

Britton Falls by Del Webb HOA INC
Balance Sheet
5/31/2018

Assets		
<u>Cash Operating</u>		
1015 - Pacific Premier Operating	\$54,730.78	
<u>Cash Operating Total</u>	\$54,730.78	
<u>Cash Reserves</u>		
1025 - Pacific Premier Money Market/Reserve	\$509,182.47	
<u>Cash Reserves Total</u>	\$509,182.47	
<u>Other</u>		
1290 - Other Current Assets Utility Deposit	\$7,001.64	
<u>Other Total</u>	\$7,001.64	
Assets Total		\$570,914.89
Liabilities and Equity		
<u>Other</u>		
2010 - Promissory Note @ 5% (Resale Portion)	\$152,000.00	
2015 - Promissory Note @ No Interest (Initial Contribution Portion)	\$248,000.00	
2400 - Allocated Reserve Fund	\$485,198.97	
<u>Other Total</u>	\$885,198.97	
<u>Retained Earnings</u>	(\$313,383.76)	
<u>Net Income</u>	(\$900.32)	
Liabilities & Equity Total		\$570,914.89

Britton Falls by Del Webb HOA INC
Budget Comparison Report
5/1/2018 - 5/31/2018

	5/1/2018 - 5/31/2018				1/1/2018 - 5/31/2018				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Income</u>									
4000 - HOA Assessment	\$195,317.26	\$187,857.00	\$7,460.26	3.97%	\$1,007,750.55	\$923,819.00	\$83,931.55	9.09%	\$2,285,850.00
4010 - Landscape Maintenance	\$516.00	\$516.00	\$0.00	0.00%	\$2,616.00	\$2,580.00	\$36.00	1.40%	\$6,192.00
4100 - Late Charge Income	\$77.85	\$0.00	\$77.85	100.00%	\$412.85	\$0.00	\$412.85	100.00%	\$0.00
4130 - Collection Fees	\$0.00	\$0.00	\$0.00	0.00%	\$431.00	\$0.00	\$431.00	100.00%	\$0.00
4200 - Capital Contribution	\$8,000.00	\$0.00	\$8,000.00	100.00%	\$25,205.00	\$0.00	\$25,205.00	100.00%	\$0.00
4205 - Capital to Reserve	\$0.00	\$0.00	\$0.00	0.00%	(\$8,278.00)	\$0.00	(\$8,278.00)	100.00%	\$0.00
4300 - Developer Contribution	\$18,898.00	\$0.00	\$18,898.00	100.00%	\$18,898.00	\$0.00	\$18,898.00	100.00%	\$0.00
4400 - Other Income	(\$1,458.19)	\$725.00	(\$2,183.19)	(301.13%)	\$1,610.31	\$3,625.00	(\$2,014.69)	(55.58%)	\$8,700.00
4405 - Website Income	\$2,575.00	\$5,266.67	(\$2,691.67)	(51.11%)	\$24,303.00	\$26,333.35	(\$2,030.35)	(7.71%)	\$63,200.00
4420 - Clubhouse Rental	\$1,803.99	\$466.67	\$1,337.32	286.57%	\$4,370.48	\$2,333.35	\$2,037.13	87.30%	\$5,600.00
4425 - Fitness Income	\$3,520.00	\$4,937.50	(\$1,417.50)	(28.71%)	\$19,163.00	\$24,687.50	(\$5,524.50)	(22.38%)	\$59,250.00
