

Britton Falls by Del Webb HOA INC
Balance Sheet
6/30/2017

AssetsCash Operating

1015 - Pacific Premier Operating \$30,612.05

Cash Operating Total \$30,612.05Cash Reserves

1025 - Pacific Premier Money Market \$481,720.18

Cash Reserves Total \$481,720.18Other

1050 - Clearing Account (\$881.89)

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

Other Total \$6,119.75*Assets Total*

\$518,451.98

Liabilities and EquityOther

2400 - Reserve Legal Fund \$436,052.79

Other Total \$436,052.79Retained Earnings

(\$90,966.89)

Net Income

\$173,366.08

Liabilities & Equity Total

\$518,451.98

BRITTON FALLS BY DEL WEBB

June 2017

Monthly Variance Report

Account	Variance	
	Amount	Explanation
Income		
4010 - Landscape Maintenance	\$ 185.00	Additional Landscape payments for year
4100 -Late Charge Income	\$ 24.44	Unbudgeted income collected from past due accounts
4200 - Capital Contribution	\$ 4,266.67	12 closings/unbudgeted account
4400 - Other Income	\$ 195.00	Paymentech Income
4405 - Website Income	\$ 1,690.00	Collection on Marketplace sponsors
4425 - Fitness Income	\$ (2,035.00)	Less participation than budgeted for
Expense		
5710 - Legal Exp. Collections	\$ (145.00)	More collection accounts
5715 - Legal Expense Violation	\$ (997.00)	Existing concerns
5750 - Postage	\$ 94.94	Fishers PO, stamps
5755 - Copies/Printing/Supplies	\$ (234.40)	Supplies, nametags, posters
5780 - Computer Maintenance	\$ (69.65)	Key pad
5200 - Clubhouse Maint/Repair	\$ 674.45	Five shelf organizer, two pet receptacles
5205 - Clubhouse Equip. Repair	\$ 602.52	Wilmar, HD supplies
5215 - Clubhouse Janitorial	\$ (584.15)	Janitorial service and supplies
5225 - HVAC Maint and Repair	\$ (1,009.56)	Dectron/Dry-O-Tron 3 way valve replacement
5245 - Fitness Instruction	\$ (947.00)	One instructor paid for two invoices
5405 - Event Expense	\$ (1,172.91)	Indy Symphony on the prairie
5000 - Mowing and Edging CA	\$ (1,417.28)	Common Area contracted over 12 months
5025 - Irrigation Maint CA	\$ (2,588.78)	Common Area contracted over 12 months
5100 - Common Area	\$ 252.64	19 umbrellas for patio area Final payment to Pet Butler, 2 new stations, Marine
5105 - Pet Stations/Clean up	\$ (1,372.88)	Clean
5130 - Lighting Maint	\$ (368.43)	Street lights, Replace bulbs at Chateau (lift rental)
5185 - Fountain Maintenance	\$ (9,148.36)	ASAP
5600 - Salaries	\$ (6,349.37)	All employees, including managers
5615 - Payroll Taxes	\$ (640.97)	All employees, including managers
5620 - Benefits	\$ (1,944.77)	All employees, including managers
5001 - Mowing/Edging H	\$ 3,745.56	Based on home count 3 sections
5006 -Mulch/Maint Homes	\$ (2,157.64)	Partial billing on Home installation
5011 - Tree / Shrub Chem. H	\$ 1,487.90	Budgeted over 6 months
5026 - Irrigation Maint H	\$ (1,150.89)	Home irrigation repair workorders
5050 - Seeding	\$ (95.69)	Seeding poor areas, not budgeted

BRITTON FALLS BY DEL WEBB

June 2017

5515 - Refuse Collection	\$ (1,036.65)	Based on total home count
5520 - Cable and Internet	\$ (80.60)	Based on actual
5525 - Natural Gas	\$ (513.84)	Heating indoor/outdoor pool

YTD Variance Report

Account	Variance	
	Amount	Explanation
Income		
4010 - Landscape Maintenance	\$ 2,357.00	Additional landscape upgrades
4100 - Late Charge Income	\$ 422.33	Unbudgeted income, collected from past due accts
4130 - Collection Fees	\$ 308.50	Unbudgeted income, collected from past due accts
4200 - Capital Contribution	\$ 21,068.32	Unbudgeted income from Closings
4420 - Clubhouse Rental	\$ (654.00)	Fewer room rentals, more group/street parties
4425 - Fitness Income	\$ (4,024.01)	Fewer classes than planned
4430 - Event Income	\$ 9,515.00	Better attended, lower cost events

