

Britton Falls by Del Webb HOA INC
Balance Sheet
5/31/2017

Assets		
<u>Cash Operating</u>		
1015 - Pacific Premier Operating	\$21,122.53	
<u>Cash Operating Total</u>	\$21,122.53	
<u>Cash Reserves</u>		
1025 - Pacific Premier Money Market	\$464,374.82	
<u>Cash Reserves Total</u>	\$464,374.82	
<u>Other</u>		
1050 - Clearing Account	(\$881.89)	
1290 - Other Current Assets	\$7,001.64	
<u>Other Total</u>	\$6,119.75	
 <i>Assets Total</i>		 \$491,617.10
 Liabilities and Equity		
<u>Other</u>		
2400 - Reserve Legal Fund	\$436,052.79	
<u>Other Total</u>	\$436,052.79	
 <u>Retained Earnings</u>	 (\$90,966.89)	
 <u>Net Income</u>	 \$146,531.20	
 <i>Liabilities & Equity Total</i>		 \$491,617.10

BRITTON FALLS BY DEL WEBB

May 2017

Monthly Variance Report

Account	Variance	
	Amount	Explanation
Income		
4010 - Landscape Maintenance	\$ 1,109.59	Additional Landscape payments for year
4100 -Late Charge Income	\$ 59.95	Unbudgeted income collected from past due accounts
4130 - Collections Fees	\$ 208.50	Unbudgeted income collected from past due accounts
4200 - Capital Contribution	\$ 3,105.00	12 closings/unbudgeted account
4400 - Other Income	\$ 744.50	Paymentech Income
4405 - Website Income	\$ (3,645.00)	Collection on Marketplace sponsors
4420 - Clubhouse Rental	\$ (39.00)	Fewer paying rentals
4425 - Fitness Income	\$ 490.00	Improved attendance/Winter group
4430 - Event income	\$ 1,926.00	More attendance to events
Expense		
5710 - Legal Exp. Collections	262.00	Fewer collection accounts
5735 - Insurance	(6,814.00)	Quarterly, budgeted in April
5750 - Postage	\$ (10.12)	Fishers PO, stamps
5755 - Copies/Print/Supplies	\$ (971.15)	Keri access cards, office supplies, Davant(Allegra)
5760 - Subscriptions	\$ (403.88)	Indianapolis Star through 5/31/18
5765 - Bank Charges	\$ (104.41)	Payment Tech Fee
5780 - Computer Maintenance	\$ (461.67)	Laptop for Lifestyle Director
5200 - Clubhouse Maint/Repair	\$ (324.79)	Hittle Construction, repair doors in BR A
5205 - Clubhouse Equip. Repair	\$ 621.41	Wilmar, HD supplies
5215 - Clubhouse Janitorial	\$ (504.07)	Janitorial service and supplies
5225 - HVAC Maint and Repair	\$ (2,365.15)	Replace belt unit; Boiler pump Dectron unit
5230 - Extermination	\$ (107.00)	Hittle treatment for voles
5245 - Fitness Instruction	\$ 1,490.00	Fewer classes than budgeted for
5250 - Fitness Equip. Maint.	\$ (218.96)	Fitness Fixx
5255 - Kitchen Supplies	\$ 68.98	Coffee daily and water in fitness room
5310 - Pool Maint/Repair	\$ (1,908.88)	Pyle Pools
5335 - Bocce Ball Repair/Sup	\$ (33.58)	Sand
5405 - Event Expense	\$ (4,868.39)	Included Cincinnati Reds tickets
5015 - Turf Chemicals CA	\$ (584.46)	Second application
5025 - Irrigation Maint CA	\$ (1,734.49)	Common Area contracted over 12 months
5030 - Seasonal Clean-up CA	\$ (419.97)	Backflow repairs
5130 - Lighting Maint	\$ 510.26	Street lights, Replace bulbs at Chateau (lift rental)
5135 - Sign Maintenance	\$ (75.00)	Street sign replacement/repair
5600 - Salaries	\$ 2,227.46	All employees, including managers
5620 - Benefits	\$ (928.55)	American Funds, CMS
5625 - Employment Expense	\$ 821.91	Payroll fees, lunches
5001 - Mowing/Edging H	\$ 5,782.62	Based on home count 3 sections
5006 - Mulch/Maint Homes	\$ (81,383.68)	Partial billing on Home installation
5011 - Tree / Shrub Chem. H	\$ (631.39)	Budgeted over 6 months
5016 - Turf Chemicals H	\$ (12,097.23)	Application, budget April/June
5026 - Irrigation Maint H	\$ 26,299.61	Repairs needed during start up of system
5031 - Seasonal Clean up H	\$ (60.00)	Budgeted in March
5500 - Electric	\$ (7,384.33)	As billed , includes 5 April invoices
5505 - Water and Sanitation	\$ (1,919.40)	Billed over 12 months