4430 - Event Income	\$2,640.00	\$2,758.33	(\$118.33)	(4.29%)	\$19,941.00	\$13,791.65	\$6,149.35	44.59%	\$33,100.00
7900 - Reserve Funding	(\$10,848.00)	(\$10,848.00)	\$0.00	0.00%	(\$55,270.00)	(\$53,340.00)	(\$1,930.00)	3.62%	(\$132,012.00)
Total Income	\$221,041.91	\$191,679.17	\$29,362.74	15.32%	\$1,061,153.19	\$943,829.85	\$117,323.34	12.43%	\$2,329,880.00
Total Income	\$221,041.91	\$191,679.17	\$29,362.74	15.32%	\$1,061,153.19	\$943,829.85	\$117,323.34	12.43%	\$2,329,880.00
Expense									
<u>Administration</u>									
5700 - Management Fees	\$5,430.00	\$5,424.00	(\$6.00)	(0.11%)	\$26,784.00	\$26,670.00	(\$114.00)	(0.43%)	\$66,006.00
5705 - Accounting	\$0.00	\$0.00	\$0.00	0.00%	\$269.05	\$100.00	(\$169.05)	(169.05%)	\$870.00
5710 - Legal Expense-Collections	\$0.00	\$300.00	\$300.00	100.00%	\$785.00	\$1,500.00	\$715.00	47.67%	\$3,600.00
5715 - Legal Expense-Violations	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$2,500.00	\$2,500.00	100.00%	\$5,000.00
5725 - Taxes-Property	\$0.00	\$3,200.00	\$3,200.00	100.00%	\$975.66	\$3,200.00	\$2,224.34	69.51%	\$3,200.00
5735 - Insurance	\$8,338.00	\$8,261.00	(\$77.00)	(0.93%)	\$13,844.00	\$16,522.00	\$2,678.00	16.21%	\$33,044.00
5740 - Annual Corporate Report	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$35.00
5745 - Fees/Dues/Licenses	\$0.00	\$0.00	\$0.00	0.00%	\$1,874.54	\$2,160.00	\$285.46	13.22%	\$2,875.00
5750 - Postage	\$63.14	\$75.00	\$11.86	15.81%	\$161.80	\$375.00	\$213.20	56.85%	\$900.00
5755 - Copies/Printing/Supplies	\$1,543.08	\$1,334.00	(\$209.08)	(15.67%)	\$7,962.59	\$6,670.00	(\$1,292.59)	(19.38%)	\$16,008.00
5760 - Subscriptions	\$593.05	\$500.00	(\$93.05)	(18.61%)	\$880.05	\$1,000.00	\$119.95	12.00%	\$1,500.00
5765 - Bank Charges	\$167.67	\$150.00	(\$17.67)	(11.78%)	\$741.66	\$750.00	\$8.34	1.11%	\$1,800.00
5770 - Mileage	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$125.00	\$125.00	100.00%	\$300.00
5775 - Web Hosting	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$3,000.00
5780 - Computer Maintenance	\$483.00	\$500.00	\$17.00	3.40%	\$2,289.00	\$2,500.00	\$211.00	8.44%	\$11,175.00
7500 - Bad Debt	\$0.00	\$0.00	\$0.00	0.00%	\$1.05	\$0.00	(\$1.05)	(100.00%)	\$0.00
Total Administration	\$16,617.94	\$19,769.00	\$3,151.06	15.94%	\$56,568.40	\$64,072.00	\$7,503.60	11.71%	\$149,313.00