Expense

5710 - Legal Expense Collection	\$ 835.00	Less expense then budgeted
5715 - Legal Expense Violations	\$ (3,718.05)	Pending issues
5725 - Taxes-Property	\$ 2,624.34	Spring and Fall Drainage Taxes
5730 - Taxes Federal/State	\$ (227.43)	As billed
5735 - Insurance	\$ (1,678.00)	Additional coverage, premiums
5745 - Fees/Dues/Licenses	\$ 249.75	BMI Music license for 2017
5755 - Copies /Printing /Supp	\$ (1,137.79)	Includes name badges, supplies and copy supplies
5760 - Subscriptions	\$ (480.68)	Wall Street Journal, Indianapolis Star
5765 - Bank Charges	\$ (341.21)	Payment Tech
5780 - Computer Maintenance	\$ 987.02	MS Office for Lifestyle Director's computer
5200 - Clubhouse Maint/Repair	\$ (2,269.32)	Supplies, Shorten doors in BR A(Hittle Const)
5205 - Clubhouse Equip. Repair	\$ (8,070.35)	Handicap doors, A & M Door
5210 - Clubhouse floor Cleaning	\$ 2,767.84	Includes furniture cleaning
5215 - Clubhouse Janitorial	\$ (3,636.18)	Additional supplies
5225 - HVAC Repair and Maint	\$ (5,446.67)	Dectron, rooftops and preventative maintenance
5230 - Extermination	\$ (1,372.85)	Muskrat trapping, voles, bug and pest control
5235 - Alarm/Security	\$ 263.00	As billed, paid twice a year
5240 - Recreation Supplies	\$ 1,377.23	Pool area, new items
5250 - Fitness Equip Maint	\$ 370.58	Less expense then budgeted
5310 - Pool Maint and Repair	\$ (866.22)	More repairs YTD than budgeted
5335 - Bocce Ball Courts R/S	\$ (33.58)	Sand for the courts
5405 - Event Expense	\$ (7,713.02)	Includes future events(tickets)
5410 - Holiday Decorations	\$ (7,749.00)	Set up, take down and replacement
5005 - Mulch /Maint CA	\$ (2,898.32)	Common Area contracted over 12 months
5010 - Tree / Shrub Chemicals	\$ (501.44)	Common Area contracted over 12 months
5015 - Turf Chemicals CA	\$ (2,169.44)	Common Area contracted over 12 months
5020 - Tree/Shrub pruning CA	\$ (2,317.01)	Common Area contracted over 12 months
5025 - Irrigation Maint CA	\$ (5,116.15)	Common Area contracted over 12 months

BRITTON FALLS BY DEL WEBB

June 2017

5030 - Seasonal Clean up CA	\$ (1,266.13)	Common Area contracted over 12 months
5035 - Snow Removal	\$ 55,869.52	Based on actual, less than planned
5040 - Annual Flowers	\$ (967.58)	Common Area contracted over 12 months
5100 - Common Area	\$ (6,486.09)	New bike rack, concrete repair
5105 - Pet Station Cleanup	\$ (1,472.85)	December carry over payments, new vendor
5135 - Sign Maintenance	\$ 925.00	Street Sign maintenance/replacements
5185 - Fountain Maintenance	\$ (19,035.37)	Cables from stainless steel to protect wires
5600 - Salaries	\$ (13,538.21)	June is a three payroll month
5610 - Human Resource Expens	\$ 16,232.08	Cost of payroll
5615 - Payroll Taxes	\$ (3,911.25)	As billed
5620 - Benefits	\$ (11,948.91)	Includes American Funds and CMS
5625 - Employment Expense	\$ 1,339.59	Phones, Lunches
5001 - Mowing & Edging H	\$ 44,291.18	As billed, by home count
5006 - Mulch / Maint Homes	\$ (21,015.29)	Not all billed in April, carry over till May
5011 - Tree / Shrub Chem. H	\$ (3,076.62)	Budgeted over six months
5016 - Turf Chemicals H	\$ 4,827.77	Budgeted by home count
5021 - Tree/Shrub Prune Home	\$ 14,510.40	Tree removal for safety reasons
5026 - Irrigation Maint. H	\$ 23,362.17	System repairs in Napa, Sonoma, Monterey
5500 - Electric	\$ (10,396.45)	2/3 in May includes fountains and irrigation
5505 - Water and Sanitation	\$ 47,071.71	More rainfall than anticipated
5506 - Development Water	\$ 1,125.00	Additional irrigation taps
5520 - Cable and Internet	\$ (483.60)	Additional Payment
5525 - Natural Gas	\$ 4,833.10	Mild winter, less consumption

