

**Britton Falls by Del Webb HOA INC**  
**Balance Sheet**  
**9/30/2017**

**Assets**

Cash Operating

1015 - Pacific Premier Operating

\$50,607.36

Cash Operating Total

\$50,607.36

Cash Reserves

1025 - Pacific Premier Money Market

\$488,826.81

Cash Reserves Total

\$488,826.81

Other

1290 - Other Current Assets Utility Deposit

\$7,001.64

Other Total

\$7,001.64

*Assets Total*

\$546,435.81

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**Liabilities and Equity**

Other

2400 - Allocated Reserve Fund

\$485,198.97

Other Total

\$485,198.97

Retained Earnings

(\$17,198.93)

Net Income

\$78,435.77

*Liabilities & Equity Total*

\$546,435.81

## BRITTON FALLS BY DEL WEBB

September

2017

## Monthly Variance Report

Account	Variance	
	Amount	Explanation
<b>Income</b>		
4010 - Landscape Maintenance	\$ 84.00	Additional Landscape payments for year
4100 - Late Charge Income	\$ 58.57	Unbudgeted income collected from past due accounts
4200 - Capital Contribution	\$ 3,170.00	11 closings/unbudgeted account
4400 - Other Income	\$ (1,231.00)	Paymentech Income name tags, move ins
4405 - Website Income	\$ (2,345.00)	Collection on Marketplace sponsors
4420 - Clubhouse Rental	\$ (289.00)	1 Rental events during month
4430 - Event Income	\$ 2,089.00	Events plus ticket sales
<b>Expense</b>		
5715 - Legal Expense-Violations	\$ (209.00)	Current issue follow up.
5735 - Insurance	\$ (1,459.00)	Budgeted July/October, payment 4/4
5755 - Copies/Printing/Supplies	\$ 1,064.11	Supplies, nametags, posters
5765 - Bank Charges	\$ (27.01)	Payment Tech credit card charges
5200 - Clubhouse Maintenance	\$ (3,137.60)	Jag Window Tinting Pool area
5205 - Clubhouse Equip. Repair	\$ 670.00	A&M Door Handicap openers at locker rooms
5215 - Clubhouse Janitorial	\$ 2,585.62	Cleaning and Supplies including the Villa
5220 - Painting and Decorating	\$ (189.25)	Villa supplies/Wilmar
5245 - Fitness Instruction	\$ 717.00	Four invoices for instructors paid
5405 - Event Expense	\$ 2,027.70	Amazon, event expense, fewer events
5000 - Mowing/Edging CA	\$ (850.38)	Additional mound behind Villa, unbudgeted
5025 - Irrigation Maint CA	\$ (1,241.18)	Common Area contracted over 12 months
5100 - Common Area	\$ (505.66)	Mailbox repair(reimbursed) Drinking fountain pad
5105 - Pet Stations/Clean up	\$ (144.13)	Pet station additions, Marine Clean
5120 - Fire Alarm Monitoring	\$ (957.65)	Villa items (Pulte reimbursed)
5130 - Lighting Maint	\$ 233.32	Street lights
5620 - Benefits	\$ (492.57)	All employees, including managers
5625 - Employment Expense	\$ 428.20	Cost of processing payroll, Chick -fil-A
5630 - Workman's comp ins.	\$ (4,934.52)	Employee insurance
5006 - Mulch & Maint H	\$ 3,652.90	Based on home count 3 sections
5011 - Tree & Shrub Chemicals	\$ (4,144.82)	Fall application
5021 - Tree & Shrub Prune H	\$ 29,467.46	Budgeted June/Sept/Oct
5026 - Irrigation Maint H	\$ (1,137.79)	Home irrigation repair work orders
5500 - Electric	\$ 11,570.92	Fountains, irrigation, street lights
5505 - Water and Sanitation	\$ (9,497.00)	Budgeted over 12 months, based on usage
5510 - Telephone Charges	\$ 273.36	Includes June Appia charges invoiced by CMS

**BRITTON FALLS BY DEL WEBB**

**September**

**2017**

5515 - Refuse Collection	\$ 2,867.28	Based on total home count
5520 - Cable and Internet	\$ 161.30	Two months included

