28	As billed
5745 - Fees/ Dues /Licenses	\$ (1,380.00)	BMI Music License paid in February
5750 - Postage	\$ 246.16	Less than planned
5755 - Copies/Printing/Supplies	\$ (2,055.72)	Coupon Books, copier, office supplies and Allegra
5760 - Subscriptions	\$ (394.63)	Survey Monkey
5765 - Bank Charges	\$ (85.16)	Based on usage
5770 - Mileage	\$ 747.42	Fewer miles than budgeted
5775 - Web Hosting	\$ 2,641.26	Budgeted in January, not billed
5780 - Computer Maint.	\$ 1,073.50	No costs incurred to date
5200 - Clubhouse Maint/Repair	\$ (5,755.25)	Sound system upgrades
5205 - Clubhouse Equip. Repair	\$ (11,848.31)	Doors, camera installation, ballroom doors
5210 - Clubhouse Floor Clean	\$ (5,552.63)	Locker room, pool area floor cleaning
5215 - Clubhouse Janitorial	\$ (1,676.28)	Includes supplies
5225 - HVAC Repair & Maint	\$ 1,332.50	Dectron and RT

Community Management Services, Inc.

BRITTON FALLS BY DEL WEBB

June 2016

5230 - Extermination	\$	(42.38)	Voles
5235 - Alarm/Security	\$	334.00	Nelson Alarm
5240 - Recreation Supplies	\$	(4,972.84)	New exercise equipment
5250 - Fitness Equip Maint	\$	(832.42)	Regular scheduled maint and parts
5300 - Pool Service Contract	\$	15,472.32	January paid in December, no payment in June
5335 - Bocce Ball Courts	\$	(73.06)	Sand
5405 - Event Expense	\$	6,824.49	Based on number of events
5406 - Event Expense-Golf Out	\$	(1,000.00)	Reserve course for annual outing

Account	Variance Amount	Explanation
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BRITTON FALLS BY DEL WEBB

June 2016

5000 - Mowing/Edging CA	\$ (12,876.01)	Budgeted over 12 months
5005 - Mulch/Maint. CA	\$ (4,869.22)	Budgeted over 12 months
5010- Tree and Shrub chem.	\$ 327.13	Less than budgeted
5015 - Turf Chemicals CA	\$ 2,405.04	Budgeted over 12 months
5020 - Tree/Shrub Pruning CA	\$ (427.09)	Budgeted over 12 months
5025 - Irrigation Maint. CA	\$ 4,785.32	Budgeted over 12 months
5030 - Seasonal Cleanup CA	\$ (678.05)	Billed over 12 months
5035 - Snow Removal	\$ 41,892.05	Less snow in Jan/Feb than anticipated
5040 - Annual Flowers	\$ 617.34	Budgeted over 12 months
5100 - Common Area	\$ (1,528.81)	Critter control, maintenance supplies
5105 - Pet Station Cleanup	\$ (37.65)	Additional pick-ups
5130 - Lighting Maintenance	\$ 3,085.75	Street light repair, less than planned
5135 - Sign Maintenance	\$ (275.00)	Repairs from winds, storms
5185 - Fountain Maint	\$ 7,072.66	Fountains cost to repair
5600 - Salaries	\$ (4,141.99)	Pay periods, 3 in March, April IRA
5615 - Payroll Taxes	\$ 2,741.57	Pay periods cost of Taxes
5630 - Workman's Comp Ins.	\$ (92.00)	As billed
5635 - Uniforms	\$ (190.46)	Includes mat rental .. No longer renting
5001 - Mowing/Edging H	\$ 26,401.88	No invoice in June
5006 - Mulch/Maint. HOMES	\$ 90,323.26	2015 Bills, paid in Jan/Feb - budgeted April
5011 - Tree/Shrub Chem. HOME	\$ (1,370.03)	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	\$ 4,374.87	
5031 - Seasonal Clean-up HOME	\$ (10,717.06)	2015 Bills, paid in Jan/Feb - budgeted April
5320 - Tennis court Repair	\$ (4,900.00)	Capital City Fence
5500 - Electric	\$ 12,866.44	Warmer winter than anticipated
5505 - Water /Sanitation	\$ 22,790.88	No irrigation
5610 - Telephone	\$ (529.61)	Appia and Comcast
5515 - Refuse Collection	\$ (17,067.78)	Homes and Chateau
5520 - Cable and Internet	\$ 206.50	No invoice in June
5525 - Natural Gas	\$ 4,813.75	Warmer winter than anticipated