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5506 - Development Water Ch.	\$ 1,125.00	Irrigation water taps
5520 - Cable and Internet	\$ (80.60)	Includes two month's bills
5525 - Natural Gas	\$ 303.77	No invoice processed

YTD Variance Report

Account	Variance	
	Amount	Explanation
Income		
4010 - Landscape Maintenance	\$ 2,172.00	Additional landscape upgrades
4100 - Late Charge Income	\$ 400.89	Unbudgeted income, collect from past due accts
4130 - Collection Fees	\$ 308.50	Unbudgeted income, collect from past due accts
4200 - Capital Contribution	\$ 16,801.65	Unbudgeted income from Closings
4300 - Developer Income	\$ 25,215.00	First quarter payment
4400 - Other Income	\$ 376.00	Payment Tech
4405 - Website Income	\$ (1,715.00)	Market place sponsor renewals
4420 - Clubhouse Rental	\$ (665.00)	Fewer room rentals, more group/street parties
4425 - Fitness Income	\$ (1,989.01)	Fewer classes than planned
4430 - Event Income	\$ 9,625.00	Better attended, lower cost events
Expense		
5710 - Legal Expense Collection	\$ 976.00	Less expense than budgeted
5715 - Legal Expense Violations	\$ (2,720.45)	Pending issues
5725 - Taxes-Property	\$ 2,624.34	Spring and Fall Property 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
5750 - Postage	\$ (145.45)	Letterstream
5755 - Copies /Printing /Supp	\$ 903.39	Includes name badges, supplies and copy supplies
5760 - Subscriptions	\$ (480.68)	Wall Street Journal, Indianapolis Star
5765 - Bank Charges	\$ (233.23)	Payment Tech
5780 - Computer Maintenance	\$ 1,056.67	M S Office for Lifestyle Director's computer
5200 - Clubhouse Maint/Repair	\$ (2,943.77)	Supplies, Shorten doors in BR A(Hittle Const)
5205 - Clubhouse Equip. Repair	\$ (8,672.87)	Handicap doors, A & M Door
5210 - Clubhouse floor Cleaning	\$ 2,067.84	Includes furniture cleaning
5215 - Clubhouse Janitorial	\$ (3,052.03)	Additional supplies
5225 - HVAC Repair and Maint	\$ (4,437.11)	Dectron, Rooftops and Preventative maintenance
5230 - Extermination	\$ (1,372.85)	Fikes clubhouse, voles in community
5235 - Alarm/Security	\$ 263.00	As billed, paid twice a year
5240 - Recreation Supplies	\$ 1,002.23	Pool area, new items
5310 - Pool Maint and Repair	\$ (1,366.22)	Fewer repairs YTD than budgeted
5335 - Bocce Ball Courts R/S	\$ (33.58)	Sand for the courts
5405 - Event Expense	\$ (6,540.11)	Includes future events(tickets)
5406 - Golf Outing	\$ (302.00)	Hole in one contest and promotion
5410 - Holiday Decorations	\$ (7,749.00)	Set up, take down and replacement
5005 - Mulch /Maint CA	\$ (2,777.65)	Common Area contracted over 12 months
5010 - Tree / Shrub Chemicals	\$ (474.10)	Common Area contracted over 12 months
5015 - Turf Chemicals CA	\$ (2,264.85)	Common Area contracted over 12 months
5020 - Tree/Shrub pruning CA	\$ (2,317.00)	Common Area contracted over 12 months
5025 - Irrigation Maint CA	\$ (2,527.37)	Common Area contracted over 12 months

