

Britton Falls by Del Webb HOA INC
Balance Sheet
5/31/2016

AssetsCash Operating

1000 - SMARTSTREET Operating for Britton Falls	\$204.00
1010 - ACB - Operating	\$53,771.81
1015 - Pacific Premier Operating	\$9,116.27

<u>Cash Operating Total</u>	\$63,092.08
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Cash Reserves

1030 - ACB Money Market	\$457,739.94
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<u>Cash Reserves Total</u>	\$457,739.94
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Other

1290 - Other Current Assets	\$7,001.64
1300 - Receivable from Vandalia	\$43,964.60

<u>Other Total</u>	\$50,966.24
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<i>Assets Total</i>	\$571,798.26
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Liabilities and EquityOther

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

<u>Other Total</u>	\$436,052.79
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<u>Retained Earnings</u>	\$132,837.51
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<u>Net Income</u>	\$2,907.96
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<i>Liabilities & Equity Total</i>	\$571,798.26
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Britton Falls by Del Webb HOA INC
Budget Comparison Report
5/1/2016 - 5/31/2016

	5/1/2016 - 5/31/2016			1/1/2016 - 5/31/2016			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - HOA Assessment	\$141,913.78	\$140,277.00	\$1,636.78	\$713,878.60	\$685,275.00	\$28,603.60	\$1,712,112.00
4010 - Landscape Maintenance	\$420.00	\$444.00	(\$24.00)	\$2,232.00	\$2,220.00	\$12.00	\$5,328.00
4100 - Late Charge Income	\$77.27	\$0.00	\$77.27	\$364.65	\$0.00	\$364.65	\$0.00
4130 - Legal Fees	\$37.16	\$0.00	\$37.16	\$120.00	\$0.00	\$120.00	\$0.00
4200 - Capital Contribution	\$3,380.00	\$2,760.00	\$620.00	\$19,222.98	\$13,455.00	\$5,767.98	\$32,430.00
4205 - Capital to Reserve	(\$2,780.00)	(\$1,960.00)	(\$820.00)	(\$10,911.66)	(\$9,555.00)	(\$1,356.66)	(\$23,030.00)
4400 - Other Income	\$380.00	\$0.00	\$380.00	\$1,114.40	\$0.00	\$1,114.40	\$0.00
4405 - Website Income	\$2,727.00	\$5,864.00	(\$3,137.00)	\$25,580.50	\$29,320.00	(\$3,739.50)	\$70,368.00
4420 - Clubhouse Rental	\$300.00	\$272.00	\$28.00	\$805.00	\$1,360.00	(\$555.00)	\$3,264.00
4425 - Fitness Income	\$3,735.00	\$2,575.00	\$1,160.00	\$16,175.00	\$12,875.00	\$3,300.00	\$30,900.00
4430 - Event Income	\$1,938.00	\$4,400.00	(\$2,462.00)	\$13,693.00	\$22,000.00	(\$8,307.00)	\$52,800.00
4431 - Event Income-Golf	\$1,050.00	\$0.00	\$1,050.00	\$2,850.00	\$0.00	\$2,850.00	\$0.00
7900 - Reserve Funding	(\$7,634.00)	(\$7,634.00)	\$0.00	(\$37,290.00)	(\$37,290.00)	\$0.00	(\$93,181.00)
<u>Total Income</u>	\$145,544.21	\$146,998.00	(\$1,453.79)	\$747,834.47	\$719,660.00	\$28,174.47	\$1,790,991.00