BRITTON FALLS BY DEL WEBB
June 2017

Britton Falls by Del Webb HOA INC
Budget Comparison Report
6/1/2017 - 6/30/2017

6/1/2017 - 6/30/2017

1/1/2017 - 6/30/2017

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - HOA Assessment	\$163,996.50	\$164,884.00	(\$887.50)	\$1,042,996.11	\$963,918.00	\$79,078.11	\$1,985,877.00
4010 - Landscape Maintenance	\$641.00	\$456.00	\$185.00	\$5,093.00	\$2,736.00	\$2,357.00	\$5,472.00
4100 - Late Charge Income	\$24.44	\$0.00	\$24.44	\$422.33	\$0.00	\$422.33	\$0.00
4130 - Collection Fees	\$0.00	\$0.00	\$0.00	\$308.50	\$0.00	\$308.50	\$0.00
4200 - Capital Contribution	\$4,266.67	\$0.00	\$4,266.67	\$21,068.32	\$0.00	\$21,068.32	\$0.00
4205 - Capital to Reserve	(\$2,286.67)	\$0.00	(\$2,286.67)	(\$12,453.32)	\$0.00	(\$12,453.32)	\$0.00
4300 - Developer Contribution	\$27,335.00	\$0.00	\$27,335.00	\$52,550.00	\$0.00	\$52,550.00	\$0.00
4400 - Other Income	\$645.00	\$450.00	\$195.00	\$3,271.00	\$2,700.00	\$571.00	\$5,400.00
4405 - Website Income	\$6,440.00	\$4,750.00	\$1,690.00	\$28,475.00	\$28,500.00	(\$25.00)	\$57,000.00
4420 - Clubhouse Rental	\$400.00	\$389.00	\$11.00	\$1,680.00	\$2,334.00	(\$654.00)	\$4,668.00
4425 - Fitness Income	\$1,815.00	\$3,850.00	(\$2,035.00)	\$19,075.99	\$23,100.00	(\$4,024.01)	\$46,200.00
4430 - Event Income	\$2,640.00	\$2,750.00	(\$110.00)	\$26,015.00	\$16,500.00	\$9,515.00	\$33,000.00
4431 - Event Income-Golf	\$0.00	\$5,000.00	(\$5,000.00)	\$2,120.00	\$5,000.00	(\$2,880.00)	\$21,940.00
7900 - Reserve Funding	(\$9,185.00)	(\$8,976.00)	(\$209.00)	(\$61,347.00)	(\$52,470.00)	(\$8,877.00)	(\$108,108.00)
<u>Total Income</u>	\$196,731.94	\$173,553.00	\$23,178.94	\$1,129,274.93	\$992,318.00	\$136,956.93	\$2,051,449.00
Total Income	\$196,731.94	\$173,553.00	\$23,178.94	\$1,129,274.93	\$992,318.00	\$136,956.93	\$2,051,449.00
Expense							
<u>Administration</u>							
5700 - Management Fees	\$4,968.00	\$4,896.00	(\$72.00)	\$29,010.00	\$28,620.00	(\$390.00)	\$58,968.00
5705 - Accounting	\$0.00	\$0.00	\$0.00	\$0.00	\$870.00	\$870.00	\$870.00
5710 - Legal Expense-Collections	\$609.00	\$468.00	(\$141.00)	\$1,973.00	\$2,808.00	\$835.00	\$5,616.00
5715 - Legal Expense-Violations	\$997.60	\$0.00	(\$997.60)	\$3,718.05	\$0.00	(\$3,718.05)	\$0.00