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May 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	\$ (949.77)	Common Area contracted over 12 months
5100 - Common Area	\$ (6,417.86)	New bike rack, concrete repair
5105 - Pet Station Cleanup	\$ (99.97)	December carry over payments
5130 -Lighting Maintenance	\$ 808.92	Chateau/Street lights
5135 - Sign Maintenance	\$ 725.00	Street Sign maintenance/replacements
5185 - Fountain Maintenance	\$ (9,887.01)	Cables from stainless steel to protect wires
5610 - Human Resource Expens	\$ 13,212.08	Cost of payroll
5615 - Payroll Taxes	\$ (3,270.28)	As billed
5620 - Benefits	\$ (9,897.98)	Includes American Funds and CMS
5625 - Employment Expense	\$ 515.34	Phones, Lunches
5001 - Mowing & Edging H	\$ 40,545.62	As billed, by home count
5006 - Mulch / Maint Homes	\$ 18,857.65	Not all billed in April, carry over till May
5011 - Tree / Shrub Chem. H	\$ 4,564.52	Budgeted over six months
5016 - Turf Chemicals H	\$ (3,819.23)	Budgeted by home count
5021 - Tree/Shrub Prune Home	\$ (18,368.60)	Tree removal for safety reasons
5026 - Irrigation Maint. H	\$ 24,513.00	System repairs in Napa, Sonoma, Monterey
5500 - Electric	\$ (10,387.54)	2/3 in May includes fountains and irrigation
5505 - Water and Sanitation	\$ 45,776.93	No irrigation on yet, savings
5506 - Development Water	\$ 1,125.00	Additional irrigation taps
5520 - Cable and Internet	\$ (403.00)	Additional Payment
5525 - Natural Gas	\$ 5,346.94	Mild winter, less consumption