Total Income	\$145,544.21	\$146,998.00	(\$1,453.79)	\$747,834.47	\$719,660.00	\$28,174.47	\$1,790,991.00
Expense							
<u>Administration</u>							
5700 - Management Fees	\$4,272.00	\$4,164.00	(\$108.00)	\$20,850.00	\$20,340.00	(\$510.00)	\$50,826.00
5705 - Accounting	\$770.00	\$0.00	(\$770.00)	\$870.00	\$100.00	(\$770.00)	\$600.00
5710 - Legal Expense-Collections	\$60.00	\$1,300.00	\$1,240.00	\$145.00	\$2,750.00	\$2,605.00	\$5,600.00
5725 - Taxes-Property	\$3,081.72	\$3,600.00	\$518.28	\$3,081.72	\$3,600.00	\$518.28	\$3,600.00
5735 - Insurance	\$0.00	\$6,900.00	\$6,900.00	\$5,826.00	\$13,800.00	\$7,974.00	\$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	\$149.51	\$75.00	(\$74.51)	\$194.63	\$375.00	\$180.37	\$900.00
5755 - Copies/Printing/Supplies	\$1,397.33	\$1,300.00	(\$97.33)	\$8,463.96	\$6,500.00	(\$1,963.96)	\$15,600.00
5760 - Subscriptions	\$138.50	\$0.00	(\$138.50)	\$893.63	\$499.00	(\$394.63)	\$499.00
5765 - Bank Charges	\$132.98	\$80.00	(\$52.98)	\$460.34	\$400.00	(\$60.34)	\$960.00
5770 - Mileage	\$71.28	\$125.00	\$53.72	\$419.04	\$625.00	\$205.96	\$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	\$187.50	\$0.00	(\$187.50)	\$187.50	\$1,261.00	\$1,073.50	\$4,631.00
<u>Total Administration</u>	\$10,260.82	\$17,544.00	\$7,283.18	\$43,863.56	\$53,983.00	\$10,119.44	\$118,245.00
<u>Clubhouse</u>							
5200 - Clubhouse Maintenance & Repair	\$807.22	\$800.00	(\$7.22)	\$2,335.43	\$4,000.00	\$1,664.57	\$9,600.00
5205 - Clubhouse Equipment Repair	\$5,341.96	\$500.00	(\$4,841.96)	\$9,669.33	\$2,500.00	(\$7,169.33)	\$6,000.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$1,300.00	\$1,300.00	\$5,318.75	\$3,300.00	(\$2,018.75)	\$6,600.00
5215 - Clubhouse Janitorial	\$2,530.54	\$2,000.00	(\$530.54)	\$11,187.29	\$10,000.00	(\$1,187.29)	\$24,000.00
5225 - HVAC Repair & Maintenance	\$0.00	\$725.00	\$725.00	\$3,017.50	\$3,625.00	\$607.50	\$8,700.00
5230 - Extermination	\$0.00	\$0.00	\$0.00	\$42.38	\$0.00	(\$42.38)	\$0.00
5235 - Alarm/Security	\$0.00	\$0.00	\$0.00	\$216.00	\$735.00	\$519.00	\$945.00
5240 - Recreation Supplies	\$5,281.73	\$250.00	(\$5,031.73)	\$6,210.66	\$1,250.00	(\$4,960.66)	\$3,000.00
5245 - Fitness Instruction	\$3,741.00	\$4,031.67	\$290.67	\$18,343.00	\$20,158.35	\$1,815.35	\$48,380.00
5250 - Fitness Equipment Maintenance	\$825.46	\$0.00	(\$825.46)	\$2,686.42	\$1,854.00	(\$832.42)	\$3,708.00
5255 - Kitchen Supplies	\$391.45	\$400.00	\$8.55	\$1,949.83	\$2,000.00	\$50.17	\$4,800.00
5300 - Pool Service Contract	\$7,221.67	\$7,439.00	\$217.33	\$29,161.68	\$37,195.00	\$8,033.32	\$89,268.00
5310 - Pool Maintenance & Repair	\$1,745.16	\$500.00	(\$1,245.16)	\$2,625.24	\$2,500.00	(\$125.24)	\$6,000.00
5335 - Bocce Ball Courts repairs & supplies	\$0.00	\$0.00	\$0.00	\$73.06	\$0.00	(\$73.06)	\$0.00