Clubhouse

Britton Falls by Del Webb HOA INC
Budget Comparison Report
5/1/2018 - 5/31/2018

	5/1/2018 - 5/31/2018				1/1/2018 - 5/31/2018				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
5200 - Clubhouse Maintenance & Repair	\$3,845.79	\$1,000.00	(\$2,845.79)	(284.58%)	\$11,994.75	\$5,000.00	(\$6,994.75)	(139.90%)	\$12,000.00
5205 - Clubhouse Equipment Repair	\$4,319.22	\$1,166.67	(\$3,152.55)	(270.22%)	\$9,428.25	\$5,833.35	(\$3,594.90)	(61.63%)	\$14,000.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$2,500.00	\$2,500.00	100.00%	\$0.00	\$5,000.00	\$5,000.00	100.00%	\$10,000.00
5215 - Clubhouse Janitorial	\$4,817.66	\$3,750.00	(\$1,067.66)	(28.47%)	\$26,091.57	\$18,750.00	(\$7,341.57)	(39.16%)	\$45,000.00
5220 - Painting and Decorating	\$0.00	\$0.00	\$0.00	0.00%	\$128.62	\$0.00	(\$128.62)	(100.00%)	\$0.00
5225 - HVAC Repair & Maintenance	\$2,260.07	\$1,083.33	(\$1,176.74)	(108.62%)	\$5,378.17	\$5,416.65	\$38.48	0.71%	\$13,000.00
5230 - Extermination	\$480.82	\$100.00	(\$380.82)	(380.82%)	\$993.08	\$1,425.00	\$431.92	30.31%	\$2,000.00
5235 - Alarm/Security	\$0.00	\$0.00	\$0.00	0.00%	\$474.65	\$479.00	\$4.35	0.91%	\$958.00
5240 - Recreation Supplies	\$79.97	\$233.33	\$153.36	65.73%	\$730.82	\$1,166.65	\$435.83	37.36%	\$2,800.00
5245 - Fitness Instruction	\$8,608.50	\$5,150.00	(\$3,458.50)	(67.16%)	\$28,564.50	\$25,750.00	(\$2,814.50)	(10.93%)	\$61,800.00
5250 - Fitness Equipment Maintenance	\$936.34	\$309.00	(\$627.34)	(203.02%)	\$2,310.18	\$1,545.00	(\$765.18)	(49.53%)	\$3,708.00
5255 - Kitchen Supplies	\$312.19	\$400.00	\$87.81	21.95%	\$2,139.18	\$2,000.00	(\$139.18)	(6.96%)	\$4,800.00
5300 - Pool Service Contract	\$0.00	\$7,222.00	\$7,222.00	100.00%	\$36,108.34	\$36,110.00	\$1.66	0.00%	\$86,664.00
5310 - Pool Maintenance & Repair	\$45.00	\$1,500.00	\$1,455.00	97.00%	\$2,878.33	\$3,000.00	\$121.67	4.06%	\$6,000.00
5335 - Bocce Ball Courts repairs & supplies	\$19.20	\$0.00	(\$19.20)	(100.00%)	\$19.20	\$500.00	\$480.80	96.16%	\$500.00