5725 - Taxes-Property	\$0.00	\$0.00	\$0.00	\$975.66	\$3,600.00	\$2,624.34	\$3,600.00
5730 - Taxes Federal/State	\$0.00	\$0.00	\$0.00	\$227.43	\$0.00	(\$227.43)	\$0.00
5735 - Insurance	\$0.00	\$0.00	\$0.00	\$15,304.00	\$13,626.00	(\$1,678.00)	\$27,252.00
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	\$1,910.25	\$2,160.00	\$249.75	\$2,875.00
5750 - Postage	\$5.06	\$100.00	\$94.94	\$650.51	\$600.00	(\$50.51)	\$1,200.00
5755 - Copies/Printing/Supplies	\$1,534.40	\$1,300.00	(\$234.40)	\$8,937.79	\$7,800.00	(\$1,137.79)	\$15,600.00
5760 - Subscriptions	\$0.00	\$0.00	\$0.00	\$1,502.68	\$1,022.00	(\$480.68)	\$1,022.00
5765 - Bank Charges	\$187.98	\$80.00	(\$107.98)	\$821.21	\$480.00	(\$341.21)	\$960.00
5770 - Mileage	\$0.00	\$40.00	\$40.00	\$193.75	\$240.00	\$46.25	\$480.00
5775 - Web Hosting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,953.00
5780 - Computer Maintenance	\$69.65	\$0.00	(\$69.65)	\$2,512.98	\$3,500.00	\$987.02	\$4,500.00
<u>Total Administration</u>	\$8,371.69	\$6,884.00	(\$1,487.69)	\$67,737.31	\$65,326.00	(\$2,411.31)	\$125,931.00
<u>Clubhouse</u>							
5200 - Clubhouse Maintenance & Repair	\$125.55	\$800.00	\$674.45	\$7,069.32	\$4,800.00	(\$2,269.32)	\$9,600.00
5205 - Clubhouse Equipment Repair	\$197.48	\$800.00	\$602.52	\$12,870.35	\$4,800.00	(\$8,070.35)	\$9,600.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$700.00	\$700.00	\$1,432.16	\$4,200.00	\$2,767.84	\$8,400.00
5215 - Clubhouse Janitorial	\$3,084.15	\$2,500.00	(\$584.15)	\$18,636.18	\$15,000.00	(\$3,636.18)	\$33,000.00
5225 - HVAC Repair & Maintenance	\$1,734.56	\$725.00	(\$1,009.56)	\$9,796.67	\$4,350.00	(\$5,446.67)	\$8,700.00
5230 - Extermination	\$125.00	\$125.00	\$0.00	\$1,622.85	\$250.00	(\$1,372.85)	\$500.00
5235 - Alarm/Security	\$0.00	\$0.00	\$0.00	\$216.00	\$479.00	\$263.00	\$958.00
5240 - Recreation Supplies	\$0.00	\$375.00	\$375.00	\$872.77	\$2,250.00	\$1,377.23	\$4,500.00
5245 - Fitness Instruction	\$5,870.00	\$4,923.00	(\$947.00)	\$28,493.00	\$29,538.00	\$1,045.00	\$59,076.00
5250 - Fitness Equipment Maintenance	\$0.00	\$309.00	\$309.00	\$1,483.42	\$1,854.00	\$370.58	\$3,708.00
5255 - Kitchen Supplies	\$331.56	\$350.00	\$18.44	\$2,083.52	\$2,100.00	\$16.48	\$4,200.00