6/15/2016

Britton Falls by Del Webb HOA INC
Budget Comparison Report
5/1/2016 - 5/31/2016

	5/1/2016 - 5/31/2016			1/1/2016 - 5/31/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5405 - Event Expense	\$3,787.78	\$4,530.00	\$742.22	\$13,085.29	\$22,650.00	\$9,564.71	\$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
<u>Total Clubhouse</u>	\$31,673.97	\$22,475.67	(\$9,198.30)	\$106,921.86	\$113,267.35	\$6,345.49	\$272,861.00
<u>Common Area Maintenance</u>							
5000 - Mowing & Edging-Common Area	\$6,078.33	\$6,079.00	\$0.67	\$49,350.01	\$30,395.00	(\$18,955.01)	\$72,948.00
5005 - Mulch & Maintenance-Common Area	\$2,517.13	\$2,583.33	\$66.20	\$20,369.20	\$12,916.65	(\$7,452.55)	\$31,000.00
5010 - Tree & Shrub Chemicals	\$337.40	\$338.00	\$0.60	\$1,700.87	\$1,690.00	(\$10.87)	\$4,056.00
5015 - Turf Chemicals-Common Area	\$2,062.03	\$2,062.00	(\$0.03)	\$9,966.96	\$10,310.00	\$343.04	\$24,744.00
5020 - Tree & Shrub Pruning-Common Area	\$266.95	\$267.00	\$0.05	\$2,029.09	\$1,335.00	(\$694.09)	\$3,204.00
5025 - Irrigation Maintenance-Common Area	\$1,950.07	\$547.00	(\$1,403.07)	\$5,866.76	\$2,735.00	(\$3,131.76)	\$6,564.00
5030 - Seasonal Clean-Up-Common Area	\$864.29	\$158.00	(\$706.29)	\$1,626.05	\$790.00	(\$836.05)	\$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	\$860.72	\$879.00	\$18.28	\$4,656.66	\$4,395.00	(\$261.66)	\$10,548.00
5045 - Tree/Sod/Plant Replacement	\$0.00	\$300.00	\$300.00	\$0.00	\$1,500.00	\$1,500.00	\$3,600.00
5100 - Common Area	\$244.67	\$500.00	\$255.33	\$2,930.89	\$2,500.00	(\$430.89)	\$6,000.00
5105 - Pet Stations/Cleanup	\$216.66	\$109.00	(\$107.66)	\$691.65	\$545.00	(\$146.65)	\$1,308.00
5130 - Lighting Maintenance	\$442.00	\$1,150.00	\$708.00	\$3,814.25	\$5,750.00	\$1,935.75	\$13,800.00
5135 - Sign Maintenance	\$275.00	\$200.00	(\$75.00)	\$1,475.00	\$1,000.00	(\$475.00)	\$2,400.00
5180 - Holding Pond Maintenance	\$0.00	\$0.00	\$0.00	\$9,543.35	\$0.00	(\$9,543.35)	\$0.00
5185 - Fountain Maintenance	\$3,260.86	\$0.00	(\$3,260.86)	\$13,462.76	\$10,100.00	(\$3,362.76)	\$22,169.00
<u>Total Common Area Maintenance</u>	\$19,376.11	\$15,172.33	(\$4,203.78)	\$164,791.45	\$165,161.65	\$370.20	\$309,837.00
<u>Employment</u>							
5600 - Salaries	\$16,888.96	\$13,322.00	(\$3,566.96)	\$80,505.47	\$66,610.00	(\$13,895.47)	\$159,864.00
5605 - Manager Salary	\$3,076.92	\$3,605.00	\$528.08	\$16,923.06	\$18,025.00	\$1,101.94	\$43,260.00
5610 - Human Resource Expense	\$7,989.90	\$3,096.00	(\$4,893.90)	\$19,945.67	\$15,480.00	(\$4,465.67)	\$37,152.00
5615 - Payroll Taxes	\$1,701.17	\$2,000.00	\$298.83	\$8,742.09	\$10,000.00	\$1,257.91	\$24,000.00
5620 - Benefits	\$1,965.18	\$1,796.33	(\$168.85)	\$8,647.99	\$8,981.65	\$333.66	\$21,556.00
5625 - Employment Expense	\$565.08	\$500.00	(\$65.08)	\$3,119.61	\$2,500.00	(\$619.61)	\$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	\$95.23	\$0.00	(\$95.23)	\$190.46	\$0.00	(\$190.46)	\$0.00
<u>Total Employment</u>	\$32,282.44	\$24,319.33	(\$7,963.11)	\$138,166.35	\$121,596.65	(\$16,569.70)	\$295,032.00
<u>Grounds Maintenance</u>							
5001 - Mowing & Edging Homes	\$24,362.36	\$27,362.15	\$2,999.79	\$55,684.57	\$54,409.71	(\$1,274.86)	\$200,907.47
5006 - Mulch & Maintenance Homes	\$2,969.91	\$5,661.50	\$2,691.59	\$20,772.02	\$105,369.24	\$84,597.22	\$134,644.84
5011 - Tree & Shrub Chemicals Homes	\$1,991.90	\$2,946.76	\$954.86	\$10,294.13	\$4,828.63	(\$5,465.50)	\$21,922.66
5016 - Turf Chemicals Homes	\$9,496.19	\$0.00	(\$9,496.19)	\$15,349.24	\$9,547.50	(\$5,801.74)	\$42,306.49
5021 - Tree & Shrub Pruning Homes	\$0.00	\$0.00	\$0.00	\$45,054.34	\$0.00	(\$45,054.34)	\$69,760.05
5026 - Irrigation Maintenance Homes	\$1,833.45	\$15,729.75	\$13,896.30	\$16,098.57	\$15,729.75	(\$368.82)	\$31,416.15
5031 - Seasonal Clean-Up Homes	\$1,755.12	\$0.00	(\$1,755.12)	\$17,276.14	\$6,559.08	(\$10,717.06)	\$16,037.37
5055 - Wetland Maintenance	\$134.52	\$0.00	(\$134.52)	\$134.52	\$0.00	(\$134.52)	\$0.00
<u>Total Grounds Maintenance</u>	\$42,543.45	\$51,700.16	\$9,156.71	\$180,663.53	\$196,443.91	\$15,780.38	\$516,995.03
<u>Recreation</u>							
5320 - Tennis Courts repairs & supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00
<u>Total Recreation</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00