Britton Falls by Del Webb HOA INC
Budget Comparison Report
5/1/2017 - 5/31/2017

	5/1/2017 - 5/31/2017			1/1/2017 - 5/31/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - HOA Assessment	\$173,374.62	\$163,072.00	\$10,302.62	\$878,971.61	\$799,034.00	\$79,937.61	\$1,985,877.00
4010 - Landscape Maintenance	\$1,590.59	\$456.00	\$1,134.59	\$4,477.00	\$2,280.00	\$2,197.00	\$5,472.00
4100 - Late Charge Income	\$59.95	\$0.00	\$59.95	\$400.89	\$0.00	\$400.89	\$0.00
4130 - Collection Fees	\$208.50	\$0.00	\$208.50	\$308.50	\$0.00	\$308.50	\$0.00
4200 - Capital Contribution	\$3,105.00	\$0.00	\$3,105.00	\$16,801.65	\$0.00	\$16,801.65	\$0.00
4205 - Capital to Reserve	\$0.00	\$0.00	\$0.00	(\$10,166.65)	\$0.00	(\$10,166.65)	\$0.00
4300 - Developer Contribution	\$0.00	\$0.00	\$0.00	\$25,215.00	\$0.00	\$25,215.00	\$0.00
4400 - Other Income	\$1,194.50	\$450.00	\$744.50	\$2,626.00	\$2,250.00	\$376.00	\$5,400.00
4405 - Website Income	\$1,105.00	\$4,750.00	(\$3,645.00)	\$22,035.00	\$23,750.00	(\$1,715.00)	\$57,000.00
4420 - Clubhouse Rental	\$350.00	\$389.00	(\$39.00)	\$1,280.00	\$1,945.00	(\$665.00)	\$4,668.00
4425 - Fitness Income	\$4,340.00	\$3,850.00	\$490.00	\$17,260.99	\$19,250.00	(\$1,989.01)	\$46,200.00
4430 - Event Income	\$4,676.00	\$2,750.00	\$1,926.00	\$23,375.00	\$13,750.00	\$9,625.00	\$33,000.00
4431 - Event Income-Golf	\$0.00	\$0.00	\$0.00	\$2,120.00	\$0.00	\$2,120.00	\$21,940.00
7900 - Reserve Funding	(\$9,108.00)	(\$8,877.00)	(\$231.00)	(\$52,162.00)	(\$43,494.00)	(\$8,668.00)	(\$108,108.00)
<u>Total Income</u>	\$180,896.16	\$166,840.00	\$14,056.16	\$932,542.99	\$818,765.00	\$113,777.99	\$2,051,449.00
Total Income	\$180,896.16	\$166,840.00	\$14,056.16	\$932,542.99	\$818,765.00	\$113,777.99	\$2,051,449.00
Expense							
<u>Administration</u>							
5700 - Management Fees	\$4,902.00	\$4,842.00	(\$60.00)	\$24,042.00	\$23,724.00	(\$318.00)	\$58,968.00
5705 - Accounting	\$0.00	\$770.00	\$770.00	\$0.00	\$870.00	\$870.00	\$870.00
5710 - Legal Expense-Collections	\$206.00	\$468.00	\$262.00	\$1,364.00	\$2,340.00	\$976.00	\$5,616.00
5715 - Legal Expense-Violations	\$0.00	\$0.00	\$0.00	\$2,720.45	\$0.00	(\$2,720.45)	\$0.00
5725 - Taxes-Property	\$0.00	\$3,600.00	\$3,600.00	\$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	\$6,814.00	\$0.00	(\$6,814.00)	\$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	\$110.12	\$100.00	(\$10.12)	\$645.45	\$500.00	(\$145.45)	\$1,200.00
5755 - Copies/Printing/Supplies	\$2,271.15	\$1,300.00	(\$971.15)	\$7,403.39	\$6,500.00	(\$903.39)	\$15,600.00
5760 - Subscriptions	\$475.88	\$72.00	(\$403.88)	\$1,502.68	\$1,022.00	(\$480.68)	\$1,022.00
5765 - Bank Charges	\$184.41	\$80.00	(\$104.41)	\$633.23	\$400.00	(\$233.23)	\$960.00
5770 - Mileage	\$0.00	\$40.00	\$40.00	\$193.75	\$200.00	\$6.25	\$480.00
5775 - Web Hosting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,953.00
5780 - Computer Maintenance	\$461.67	\$0.00	(\$461.67)	\$2,443.33	\$3,500.00	\$1,056.67	\$4,500.00
<u>Total Administration</u>	\$15,425.23	\$11,272.00	(\$4,153.23)	\$59,365.62	\$58,442.00	(\$923.62)	\$125,931.00
<u>Clubhouse</u>							
5200 - Clubhouse Maintenance & Repair	\$1,124.79	\$800.00	(\$324.79)	\$6,943.77	\$4,000.00	(\$2,943.77)	\$9,600.00
5205 - Clubhouse Equipment Repair	\$178.59	\$800.00	\$621.41	\$12,672.87	\$4,000.00	(\$8,672.87)	\$9,600.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$700.00	\$700.00	\$1,432.16	\$3,500.00	\$2,067.84	\$8,400.00
5215 - Clubhouse Janitorial	\$3,004.07	\$2,500.00	(\$504.07)	\$15,552.03	\$12,500.00	(\$3,052.03)	\$33,000.00
5225 - HVAC Repair & Maintenance	\$3,090.15	\$725.00	(\$2,365.15)	\$8,062.11	\$3,625.00	(\$4,437.11)	\$8,700.00
5230 - Extermination	\$107.00	\$0.00	(\$107.00)	\$1,497.85	\$125.00	(\$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	\$1,875.00	\$1,002.23	\$4,500.00
5245 - Fitness Instruction	\$3,433.00	\$4,923.00	\$1,490.00	\$22,623.00	\$24,615.00	\$1,992.00	\$59,076.00
5250 - Fitness Equipment Maintenance	\$527.96	\$309.00	(\$218.96)	\$1,483.42	\$1,545.00	\$61.58	\$3,708.00
5255 - Kitchen Supplies	\$281.02	\$350.00	\$68.98	\$1,751.96	\$1,750.00	(\$1.96)	\$4,200.00