**YTD Variance Report**

Account	Variance	
	Amount	Explanation

**Income**

4010 - Landscape Maintenance	\$ 2,560.00	Additional landscape upgrades
4100 - Late Charge Income	\$ 593.76	Unbudgeted income, collected from past due accts
4130 - Collection Fees	\$ 308.50	Unbudgeted income, collected from past due accts
4200 - Capital Contribution	\$ 33,949.83	Unbudgeted income from Closings
4400 - Other Income	\$ 1,353.50	Payment Tech income for name tags
4405 - Website Income	\$ (6,305.00)	Based on Vendor participation, sponsors
4420 - Clubhouse Rental	\$ (1,046.00)	Fewer room rentals, more group/street parties
4425 - Fitness Income	\$ 4,666.01	Fewer classes than planned
4430 - Event Income	\$ 14,312.76	Better attended, lower cost events

**Expense**

5705 - Accounting	\$ 265.00	Income Tax preparation
5710 - Legal Expense Collection	\$ 1,350.67	Less expense than budgeted
5715 - Legal Expense Violations	\$ (4,165.05)	Pending issues
5725 - Taxes-Property	\$ 2,624.34	Spring and Fall Drainage Taxes
5730 - Taxes Federal/State	\$ (227.43)	Hittle, no invoice number
5735 - Insurance	\$ (3,137.00)	Additional coverage, premiums
5745 - Fees/Dues/Licenses	\$ 249.75	BMI Music license for 2017
5750 - Postage	\$ 225.70	Fewer mailings than expected
5760 - Subscriptions	\$ (480.68)	Wall Street Journal, Indianapolis Star
5765 - Bank Charges	\$ (569.68)	Payment Tech
5770 - Mileage	\$ 166.25	As submitted
5200 - Clubhouse Maint/Repair	\$ (4,625.68)	Supplies, shorten doors in BR A(Hittle Const)
5205 - Clubhouse Equip. Repair	\$ (9,436.44)	Handicap doors, A & M Door
5210 - Clubhouse floor Cleaning	\$ 4,867.84	Includes furniture cleaning
5220 - Painting and Decorating	\$ (189.25)	Painting supplies Wilmar February clean up
5225 - HVAC Repair and Maint	\$ (7,286.34)	Dextron, rooftops and preventative maintenance
5230 - Extermination	\$ (1,392.13)	Muskrat trapping, voles, bug and pest control
5235 - Alarm/Security	\$ 341.00	As billed, paid twice a year
5240 - Recreation Supplies	\$ 2,394.16	Pool area, new items
5250 - Fitness Equip Maint	\$ 683.74	Fewer repairs than expected
5335 - Bocce Ball Courts R/S	\$ (33.58)	Sand for the courts
5405 - Event Expense	\$ (13,302.09)	Includes future events(tickets)
5410 - Holiday Decorations	\$ (7,749.00)	Set up, take down and replacement
5020 - Tree/Shrub pruning CA	\$ (2,015.44)	Common Area contracted over 12 months
5025 - Irrigation Maint CA	\$ (12,451.94)	Common Area contracted over 12 months

**BRITTON FALLS BY DEL WEBB**

**September**

**2017**

5030 - Seasonal Clean up CA	\$ (3,058.75)	Common Area contracted over 12 months
5035 - Snow Removal	\$ 55,869.52	Based on actual, less than anticipated
5045 - Tree/Sod/Plant replace	\$ (483.10)	Replace pear tree on Del Webb Parkway
5100 - Common Area	\$ (6,066.54)	New bike rack, concrete repair
5105 - Pet Station Cleanup	\$ (2,346.59)	December carry over payments, new vendor
5120 - Fire Alarm Monitoring	\$ (957.65)	Villa item, Pulte reimbursed
5130 - Lighting Maintenance	\$ 1,158.02	Includes street, Chateau and Villa lighting
5135 - Sign Maintenance	\$ 1,525.00	Street Sign maintenance/replacements
5610 - Human Resource Expens	\$ 24,785.85	Cost of payroll
5615 - Payroll Taxes	\$ (3,809.57)	As billed
5620 - Benefits	\$ (14,617.06)	Includes American Funds and CMS
5625 - Employment Expense	\$ 1,405.50	Phones, Lunches
5630 - Workman's Comp Ins	\$ (4,934.52)	Employee insurance, injury
5001 - Mowing & Edging H	\$ 24,521.41	As billed, by home count
5006 - Mulch / Maint Homes	\$ (21,263.22)	Additional homes, credit from upgrade not applied
5016 - Turf Chemicals H	\$ (5,834.88)	Budgeted by home count
5021 - Tree/Shrub Prune Home	\$ (17,135.51)	Tree removal for safety reasons
5031 - Seasonal Clean-up H	\$ (10,302.17)	Spring clean up
5050 - Seeding	\$ (909.46)	Over seeding in needed areas
5505 - Water and Sanitation	\$ 16,830.97	More rainfall than anticipated
5510 - Telephone	\$ 727.07	As billed with Appia/Comcast
5520 - Cable and Internet	\$ (502.30)	Additional Payment
5525 - Natural Gas	\$ 10,476.50	Mild winter, less consumption