Britton Falls by Del Webb HOA INC
Budget Comparison Report
5/1/2016 - 5/31/2016

	5/1/2016 - 5/31/2016			1/1/2016 - 5/31/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5400 - Social Committee	\$949.99	\$0.00	(\$949.99)	\$949.99	\$0.00	(\$949.99)	\$0.00
<u>Total Social</u>	\$949.99	\$0.00	(\$949.99)	\$949.99	\$0.00	(\$949.99)	\$0.00
<u>Utilities</u>							
5500 - Electric	\$7,263.79	\$8,800.00	\$1,536.21	\$28,246.91	\$44,000.00	\$15,753.09	\$105,600.00
5505 - Water & Sanitation	\$4,001.73	\$8,800.00	\$4,798.27	\$16,874.49	\$44,000.00	\$27,125.51	\$105,600.00
5510 - Telephone	\$45.58	\$300.00	\$254.42	\$2,329.61	\$1,500.00	(\$829.61)	\$3,600.00
5515 - Refuse Collection	\$9,778.61	\$8,328.00	(\$1,450.61)	\$46,814.47	\$40,680.00	(\$6,134.47)	\$101,652.00
5520 - Cable & Internet	\$280.70	\$265.00	(\$15.70)	\$1,383.50	\$1,325.00	(\$58.50)	\$3,180.00
5525 - Natural Gas	\$1,755.00	\$3,000.00	\$1,245.00	\$11,172.53	\$15,000.00	\$3,827.47	\$36,000.00
<u>Total Utilities</u>	\$23,125.41	\$29,493.00	\$6,367.59	\$106,821.51	\$146,505.00	\$39,683.49	\$355,632.00
Total Expense	\$160,212.19	\$160,704.49	\$492.30	\$742,178.25	\$797,457.56	\$55,279.31	\$1,869,102.03
Operating Net Income	(\$14,667.98)	(\$13,706.49)	(\$961.49)	\$5,656.22	(\$77,797.56)	\$83,453.78	(\$78,111.03)
Reserve Income							
<u>Reserve Income</u>							
8000 - Reserve Income	\$10,414.00	\$0.00	\$10,414.00	\$48,201.66	\$0.00	\$48,201.66	\$0.00
8005 - Reserve Interest	\$154.06	\$0.00	\$154.06	\$756.83	\$0.00	\$756.83	\$0.00
<u>Total Reserve Income</u>	\$10,568.06	\$0.00	\$10,568.06	\$48,958.49	\$0.00	\$48,958.49	\$0.00
Total Reserve Income	\$10,568.06	\$0.00	\$10,568.06	\$48,958.49	\$0.00	\$48,958.49	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9005 - Landscaping and Grounds	\$0.00	\$0.00	\$0.00	\$13,570.00	\$0.00	(\$13,570.00)	\$0.00
9015 - Clubhouse	\$19,136.95	\$0.00	(\$19,136.95)	\$32,745.81	\$0.00	(\$32,745.81)	\$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>	\$19,136.95	\$0.00	(\$19,136.95)	\$51,706.75	\$0.00	(\$51,706.75)	\$0.00
Total Reserve Expense	\$19,136.95	\$0.00	(\$19,136.95)	\$51,706.75	\$0.00	(\$51,706.75)	\$0.00
Reserve Net Income	(\$8,568.89)	\$0.00	(\$8,568.89)	(\$2,748.26)	\$0.00	(\$2,748.26)	\$0.00
Net Income	(\$23,236.87)	(\$13,706.49)	(\$9,530.38)	\$2,907.96	(\$77,797.56)	\$80,705.52	(\$78,111.03)