5345 - Other Recreation expense & supplies	\$0.00	\$0.00	\$0.00	0.00%	\$684.50	\$0.00	(\$684.50)	(100.00%)	\$0.00
5405 - Event Expense	\$6,536.63	\$2,341.67	(\$4,194.96)	(179.14%)	\$19,111.51	\$11,708.35	(\$7,403.16)	(63.23%)	\$28,100.00
5410 - Holiday Decorations	\$0.00	\$0.00	\$0.00	0.00%	\$473.03	\$1,500.00	\$1,026.97	68.46%	\$8,000.00
Total Clubhouse	\$32,261.39	\$26,756.00	(\$5,505.39)	(20.58%)	\$147,508.68	\$125,184.00	(\$22,324.68)	(17.83%)	\$299,330.00
Common Area Maintenance									
5000 - Mowing & Edging-Common Area	\$16,317.52	\$7,998.33	(\$8,319.19)	(104.01%)	\$50,295.82	\$39,991.65	(\$10,304.17)	(25.77%)	\$95,980.00
5005 - Mulch & Maintenance-Common Area	\$5,420.20	\$2,656.17	(\$2,764.03)	(104.08%)	\$16,046.00	\$13,280.85	(\$2,765.15)	(20.82%)	\$31,874.00
5010 - Tree & Shrub Chemicals	\$882.64	\$412.42	(\$470.22)	(114.01%)	\$3,005.29	\$2,062.10	(\$943.19)	(45.74%)	\$4,949.00
5015 - Turf Chemicals-Common Area	\$5,368.12	\$2,945.08	(\$2,423.04)	(82.27%)	\$15,046.14	\$14,725.40	(\$320.74)	(2.18%)	\$35,341.00
5020 - Tree & Shrub Pruning-Common Area	\$689.92	\$334.92	(\$335.00)	(100.02%)	\$1,976.39	\$1,674.60	(\$301.79)	(18.02%)	\$4,019.00
5025 - Irrigation Maintenance-Common Area	\$1,781.56	\$890.75	(\$890.81)	(100.01%)	\$5,831.31	\$4,453.75	(\$1,377.56)	(30.93%)	\$10,689.00
5030 - Seasonal Clean-Up-Common Area	\$356.78	\$178.42	(\$178.36)	(99.97%)	\$1,070.34	\$892.10	(\$178.24)	(19.98%)	\$2,141.00
5035 - Snow Removal	\$0.00	\$0.00	\$0.00	0.00%	\$65,989.01	\$76,385.00	\$10,395.99	13.61%	\$104,148.00
5040 - Annual Flowers	\$1,715.22	\$839.83	(\$875.39)	(104.23%)	\$5,128.28	\$4,199.15	(\$929.13)	(22.13%)	\$10,078.00
5045 - Tree/Sod/Plant Replacement	\$0.00	\$0.00	\$0.00	0.00%	\$243.24	\$2,000.00	\$1,756.76	87.84%	\$4,000.00
5100 - Common Area	\$542.89	\$833.33	\$290.44	34.85%	\$542.89	\$4,166.65	\$3,623.76	86.97%	\$10,000.00
5105 - Pet Stations/Cleanup	\$1,000.00	\$500.00	(\$500.00)	(100.00%)	\$6,806.50	\$2,500.00	(\$4,306.50)	(164.26%)	\$6,000.00