7/14/2017

Britton Falls by Del Webb HOA INC
Budget Comparison Report
6/1/2017 - 6/30/2017

	6/1/2017 - 6/30/2017			1/1/2017 - 6/30/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5300 - Pool Service Contract	\$7,221.67	\$7,222.00	\$0.33	\$43,780.02	\$43,332.00	(\$448.02)	\$86,664.00
5310 - Pool Maintenance & Repair	\$0.00	\$500.00	\$500.00	\$3,866.22	\$3,000.00	(\$866.22)	\$6,000.00
5335 - Bocce Ball Courts repairs & supplies	\$0.00	\$0.00	\$0.00	\$33.58	\$0.00	(\$33.58)	\$0.00
5405 - Event Expense	\$3,552.91	\$2,380.00	(\$1,172.91)	\$21,993.02	\$14,280.00	(\$7,713.02)	\$28,560.00
5406 - Event Expense-Golf Outing	\$0.00	\$1,000.00	\$1,000.00	\$302.00	\$1,000.00	\$698.00	\$21,940.00
5410 - Holiday Decorations	\$0.00	\$0.00	\$0.00	\$9,249.00	\$1,500.00	(\$7,749.00)	\$8,000.00
Total Clubhouse	\$22,242.88	\$22,709.00	\$466.12	\$163,800.08	\$132,733.00	(\$31,067.08)	\$293,406.00
<u>Common Area Maintenance</u>							
5000 - Mowing & Edging-Common Area	\$8,343.95	\$6,926.67	(\$1,417.28)	\$44,857.12	\$41,560.02	(\$3,297.10)	\$83,120.00
5005 - Mulch & Maintenance-Common Area	\$2,565.75	\$2,445.08	(\$120.67)	\$17,568.80	\$14,670.48	(\$2,898.32)	\$29,341.00
5010 - Tree & Shrub Chemicals	\$418.26	\$390.92	(\$27.34)	\$2,846.96	\$2,345.52	(\$501.44)	\$4,691.00
5015 - Turf Chemicals-Common Area	\$1,625.84	\$1,721.25	\$95.41	\$12,496.94	\$10,327.50	(\$2,169.44)	\$20,655.00
5020 - Tree & Shrub Pruning-Common Area	\$301.59	\$301.58	(\$0.01)	\$4,126.49	\$1,809.48	(\$2,317.01)	\$3,619.00
5025 - Irrigation Maintenance-Common Area	\$3,479.61	\$890.83	(\$2,588.78)	\$10,461.13	\$5,344.98	(\$5,116.15)	\$10,690.00
5030 - Seasonal Clean-Up-Common Area	\$178.39	\$178.42	\$0.03	\$2,336.62	\$1,070.52	(\$1,266.10)	\$2,141.00
5035 - Snow Removal	\$0.00	\$0.00	\$0.00	\$23,885.48	\$79,755.00	\$55,869.52	\$106,340.00
5040 - Annual Flowers	\$840.23	\$822.42	(\$17.81)	\$5,902.10	\$4,934.52	(\$967.58)	\$9,869.00
5100 - Common Area	\$568.23	\$500.00	(\$68.23)	\$9,486.09	\$3,000.00	(\$6,486.09)	\$6,000.00
5105 - Pet Stations/Cleanup	\$1,547.88	\$175.00	(\$1,372.88)	\$2,522.85	\$1,050.00	(\$1,472.85)	\$2,100.00
5130 - Lighting Maintenance	\$1,518.43	\$1,150.00	(\$368.43)	\$6,459.51	\$6,900.00	\$440.49	\$13,800.00
5135 - Sign Maintenance	\$0.00	\$200.00	\$200.00	\$275.00	\$1,200.00	\$925.00	\$2,400.00
5180 - Holding Pond Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$9,500.00	\$9,500.00	\$19,000.00
5185 - Fountain Maintenance	\$9,148.36	\$0.00	(\$9,148.36)	\$31,535.37	\$12,500.00	(\$19,035.37)	\$25,453.00
Total Common Area Maintenance	\$30,536.52	\$15,702.17	(\$14,834.35)	\$174,760.46	\$195,968.02	\$21,207.56	\$339,219.00
<u>Employment</u>							
5600 - Salaries	\$26,981.37	\$20,632.00	(\$6,349.37)	\$129,756.37	\$116,112.00	(\$13,644.37)	\$239,904.00
5610 - Human Resource Expense	\$0.00	\$3,020.00	\$3,020.00	\$735.92	\$16,968.00	\$16,232.08	\$35,088.00
5615 - Payroll Taxes	\$2,259.97	\$1,619.00	(\$640.97)	\$13,225.25	\$9,314.00	(\$3,911.25)	\$19,028.00
5620 - Benefits	\$2,543.77	\$599.00	(\$1,944.77)	\$15,649.07	\$3,594.00	(\$12,055.07)	\$7,188.00
5625 - Employment Expense	\$386.75	\$1,211.00	\$824.25	\$4,426.41	\$5,766.00	\$1,339.59	\$10,532.00
5630 - Workman's Comp. Ins.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00
5635 - Uniforms	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$500.00
Total Employment	\$32,171.86	\$27,081.00	(\$5,090.86)	\$163,793.02	\$152,004.00	(\$11,789.02)	\$315,740.00
<u>Grounds Maintenance</u>							
5001 - Mowing & Edging Homes	\$30,391.44	\$34,137.00	\$3,745.56	\$58,374.82	\$102,666.00	\$44,291.18	\$249,604.00
5006 - Mulch & Maintenance Homes	\$9,668.64	\$7,511.00	(\$2,157.64)	\$145,794.29	\$124,779.00	(\$21,015.29)	\$155,541.00
5011 - Tree & Shrub Chemicals Homes	\$4,732.10	\$6,220.00	\$1,487.90	\$15,119.62	\$12,043.00	(\$3,076.62)	\$28,164.00
5016 - Turf Chemicals Homes	\$0.00	\$8,647.00	\$8,647.00	\$12,097.23	\$16,925.00	\$4,827.77	\$37,457.00
5021 - Tree & Shrub Pruning Homes	\$0.00	\$32,879.00	\$32,879.00	\$18,368.60	\$32,879.00	\$14,510.40	\$91,210.00
5026 - Irrigation Maintenance Homes	\$1,650.89	\$500.00	(\$1,150.89)	\$5,995.83	\$29,358.00	\$23,362.17	\$58,477.00
5031 - Seasonal Clean-Up Homes	\$0.00	\$0.00	\$0.00	\$8,869.00	\$8,442.00	(\$427.00)	\$20,768.00
5050 - Seeding	\$95.69	\$0.00	(\$95.69)	\$95.69	\$0.00	(\$95.69)	\$0.00
Total Grounds Maintenance	\$46,538.76	\$89,894.00	\$43,355.24	\$264,715.08	\$327,092.00	\$62,376.92	\$641,221.00