Monthly Variance Report

Account	Variance	
	Amount	Explanation
Income		
4100 - Late charge income	\$ 77.27	5 collections
4130 - Legal Fees	\$ 37.16	1 Payment
4200 - Capital Contribution	\$ 620.00	2 more closings than projected
4400 - Other Income	\$ 380.00	Paymentech Income
4405 - Website Income	\$ (3,137.00)	Marketplace sponsors, over 12 months
4420 - Clubhouse Rental	\$ 28.00	2 rentals
4425 - Fitness Income	\$ 1,160.00	Greater attendance then planned
4430 - Event income	\$ (2,462.00)	Fewer events then budgeted less golf
4431 - Golf Event Income	\$ 1,050.00	Golf sponsorship collection
Expense		
5705 - Accounting	\$ (770.00)	Taxes
5710 - Legal Expense-Collect	\$ 1,240.00	Fewer collections then planned on
5725 - Taxes,Property	\$ 518.28	Less then budgeted for
5750 - Postage	\$ (74.51)	More Mailings than planned
5760 - Subscriptions	\$ (138.50)	CMS, Indianapolis Monthly Magazine
5765 - Bank Charges	\$ (52.98)	Chase Credit Card System fee
5770 - Mileage	\$ 53.72	Fewer miles than budgeted for
5780 - Computer Maintenance	\$ (187.50)	Cherry Top diagnostics
5205 - Clubhouse Equip Repair	\$ (4,841.96)	Front entrance door, HVAC
5215 - Clubhouse Janitorial	\$ (530.54)	Monthly contract and supplies, floor mats for entrances
5240 - Recreation Supplies	\$ (5,031.73)	2 New Fitness equipment items
5250 - Fitness Equip maint.	\$ (825.46)	Fitness Fix, Scheduled Maintenance and parts
5310 - Pool Maint/Repair	\$ (1,245.16)	Pyle Pools
5405 - Event Expense	\$ 742.22	Less cost for scheduled events
5025 - Irrigation Maint. CA	\$ (1,403.07)	Budgeted over twelve months
5030 - Seasonal Clean up CA	\$ (706.29)	Budgeted over twelve months
5100 - Common Area	\$ 255.33	Wilmar, Visa items
5105 - Pet Station Clean-up	\$ (107.66)	Additional pick-up
5130 - Lighting Maintenance	\$ 708.00	Fewer repaired then planned
5135 - Sign Maintenance	\$ (75.00)	Street sign replacement/ repair, wind damage
5185 - Fountain Maintenance	\$ (3,260.84)	ASAP repair of clubhouse/Dolcetto fountain
5600 - Salaries	\$ (3,566.96)	2 pay periods
5605 - Manager Salary	\$ 528.08	2 pay periods
5610 - Human Resource Exp	\$ (4,893.90)	Cost of excuting the payroll to the program
5615 - payroll Taxes	\$ 298.83	2 pay periods
5625 - Employment Expense	\$ (65.08)	cell phones reimbursement
5635 - Uniforms	\$ (95.23)	Cintas-mat invoice
5001 - Mowing /Edging Homes	\$ 2,999.79	Budgeted over 12 mos, as billed
5006 - Mulch /Maintenance H	\$ 2,691.59	Budgeted in April, not complete
5011 - Tree/Shrub Chemicals H	\$ 954.86	Budgeted in June, July less than allotted