**Britton Falls by Del Webb HOA INC
Budget Comparison Report
5/1/2018 - 5/31/2018**

	5/1/2018 - 5/31/2018				1/1/2018 - 5/31/2018				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
5120 - Fire Alarm Monitoring	\$180.00	\$250.00	\$70.00	28.00%	\$695.85	\$500.00	(\$195.85)	(39.17%)	\$1,000.00
5130 - Lighting Maintenance	\$408.00	\$1,150.00	\$742.00	64.52%	\$8,398.90	\$5,750.00	(\$2,648.90)	(46.07%)	\$13,800.00
5135 - Sign Maintenance	\$0.00	\$250.00	\$250.00	100.00%	\$295.00	\$1,250.00	\$955.00	76.40%	\$3,000.00
5180 - Holding Pond Maintenance	\$0.00	\$0.00	\$0.00	0.00%	\$11,417.56	\$12,320.00	\$902.44	7.33%	\$24,640.00
5185 - Fountain Maintenance	\$0.00	\$0.00	\$0.00	0.00%	\$11,829.50	\$11,550.00	(\$279.50)	(2.42%)	\$23,203.00
Total Common Area Maintenance	\$34,642.85	\$19,239.25	(\$15,403.60)	(80.06%)	\$204,418.02	\$197,701.25	(\$6,716.77)	(3.40%)	\$384,862.00
Employment									
5600 - Salaries	\$27,666.37	\$18,416.00	(\$9,250.37)	(50.23%)	\$106,932.92	\$92,080.00	(\$14,852.92)	(16.13%)	\$239,408.00
5610 - Human Resource Expense	\$4,966.30	\$2,924.00	(\$2,042.30)	(69.85%)	\$18,919.96	\$14,620.00	(\$4,299.96)	(29.41%)	\$35,088.00
5615 - Payroll Taxes	\$1,981.27	\$1,734.83	(\$246.44)	(14.21%)	\$8,847.55	\$8,674.15	(\$173.40)	(2.00%)	\$20,818.00
5620 - Benefits	\$4,113.61	\$699.00	(\$3,414.61)	(488.50%)	\$15,215.89	\$3,495.00	(\$11,720.89)	(335.36%)	\$8,388.00
5625 - Employment Expense	\$273.34	\$108.33	(\$165.01)	(152.32%)	\$2,171.09	\$541.65	(\$1,629.44)	(300.83%)	\$1,300.00
5630 - Workman's Comp. Ins.	\$511.51	\$500.00	(\$11.51)	(2.30%)	\$2,152.97	\$2,500.00	\$347.03	13.88%	\$6,000.00
5635 - Uniforms	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$250.00	\$250.00	100.00%	\$500.00
Total Employment	\$39,512.40	\$24,382.16	(\$15,130.24)	(62.05%)	\$154,240.38	\$122,160.80	(\$32,079.58)	(26.26%)	\$311,502.00
Grounds Maintenance									
5001 - Mowing & Edging Homes	\$8,343.87	\$37,242.00	\$28,898.13	77.60%	\$71,959.69	\$74,203.00	\$2,243.31	3.02%	\$272,297.00
5006 - Mulch & Maintenance Homes	\$98,600.87	\$8,289.00	(\$90,311.87)	(1,089.54%)	\$124,964.19	\$132,506.00	\$7,541.81	5.69%	\$175,052.00
5011 - Tree & Shrub Chemicals Homes	\$7,258.16	\$4,170.00	(\$3,088.16)	(74.06%)	\$12,092.48	\$6,534.00	(\$5,558.48)	(85.07%)	\$32,993.00
5016 - Turf Chemicals Homes	\$16,386.88	\$0.00	(\$16,386.88)	(100.00%)	\$30,234.81	\$12,987.00	(\$17,247.81)	(132.81%)	\$55,190.00
5021 - Tree & Shrub Pruning Homes	\$0.00	\$0.00	\$0.00	0.00%	\$57,517.81	\$0.00	(\$57,517.81)	(100.00%)	\$101,473.00
5026 - Irrigation Maintenance Homes	\$2,828.67	\$32,341.00	\$29,512.33	91.25%	\$51,552.03	\$32,341.00	(\$19,211.03)	(59.40%)	\$62,650.00
5031 - Seasonal Clean-Up Homes	\$6,547.60	\$0.00	(\$6,547.60)	(100.00%)	\$22,124.84	\$9,555.00	(\$12,569.84)	(131.55%)	\$23,291.00
5050 - Seeding	\$484.71	\$0.00	(\$484.71)	(100.00%)	\$484.71	\$2,500.00	\$2,015.29	80.61%	\$5,000.00
Total Grounds Maintenance	\$140,450.76	\$82,042.00	(\$58,408.76)	(71.19%)	\$370,930.56	\$270,626.00	(\$100,304.56)	(37.06%)	\$727,946.00
Utilities									
5500 - Electric	\$10,200.28	\$10,000.00	(\$200.28)	(2.00%)	\$37,954.13	\$50,000.00	\$12,045.87	24.09%	\$120,000.00
5505 - Water & Sanitation	\$4,566.47	\$14,594.00	\$10,027.53	68.71%	\$20,969.79	\$71,760.00	\$50,790.21	70.78%	\$177,802.00
5510 - Telephone	\$2,381.89	\$571.00	(\$1,810.89)	(317.14%)	\$4,697.25	\$2,855.00	(\$1,842.25)	(64.53%)	\$6,852.00
5515 - Refuse Collection	\$10,277.99	\$9,944.00	(\$333.99)	(3.36%)	\$58,284.59	\$48,895.00	(\$9,389.59)	(19.20%)	\$121,011.00
5520 - Cable & Internet	\$960.10	\$550.00	(\$410.10)	(74.56%)	\$2,987.00	\$2,750.00	(\$247.00)	(8.98%)	\$6,600.00
5525 - Natural Gas	\$3,973.19	\$3,250.00	(\$723.19)	(22.25%)	\$15,926.32	\$16,250.00	\$323.68	1.99%	\$39,000.00
Total Utilities	\$32,359.92	\$38,909.00	\$6,549.08	16.83%	\$140,829.08	\$192,510.00	\$51,680.92	26.85%	\$471,065.00
Total Expense	\$295,845.26	\$211,097.41	(\$84,747.85)	(40.15%)	\$1,074,495.12	\$972,254.05	(\$102,241.07)	(10.52%)	\$2,344,018.00