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**9/1/2017 - 9/30/2017**

	9/1/2017 - 9/30/2017			1/1/2017 - 9/30/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
4000 - HOA Assessment	\$159,642.71	\$169,717.00	(\$10,074.29)	\$1,536,005.40	\$1,468,236.00	\$67,769.40	\$1,985,877.00
4010 - Landscape Maintenance	\$540.00	\$456.00	\$84.00	\$6,664.00	\$4,104.00	\$2,560.00	\$5,472.00
4100 - Late Charge Income	\$58.57	\$0.00	\$58.57	\$593.76	\$0.00	\$593.76	\$0.00
4130 - Collection Fees	\$0.00	\$0.00	\$0.00	\$308.50	\$0.00	\$308.50	\$0.00
4200 - Capital Contribution	\$3,170.00	\$0.00	\$3,170.00	\$33,949.83	\$0.00	\$33,949.83	\$0.00
4205 - Capital to Reserve	(\$1,960.00)	\$0.00	(\$1,960.00)	(\$19,545.32)	\$0.00	(\$19,545.32)	\$0.00
4300 - Developer Contribution	\$0.00	\$0.00	\$0.00	\$79,885.00	\$0.00	\$79,885.00	\$0.00
4400 - Other Income	(\$781.00)	\$450.00	(\$1,231.00)	\$5,403.50	\$4,050.00	\$1,353.50	\$5,400.00
4405 - Website Income	\$2,405.00	\$4,750.00	(\$2,345.00)	\$36,445.00	\$42,750.00	(\$6,305.00)	\$57,000.00
4420 - Clubhouse Rental	\$100.00	\$389.00	(\$289.00)	\$2,455.00	\$3,501.00	(\$1,046.00)	\$4,668.00
4425 - Fitness Income	\$3,488.00	\$3,850.00	(\$362.00)	\$29,983.99	\$34,650.00	(\$4,666.01)	\$46,200.00
4430 - Event Income	\$4,839.00	\$2,750.00	\$2,089.00	\$39,062.76	\$24,750.00	\$14,312.76	\$33,000.00
4431 - Event Income-Golf	\$0.00	\$0.00	\$0.00	\$2,120.00	\$21,940.00	(\$19,820.00)	\$21,940.00
7900 - Reserve Funding	(\$9,427.00)	(\$9,240.00)	(\$187.00)	(\$89,342.00)	(\$79,926.00)	(\$9,416.00)	(\$108,108.00)
<u>Total Income</u>	\$162,075.28	\$173,122.00	(\$11,046.72)	\$1,663,989.42	\$1,524,055.00	\$139,934.42	\$2,051,449.00
<b>Total Income</b>	\$162,075.28	\$173,122.00	(\$11,046.72)	\$1,663,989.42	\$1,524,055.00	\$139,934.42	\$2,051,449.00
<b>Expense</b>							
<u>Administration</u>							
5700 - Management Fees	\$5,094.00	\$5,040.00	(\$54.00)	\$44,148.00	\$43,596.00	(\$552.00)	\$58,968.00
5705 - Accounting	\$0.00	\$0.00	\$0.00	\$605.00	\$870.00	\$265.00	\$870.00
5710 - Legal Expense-Collections	\$0.00	\$468.00	\$468.00	\$2,861.33	\$4,212.00	\$1,350.67	\$5,616.00
5715 - Legal Expense-Violations	\$209.00	\$0.00	(\$209.00)	\$4,165.05	\$0.00	(\$4,165.05)	\$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	\$1,459.00	\$0.00	(\$1,459.00)	\$23,576.00	\$20,439.00	(\$3,137.00)	\$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	\$0.00	\$100.00	\$100.00	\$674.30	\$900.00	\$225.70	\$1,200.00
5755 - Copies/Printing/Supplies	\$235.89	\$1,300.00	\$1,064.11	\$11,157.54	\$11,700.00	\$542.46	\$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	\$107.01	\$80.00	(\$27.01)	\$1,289.68	\$720.00	(\$569.68)	\$960.00
5770 - Mileage	\$0.00	\$40.00	\$40.00	\$193.75	\$360.00	\$166.25	\$480.00
5775 - Web Hosting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,953.00
5780 - Computer Maintenance	\$0.00	\$0.00	\$0.00	\$4,261.51	\$4,000.00	(\$261.51)	\$4,500.00
<u>Total Administration</u>	\$7,104.90	\$7,028.00	(\$76.90)	\$97,548.18	\$93,579.00	(\$3,969.18)	\$125,931.00
<u>Clubhouse</u>							
5200 - Clubhouse Maintenance & Repair	\$3,937.60	\$800.00	(\$3,137.60)	\$11,825.68	\$7,200.00	(\$4,625.68)	\$9,600.00
5205 - Clubhouse Equipment Repair	\$130.00	\$800.00	\$670.00	\$16,636.44	\$7,200.00	(\$9,436.44)	\$9,600.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$700.00	\$700.00	\$1,432.16	\$6,300.00	\$4,867.84	\$8,400.00
5215 - Clubhouse Janitorial	\$414.38	\$3,000.00	\$2,585.62	\$24,943.11	\$24,000.00	(\$943.11)	\$33,000.00
5220 - Painting and Decorating	\$189.25	\$0.00	(\$189.25)	\$189.25	\$0.00	(\$189.25)	\$0.00
5225 - HVAC Repair & Maintenance	\$0.00	\$725.00	\$725.00	\$13,811.34	\$6,525.00	(\$7,286.34)	\$8,700.00
5230 - Extermination	\$0.00	\$125.00	\$125.00	\$1,767.13	\$375.00	(\$1,392.13)	\$500.00
5235 - Alarm/Security	\$0.00	\$479.00	\$479.00	\$617.00	\$958.00	\$341.00	\$958.00
5240 - Recreation Supplies	\$0.00	\$375.00	\$375.00	\$980.84	\$3,375.00	\$2,394.16	\$4,500.00
5245 - Fitness Instruction	\$4,206.00	\$4,923.00	\$717.00	\$42,837.00	\$44,307.00	\$1,470.00	\$59,076.00
5250 - Fitness Equipment Maintenance	\$0.00	\$309.00	\$309.00	\$2,097.26	\$2,781.00	\$683.74	\$3,708.00