5016 - Turf Chemicals H	\$ (9,496.19)	Budgeted in April
5026 - Irrigation and Maint. H	\$ 13,896.30	Major funding in May, over 5 months

BRITTON FALLS BY DEL WEBB

May 2016

Account	Variance	
	Amount	Explanation
5031 - Season Clean-up H	\$ (1,755.12)	Budgeted in March
5055 - Wetland Maintenance	\$ (134.52)	HD Supply
5500 - Electric	\$ 1,536.21	Fountains
5505 - Water and Sanitation	\$ 4,798.27	Irrigation just starting
5510 - Telephone	\$ 254.42	Appia Bill, refund and Comcast
5515 - Refuse Collection	\$ (1,450.61)	Republic, homes and Chateau
5525 - Natural Gas	\$ 1,245.00	indoor and Outdoor pool

YTD Variance Report

Account	Variance	
	Amount	Explanation
Income		
4100 - Late Charge income	\$ 364.65	Late HOA payment fees
4130 - Legal Fees	\$ 120.00	1 Collection Payment
4200 - Capital Contribution	\$ 5,767.98	15 additional closings over plan YTD
4400 - Other Income	\$ 1,114.40	Name tags, Chateau keys
4405 - Website Income	\$ (3,739.50)	Participation ongoing program
4420 - Clubhouse Rental	\$ (555.00)	Fewer rentals than planned
4425 - Fitness Income	\$ 3,300.00	More participation than planned
4430 - Event Income	\$ (8,307.00)	Fewer events, offset by event expense
4431 - Golf Event Income	\$ 2,850.00	Golf Sponsorships
Expense		
5705 - Accounting	\$ (770.00)	Taxes
5710- legal Expense Collection	\$ (2,605.00)	Less than budgeted for
5725 - Taxes-Property	\$ 518.28	As billed
5735 - Insurance	\$ 1,074.00	Paid quarterly, as billed
5745 - Fees/ Dues /Licenses	\$ (1,380.00)	BMI Music License paid in February
5750 - Postage	\$ 180.37	Less than planned
5755 - Copies/Printing/Supplies	\$ (1,963.96)	Coupon Books, copier, office supplies and Allegra
5760 - Subscriptions	\$ (394.63)	Survey Monkey
5765 - Bank Charges	\$ (60.34)	Based on usage
5770 - Mileage	\$ 205.96	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	\$ 1,664.57	Sound system upgrades
5205 - Clubhouse Equip. Repair	\$ (7,169.33)	Doors, camera installation, ballroom doors
5210 - Clubhouse Floor Clean	\$ (2,018.75)	Locker room, pool area floor cleaning
5215 - Clubhouse Janitorial	\$ (1,187.29)	Includes supplies
5225 - HVAC Repair & Maint	\$ 607.50	Dectron and RT, some cost into reserve
5230 - Extermination	\$ (42.38)	Voles
5235 - Alarm/Security	\$ 519.00	Nelson Alarm
5240 - Recreation Supplies	\$ (4,960.66)	New equipment
5250 - Fitness Equip Maint	\$ (832.42)	Regular scheduled maint and parts
5300 - Pool Service Contract	\$ 8,033.32	January paid in December
5335 - Bocce Ball Courts	\$ (73.06)	Sand
5405 - Event Expense	\$ 9,564.71	Based on number of events