**Britton Falls by Del Webb HOA INC
Budget Comparison Report
5/1/2018 - 5/31/2018**

	5/1/2018 - 5/31/2018				1/1/2018 - 5/31/2018				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Operating Net Income	(\$74,803.35)	(\$19,418.24)	(\$55,385.11)	285.22%	(\$13,341.93)	(\$28,424.20)	\$15,082.27	(53.06%)	(\$14,138.00)
Reserve Income									
<u>Reserve Income</u>									
8000 - Reserve Income	\$10,848.00	\$0.00	\$10,848.00	100.00%	\$63,548.00	\$0.00	\$63,548.00	100.00%	\$0.00
8005 - Reserve Interest	\$235.34	\$0.00	\$235.34	100.00%	\$1,012.07	\$0.00	\$1,012.07	100.00%	\$0.00
Total Reserve Income	\$11,083.34	\$0.00	\$11,083.34	100.00%	\$64,560.07	\$0.00	\$64,560.07	100.00%	\$0.00
Reserve Expense									
<u>Reserve Expense</u>									
9005 - Landscaping and Grounds	\$13,436.10	\$0.00	(\$13,436.10)	(100.00%)	\$39,498.07	\$0.00	(\$39,498.07)	(100.00%)	\$0.00
9015 - Clubhouse	\$0.00	\$0.00	\$0.00	0.00%	\$12,620.39	\$0.00	(\$12,620.39)	(100.00%)	\$0.00
Total Reserve Expense	\$13,436.10	\$0.00	(\$13,436.10)	100.00%	\$52,118.46	\$0.00	(\$52,118.46)	100.00%	\$0.00
Total Reserve Expense	\$13,436.10	\$0.00	(\$13,436.10)	100.00%	\$52,118.46	\$0.00	(\$52,118.46)	100.00%	\$0.00
Reserve Net Income	(\$2,352.76)	\$0.00	(\$2,352.76)	100.00%	\$12,441.61	\$0.00	\$12,441.61	100.00%	\$0.00
Net Income	(\$77,156.11)	(\$19,418.24)	(\$57,737.87)	297.34%	(\$900.32)	(\$28,424.20)	\$27,523.88	(96.83%)	(\$14,138.00)

BRITTON FALLS BY DEL WEBB

May 2018

Monthly Variance Report

*"Cash Accounting--All variances based on actual income and actual expenses".**"Variance to budget of +/- 10% and at least \$25.00 reflected"*