10/4/2017

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**9/1/2017 - 9/30/2017**

	9/1/2017 - 9/30/2017			1/1/2017 - 9/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5255 - Kitchen Supplies	\$357.82	\$350.00	(\$7.82)	\$3,221.40	\$3,150.00	(\$71.40)	\$4,200.00
5300 - Pool Service Contract	\$7,221.67	\$7,222.00	\$0.33	\$65,445.03	\$64,998.00	(\$447.03)	\$86,664.00
5310 - Pool Maintenance & Repair	\$0.00	\$500.00	\$500.00	\$4,466.22	\$4,500.00	\$33.78	\$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	\$352.30	\$2,380.00	\$2,027.70	\$34,722.09	\$21,420.00	(\$13,302.09)	\$28,560.00
5406 - Event Expense-Golf Outing	\$0.00	\$20,940.00	\$20,940.00	\$302.00	\$21,940.00	\$21,638.00	\$21,940.00
5410 - Holiday Decorations	\$0.00	\$0.00	\$0.00	\$9,249.00	\$1,500.00	(\$7,749.00)	\$8,000.00
<b>Total Clubhouse</b>	<b>\$16,809.02</b>	<b>\$43,628.00</b>	<b>\$26,818.98</b>	<b>\$234,576.53</b>	<b>\$220,529.00</b>	<b>(\$14,047.53)</b>	<b>\$293,406.00</b>
<b>Common Area Maintenance</b>							
5000 - Mowing & Edging-Common Area	\$7,777.05	\$6,926.67	(\$850.38)	\$60,694.67	\$62,340.03	\$1,645.36	\$83,120.00
5005 - Mulch & Maintenance-Common Area	\$2,495.50	\$2,445.08	(\$50.42)	\$23,429.21	\$22,005.72	(\$1,423.49)	\$29,341.00
5010 - Tree & Shrub Chemicals	\$418.26	\$390.92	(\$27.34)	\$3,683.48	\$3,518.28	(\$165.20)	\$4,691.00
5015 - Turf Chemicals-Common Area	\$1,625.84	\$1,721.25	\$95.41	\$16,576.86	\$15,491.25	(\$1,085.61)	\$20,655.00
5020 - Tree & Shrub Pruning-Common Area	\$301.59	\$301.58	(\$0.01)	\$4,729.67	\$2,714.22	(\$2,015.45)	\$3,619.00
5025 - Irrigation Maintenance-Common Area	\$2,132.01	\$890.83	(\$1,241.18)	\$20,469.41	\$8,017.47	(\$12,451.94)	\$10,690.00
5030 - Seasonal Clean-Up-Common Area	\$178.39	\$178.42	\$0.03	\$4,664.50	\$1,605.78	(\$3,058.72)	\$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)	\$7,582.56	\$7,401.78	(\$180.78)	\$9,869.00
5045 - Tree/Sod/Plant Replacement	\$0.00	\$0.00	\$0.00	\$483.10	\$0.00	(\$483.10)	\$0.00
5100 - Common Area	\$1,005.66	\$500.00	(\$505.66)	\$10,566.54	\$4,500.00	(\$6,066.54)	\$6,000.00