Social

7/14/2017

Britton Falls by Del Webb HOA INC
Budget Comparison Report
6/1/2017 - 6/30/2017

	6/1/2017 - 6/30/2017			1/1/2017 - 6/30/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5400 - Social Committee	\$2,500.00	\$0.00	(\$2,500.00)	\$2,640.00	\$0.00	(\$2,640.00)	\$0.00
<u>Total Social</u>	\$2,500.00	\$0.00	(\$2,500.00)	\$2,640.00	\$0.00	(\$2,640.00)	\$0.00
<u>Utilities</u>							
5500 - Electric	\$11,108.91	\$11,100.00	(\$8.91)	\$49,496.45	\$39,100.00	(\$10,396.45)	\$105,600.00
5505 - Water & Sanitation	\$12,134.05	\$13,428.83	\$1,294.78	\$33,501.27	\$80,572.98	\$47,071.71	\$161,146.00
5506 - Development Water Charge	\$0.00	\$0.00	\$0.00	(\$1,125.00)	\$0.00	\$1,125.00	\$0.00
5510 - Telephone	\$457.02	\$466.00	\$8.98	\$2,605.28	\$2,796.00	\$190.72	\$6,852.00
5515 - Refuse Collection	\$11,122.65	\$10,086.00	(\$1,036.65)	\$56,455.27	\$58,957.00	\$2,501.73	\$121,474.00
5520 - Cable & Internet	\$380.60	\$300.00	(\$80.60)	\$2,283.60	\$1,800.00	(\$483.60)	\$4,200.00
5525 - Natural Gas	\$3,513.84	\$3,000.00	(\$513.84)	\$13,166.90	\$18,000.00	\$4,833.10	\$36,000.00
<u>Total Utilities</u>	\$38,717.07	\$38,380.83	(\$336.24)	\$156,383.77	\$201,225.98	\$44,842.21	\$435,272.00
Total Expense	\$181,078.78	\$200,651.00	\$19,572.22	\$993,829.72	\$1,074,349.00	\$80,519.28	\$2,150,789.00
Operating Net Income	\$15,653.16	(\$27,098.00)	\$42,751.16	\$135,445.21	(\$82,031.00)	\$217,476.21	(\$99,340.00)
<u>Reserve Income</u>							
<u>Reserve Income</u>							
8000 - Reserve Income	\$11,471.67	\$0.00	\$11,471.67	\$73,800.32	\$0.00	\$73,800.32	\$0.00
8005 - Reserve Interest	\$134.69	\$0.00	\$134.69	\$770.55	\$0.00	\$770.55	\$0.00
<u>Total Reserve Income</u>	\$11,606.36	\$0.00	\$11,606.36	\$74,570.87	\$0.00	\$74,570.87	\$0.00
Total Reserve Income	\$11,606.36	\$0.00	\$11,606.36	\$74,570.87	\$0.00	\$74,570.87	\$0.00
<u>Reserve Expense</u>							
<u>Reserve Expense</u>							
9005 - Landscaping and Grounds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
9010 - Pool	\$0.00	\$0.00	\$0.00	\$4,300.00	\$24,000.00	\$19,700.00	\$24,000.00
9015 - Clubhouse	\$0.00	\$0.00	\$0.00	\$32,350.00	\$7,500.00	(\$24,850.00)	\$11,000.00
9025 - Lake and Pond	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$36,650.00	\$31,500.00	(\$5,150.00)	\$48,000.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$36,650.00	\$31,500.00	(\$5,150.00)	\$48,000.00
Reserve Net Income	\$11,606.36	\$0.00	\$11,606.36	\$37,920.87	(\$31,500.00)	\$69,420.87	(\$48,000.00)
Net Income	\$27,259.52	(\$27,098.00)	\$54,357.52	\$173,366.08	(\$113,531.00)	\$286,897.08	(\$147,340.00)