6/8/2017

Britton Falls by Del Webb HOA INC
Budget Comparison Report
5/1/2017 - 5/31/2017

	5/1/2017 - 5/31/2017			1/1/2017 - 5/31/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5300 - Pool Service Contract	\$7,221.67	\$7,222.00	\$0.33	\$36,558.35	\$36,110.00	(\$448.35)	\$86,664.00
5310 - Pool Maintenance & Repair	\$2,408.88	\$500.00	(\$1,908.88)	\$3,866.22	\$2,500.00	(\$1,366.22)	\$6,000.00
5335 - Bocce Ball Courts repairs & supplies	\$33.58	\$0.00	(\$33.58)	\$33.58	\$0.00	(\$33.58)	\$0.00
5405 - Event Expense	\$7,248.39	\$2,380.00	(\$4,868.39)	\$18,440.11	\$11,900.00	(\$6,540.11)	\$28,560.00
5406 - Event Expense-Golf Outing	\$0.00	\$0.00	\$0.00	\$302.00	\$0.00	(\$302.00)	\$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	\$28,659.10	\$21,584.00	(\$7,075.10)	\$141,557.20	\$110,024.00	(\$31,533.20)	\$293,406.00
Common Area Maintenance							
5000 - Mowing & Edging-Common Area	\$7,493.60	\$6,926.67	(\$566.93)	\$36,513.17	\$34,633.35	(\$1,879.82)	\$83,120.00
5005 - Mulch & Maintenance-Common Area	\$2,503.92	\$2,445.08	(\$58.84)	\$15,003.05	\$12,225.40	(\$2,777.65)	\$29,341.00
5010 - Tree & Shrub Chemicals	\$418.26	\$390.92	(\$27.34)	\$2,428.70	\$1,954.60	(\$474.10)	\$4,691.00
5015 - Turf Chemicals-Common Area	\$2,305.71	\$1,721.25	(\$584.46)	\$10,871.10	\$8,606.25	(\$2,264.85)	\$20,655.00
5020 - Tree & Shrub Pruning-Common Area	\$301.59	\$301.58	(\$0.01)	\$3,824.90	\$1,507.90	(\$2,317.00)	\$3,619.00
5025 - Irrigation Maintenance-Common Area	\$2,625.32	\$890.83	(\$1,734.49)	\$6,981.52	\$4,454.15	(\$2,527.37)	\$10,690.00
5030 - Seasonal Clean-Up-Common Area	\$598.39	\$178.42	(\$419.97)	\$2,158.23	\$892.10	(\$1,266.13)	\$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)	\$5,061.87	\$4,112.10	(\$949.77)	\$9,869.00
5100 - Common Area	\$0.00	\$500.00	\$500.00	\$8,917.86	\$2,500.00	(\$6,417.86)	\$6,000.00
5105 - Pet Stations/Cleanup	\$0.00	\$175.00	\$175.00	\$974.97	\$875.00	(\$99.97)	\$2,100.00
5130 - Lighting Maintenance	\$639.74	\$1,150.00	\$510.26	\$4,941.08	\$5,750.00	\$808.92	\$13,800.00
5135 - Sign Maintenance	\$275.00	\$200.00	(\$75.00)	\$275.00	\$1,000.00	\$725.00	\$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	\$0.00	\$2,000.00	\$2,000.00	\$22,387.01	\$12,500.00	(\$9,887.01)	\$25,453.00
Total Common Area Maintenance	\$18,001.76	\$17,702.17	(\$299.59)	\$144,223.94	\$180,265.85	\$36,041.91	\$339,219.00
Employment							
5600 - Salaries	\$18,404.54	\$20,632.00	\$2,227.46	\$102,562.68	\$95,480.00	(\$7,082.68)	\$239,904.00
5610 - Human Resource Expense	\$0.00	\$3,020.00	\$3,020.00	\$735.92	\$13,948.00	\$13,212.08	\$35,088.00
5615 - Payroll Taxes	\$1,548.20	\$1,619.00	\$70.80	\$10,965.28	\$7,695.00	(\$3,270.28)	\$19,028.00
5620 - Benefits	\$1,527.55	\$599.00	(\$928.55)	\$12,892.98	\$2,995.00	(\$9,897.98)	\$7,188.00
5625 - Employment Expense	\$389.09	\$1,211.00	\$821.91	\$4,039.66	\$4,555.00	\$515.34	\$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	\$21,869.38	\$27,081.00	\$5,211.62	\$131,196.52	\$124,923.00	(\$6,273.52)	\$315,740.00
Grounds Maintenance							
5001 - Mowing & Edging Homes	\$27,983.38	\$33,766.00	\$5,782.62	\$27,983.38	\$68,529.00	\$40,545.62	\$249,604.00
5006 - Mulch & Maintenance Homes	\$88,811.68	\$7,428.00	(\$81,383.68)	\$136,125.65	\$117,268.00	(\$18,857.65)	\$155,541.00
5011 - Tree & Shrub Chemicals Homes	\$4,362.39	\$3,731.00	(\$631.39)	\$10,387.52	\$5,823.00	(\$4,564.52)	\$28,164.00
5016 - Turf Chemicals Homes	\$12,097.23	\$0.00	(\$12,097.23)	\$12,097.23	\$8,278.00	(\$3,819.23)	\$37,457.00
5021 - Tree & Shrub Pruning Homes	\$0.00	\$0.00	\$0.00	\$18,368.60	\$0.00	(\$18,368.60)	\$91,210.00
5026 - Irrigation Maintenance Homes	\$2,558.39	\$28,858.00	\$26,299.61	\$4,344.94	\$28,858.00	\$24,513.06	\$58,477.00
5031 - Seasonal Clean-Up Homes	\$60.00	\$0.00	(\$60.00)	\$8,869.00	\$8,442.00	(\$427.00)	\$20,768.00
Total Grounds Maintenance	\$135,873.07	\$73,783.00	(\$62,090.07)	\$218,176.32	\$237,198.00	\$19,021.68	\$641,221.00
Social							
5400 - Social Committee	\$0.00	\$0.00	\$0.00	\$140.00	\$0.00	(\$140.00)	\$0.00
Total Social	\$0.00	\$0.00	\$0.00	\$140.00	\$0.00	(\$140.00)	\$0.00