Community Management Services, Inc.

BRITTON FALLS BY DEL WEBB

May 2016

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

May 2016

5000 - Mowing/Edging CA	\$ (18,955.01)	Budgeted over 12 months
5005 - Mulch/Maint. CA	\$ (7,452.55)	Budgeted over 12 months
5020 - Tree/Shrub Pruning CA	\$ (694.09)	Budgeted over 12 months
5025 - Irrigation Maint. CA	\$ (3,131.76)	Budgeted over 12 months
5030 - Seasonal Cleanup CA	\$ (836.05)	Billed over 12 months
5035 - Snow Removal	\$ 41,892.05	Less snow in Jan/Feb than anticipated
5100 - Common Area	\$ (430.89)	Critter control, maintenance supplies
5105 - Pet Station Cleanup	\$ (146.65)	Additional pic-ups
5130 - Lighting Maintenance	\$ 1,935.75	Street light repair, less than planned
5135 - Sign Maintenance	\$ (475.00)	Repairs from winds, storms
5180 - Holding Pond Maint.	\$ (9,543.35)	ASAP, light repair on fountain
5185 - Fountain Maint	\$ (3,362.76)	Fountains cost to repair
5600 - Salaries	\$ (13,895.47)	Pay periods, 3 in March, April IRA
5610 - Human Resource Expen	\$ (4,465.67)	Cost of Payroll
5615 - Payroll Taxes	\$ 1,257.91	Pay periods cost of Taxes
5625 - Employment Expense	\$ (619.61)	Cell phones, Payroll fee
5630 - Workman's Comp Ins.	\$ (92.00)	As billed
5635 - Uniforms	\$ (190.46)	Includes mat rental .. No longer renting
5006 - Mulch/Maint. HOMES	\$ (84,597.22)	2015 Bills, paid in Jan/Feb - budgeted April
5011 - Tree/Shrub Chem. HOME	\$ (5,465.50)	2015 Bills, paid in Jan/Feb - budgeted April
5016 - Turf Chem. HOMES	\$ (5,801.74)	2015 Bills, paid in Jan/Feb - budgeted April
5021 - Tree /Shrub Prune HOME	\$ (45,054.34)	2015 Bills, paid in Jan/Feb - budgeted April
5031 - Seasonal Clean-up HOME	\$ (10,717.06)	2015 Bills, paid in Jan/Feb - budgeted April
5055 - Wetland Maintenance	\$ (134.52)	HD
5500 - Electric	\$ 15,753.09	Warmer winter than anticipated
5505 - Water /Sanitation	\$ 27,125.51	No irrigation
5610 - Telephone	\$ (829.61)	Appia and Comcast
5515 - Refuse Collection	\$ (6,134.47)	Homes and Chateau
5525 - Natural Gas	\$ 3,827.47	Warmer winter than anticipated