Account	Variance	
	Amount	Explanation
Income		
4100 -Late Charge Income	\$ 77.85	Unbudgeted income, collected from past due accounts
4400 - Other Income	\$ (2,183.19)	Credit card income, replacement keys, nametags
4405 - Website Income	\$ (2,691.67)	Based on monthly payments from Marketplace vendors
4420 - Clubhouse Rental	\$ 1,337.32	Rentals collected, both facilities
4425 - Fitness Income	\$ (1,417.50)	Fewer participants than planned Canyon Falls, Name tags and coupon books and
5755 - Copies/Print/Supplies	\$ (209.08)	Letterstream
5760 - Subscriptions	\$ (93.05)	Caliber Web - Indy Star
5200 - Clubhouse Maint/Repair	\$ (2,845.79)	Fireplace repair , Heater wiring , coaxial installed at Villa and Chateau A/C room
5205 - Clubhouse Equip Repair	\$ (3,152.55)	Replacement and repair of dry suppression system at Chateau
5215 - Clubhouse Janitorial	\$ (1,067.66)	Cleaning contractor and supplies for both buildings
5225 - HVAC Repair/Maint	\$ (1,176.74)	Dectron exhaust motor repair
5230 - Extermination	\$ (380.82)	Morelock Trapping, removal of 7 raccoons
5240 - Recreation supplies	\$ 153.36	Fewer needs than expected
5245 - Fitness Instruction	\$ (3,458.50)	Simply Healthy 2 months invoices, \$2926 should have been billed to March
5250 - Fitness Equip Maint	\$ (627.34)	New seat back for elliptical, pad for Ab Crunch Machine
5255 - Kitchen Supplies	\$ 87.81	Includes water for fitness room
5310 - Pool Maint/Repair	\$ 1,455.00	Less than planned
5405 - Event Expense	\$ (2,428.96)	Derby Party, Concert and Comedian
5000 - Mowing and Edging CA	\$ (8,319.19)	April and May invoices paid in month
5005 - Mulch and Maint CA	\$ (2,764.03)	April and May invoices paid in month
5010 - Tree and Shrub Chemicals	\$ (470.22)	April and May invoices paid in month
5015 - Turf Chemicals CA	\$ (2,423.04)	April and May invoices paid in month
5020 - Tree and Shrub Prune CA	\$ (335.00)	April and May invoices paid in month
5025 - Irrigation Maint CA	\$ (890.81)	April and May invoices paid in month
5030 - Seasonal Clean up CA	\$ (178.36)	April and May invoices paid in month
5040 - Annual Flowers	\$ (875.39)	April and May invoices paid in month
5100 - Common Area	\$ 573.44	GFI's for two locations by ponds
5105 - Pet Station Cleanup	\$ (500.00)	Regular pick up of pet stations
5120 - Fire Alarm Monitoring	\$ 70.00	For Villa and Chateau
5130 - Lighting Maintenance	\$ 742.00	Street light repair, Cyntheanne, Mosel/Merryvale Grappa Trail

BRITTON FALLS BY DEL WEBB

May 2018

5600 - Salaries	\$ (9,250.37)	Pay periods (2) an additional payment
5610 - Human Resource Expense	\$ (2,042.30)	Cost of Payroll
5615 - Payroll Taxes	\$ (246.44)	Based on payroll spent
5620 - Benefits	\$ (3,414.61)	Benefits, health care, 401k etc
5625 - Employment Expense	\$ (165.01)	Lunches twice during month
5001 - Mowing and Edging H	\$ 28,898.13	Based on house count
5006 - Mulch and Maint H	\$ (90,311.87)	Spring mulch, budgeted in April
5011 - Tree & Shrub Chem. H	\$ (3,088.16)	Additional budgeted in June
5031 - Seasonal Clean up H	\$ (6,547.60)	Budgeted in March and November
5050 - Seeding	\$ (484.71)	Budgeted in April and October
5505 - Water and Sanitation	\$ 10,027.53	April usage "normal" May usage will be higher
5510 - Telephone	\$ (1,810.89)	Appia, Nextiva January-April
5520 - Cable and Internet	\$ (410.10)	Comcast, two locations
5525 - Natural Gas	\$ (723.19)	Both pools in service

YTD Variance Report

Account

Income

4100 - Late Charge Income	\$ 412.85	Unbudgeted income, collected from past due accounts
4130 - Collection Fees	\$ 431.00	Unbudgeted income, collected from past due accounts
4400 - Other income	\$ (2,014.69)	Charge transactions, name tags
4420 - Clubhouse Rental	\$ 2,037.13	YTD rentals including Wedding
4425 - Fitness Income	\$ (5,524.50)	Less participation than planned
4430 - Event Income	\$ 6,149.35	Good support for current and future events

Expense

5705 - Accounting	\$ (169.05)	Vendor 1099's; CMS Accounting fees #10976
5710 - Legal Expense Collection	\$ 715.00	Less spent on collections
5725 - Taxes-Property	\$ 2,224.34	Hamilton County Assessor as billed
5735 - Insurance	\$ 2,678.00	February invoice paid, less than budgeted
5745 - Fees/Dues/Licenses	\$ 285.46	Sam's Club, CAI and BMI
5750 - Postage	\$ 213.20	Less than anticipated
5755 - Copies/Printing/Supplies	\$ (1,292.59)	Includes copier, supplies, CMS copies, office chair
5760 - Subscriptions	\$ 119.95	On track to budget, and renewals
5765 - Bank Charges	\$ 176.01	Based on percent of charge sales
5200 - Clubhouse Maint/Repair	\$ (6,994.75)	RT Moore shower repair, faucet replacement, mixer for hot water; Legacy Painting billiards room
5205 - Clubhouse Equip Repair	\$ (3,594.90)	Repair of Dry suppression system air compressor
5215 - Clubhouse Janitorial	\$ (7,341.57)	Additional cleanings and supplies
5220 - Painting and Decorating	\$ (128.82)	Dahm Transfer , furniture delivery
5230 - Extermination	\$ 431.92	Two invoices for mole bit plus application