Britton Falls by Del Webb HOA INC
Budget Comparison Report
5/1/2017 - 5/31/2017

	5/1/2017 - 5/31/2017			1/1/2017 - 5/31/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5500 - Electric	\$14,284.33	\$6,900.00	(\$7,384.33)	\$38,387.54	\$28,000.00	(\$10,387.54)	\$105,600.00
5505 - Water & Sanitation	\$15,348.23	\$13,428.83	(\$1,919.40)	\$21,367.22	\$67,144.15	\$45,776.93	\$161,146.00
5506 - Development Water Charge	(\$1,125.00)	\$0.00	\$1,125.00	(\$1,125.00)	\$0.00	\$1,125.00	\$0.00
5510 - Telephone	\$427.07	\$466.00	\$38.93	\$2,148.26	\$2,330.00	\$181.74	\$6,852.00
5515 - Refuse Collection	\$10,542.25	\$9,975.00	(\$567.25)	\$45,332.62	\$48,871.00	\$3,538.38	\$121,474.00
5520 - Cable & Internet	\$380.60	\$300.00	(\$80.60)	\$1,903.00	\$1,500.00	(\$403.00)	\$4,200.00
5525 - Natural Gas	\$2,696.23	\$3,000.00	\$303.77	\$9,653.06	\$15,000.00	\$5,346.94	\$36,000.00
<u>Total Utilities</u>	\$42,553.71	\$34,069.83	(\$8,483.88)	\$117,666.70	\$162,845.15	\$45,178.45	\$435,272.00
Total Expense	\$262,382.25	\$185,492.00	(\$76,890.25)	\$812,326.30	\$873,698.00	\$61,371.70	\$2,150,789.00
Operating Net Income	(\$81,486.09)	(\$18,652.00)	(\$62,834.09)	\$120,216.69	(\$54,933.00)	\$175,149.69	(\$99,340.00)
Reserve Income							
<u>Reserve Income</u>							
8000 - Reserve Income	\$9,108.00	\$0.00	\$9,108.00	\$62,328.65	\$0.00	\$62,328.65	\$0.00
8005 - Reserve Interest	\$135.38	\$0.00	\$135.38	\$635.86	\$0.00	\$635.86	\$0.00
<u>Total Reserve Income</u>	\$9,243.38	\$0.00	\$9,243.38	\$62,964.51	\$0.00	\$62,964.51	\$0.00
Total Reserve Income	\$9,243.38	\$0.00	\$9,243.38	\$62,964.51	\$0.00	\$62,964.51	\$0.00
Reserve Expense							
<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	\$9,243.38	\$0.00	\$9,243.38	\$26,314.51	(\$31,500.00)	\$57,814.51	(\$48,000.00)
Net Income	(\$72,242.71)	(\$18,652.00)	(\$53,590.71)	\$146,531.20	(\$86,433.00)	\$232,964.20	(\$147,340.00)