BRITTON FALLS BY DEL WEBB

May 2018

5240 - Recreation Supplies	\$ 435.83	Supplies for fitness classes at the Chateau and Villa
5245 - Fitness Instruction	\$ (2,814.50)	Need to review current class needs
5250 - Fitness Equip Maint	\$ (765.18)	Treadmill "board" replacement and preventative maint
5345 - Other Recreation supp	\$ (684.50)	Cost to recover the pool tables
5405 - Event Expense	\$ (5,637.16)	Vera Bradley tickets, event food and supplies
5410 - Holiday Decorations	\$ 1,026.97	Carry over to Christmas 2018
5000 - Mowing & Edging CA	\$ (10,304.17)	6 Payments, 1 from LY "over contract work"
5005 - Mulch & Maint CA	\$ (2,765.15)	6 payments through May
5010 - Tree/Shrub Chemicals	\$ (943.19)	Jan Feb. March paid in March
5020 - Tree/Shrub Prune CA	\$ (301.79)	6 payments through May
5025 - Irrigation Maint CA	\$ (1,377.56)	Account budgeted over twelve months
5030 - Seasonal Clean up CA	\$ (178.24)	6 payments through May Less snow than budgeted, maintenance of Villa, Chateau
5035 - Snow Removal	\$ 10,395.99	during business hours or events
5040 - Annual Flowers	\$ (929.13)	Product installation, care during
5045 - Tree/Sod/Plant Replace	\$ 1,756.76	Damage at front entrance, tire ruts, sod repair
5100 - Common Area	\$ 3,623.76	Less expense YTD than budgeted
5105 - Pet Station Clean Up	\$ (4,106.50)	Pet station pick up and removal, researching new vendor
5120 - Fire Alarm Monitoring	\$ (195.85)	Koorsen, Premier both buildings(monitoring)
5130 - Lighting Maintenance	\$ (2,648.90)	Street light repair/replacement
5135 - Sign Maintenance	\$ 955.00	No current signs to repair
5600 - Salaries	\$ (14,852.92)	Budget error in April , corrected
5610 - Human Resource Exp	\$ (4,299.96)	Cost to process payroll
5620 - Benefits	\$ (11,720.89)	Cost of employee benefits
5625 - Employment Expense	\$ (1,629.44)	Cost of cell phones, mileage etc.
5630 - Workman's Comp Insure	\$ 347.03	Workers comp insurance for all employees
5011 - Tree/Shrub Chem. H	\$ (5,558.48)	2017 invoice billing
5016 - Turf Chemicals H	\$ (17,247.81)	Budgeted in June
5021 - Tree/Shrub Pruning H	\$ (57,517.81)	2017 invoice billing
5026 - Irrigation Maint H	\$ (19,211.03)	2017 invoice billing
5031 - Seasonal Clean Up H	\$ (12,569.84)	2017 invoice billing
5050 - Seeding	\$ 2,015.29	Dry conditions prevented additional seeding
5500 - Electric	\$ 12,045.87	Billed monthly based on usage, account flat lined
5504 - Water/Sanitation	\$ 50,790.21	Billed monthly based on usage, account flat lined
5510 - Telephone	\$ (1,842.25)	Comcast/Appia
5515 - Refuse Collection	\$ (9,389.59)	2 invoices paid in January(Dec17,Jan18)