5105 - Pet Stations/Cleanup	\$319.13	\$175.00	(\$144.13)	\$3,921.59	\$1,575.00	(\$2,346.59)	\$2,100.00
5120 - Fire Alarm Monitoring	\$957.65	\$0.00	(\$957.65)	\$957.65	\$0.00	(\$957.65)	\$0.00
5130 - Lighting Maintenance	\$916.68	\$1,150.00	\$233.32	\$9,191.98	\$10,350.00	\$1,158.02	\$13,800.00
5135 - Sign Maintenance	\$0.00	\$200.00	\$200.00	\$275.00	\$1,800.00	\$1,525.00	\$2,400.00
5180 - Holding Pond Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$19,000.00	\$19,000.00	\$19,000.00
5185 - Fountain Maintenance	\$0.00	\$0.00	\$0.00	\$32,866.40	\$14,500.00	(\$18,366.40)	\$25,453.00
<b>Total Common Area Maintenance</b>	<b>\$18,967.99</b>	<b>\$15,702.17</b>	<b>(\$3,265.82)</b>	<b>\$223,978.10</b>	<b>\$254,574.53</b>	<b>\$30,596.43</b>	<b>\$339,219.00</b>
<b>Employment</b>							
5600 - Salaries	\$20,283.60	\$20,632.00	\$348.40	\$189,085.42	\$178,008.00	(\$11,077.42)	\$239,904.00
5610 - Human Resource Expense	\$0.00	\$3,020.00	\$3,020.00	\$1,242.15	\$26,028.00	\$24,785.85	\$35,088.00
5615 - Payroll Taxes	\$1,575.28	\$1,619.00	\$43.72	\$17,980.57	\$14,171.00	(\$3,809.57)	\$19,028.00
5620 - Benefits	\$1,091.57	\$599.00	(\$492.57)	\$20,008.06	\$5,391.00	(\$14,617.06)	\$7,188.00
5625 - Employment Expense	\$282.80	\$711.00	\$428.20	\$6,993.50	\$8,399.00	\$1,405.50	\$10,532.00
5630 - Workman's Comp. Ins.	\$4,934.52	\$0.00	(\$4,934.52)	\$4,934.52	\$0.00	(\$4,934.52)	\$3,500.00
5635 - Uniforms	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$500.00
<b>Total Employment</b>	<b>\$28,167.77</b>	<b>\$26,831.00</b>	<b>(\$1,336.77)</b>	<b>\$240,244.22</b>	<b>\$232,497.00</b>	<b>(\$7,747.22)</b>	<b>\$315,740.00</b>
<b>Grounds Maintenance</b>							
5001 - Mowing & Edging Homes	\$34,553.19	\$35,122.00	\$568.81	\$182,524.59	\$207,046.00	\$24,521.41	\$249,604.00
5006 - Mulch & Maintenance Homes	\$4,076.10	\$7,729.00	\$3,652.90	\$169,010.22	\$147,747.00	(\$21,263.22)	\$155,541.00
5011 - Tree & Shrub Chemicals Homes	\$4,144.82	\$0.00	(\$4,144.82)	\$21,387.09	\$22,195.00	\$807.91	\$28,164.00
5016 - Turf Chemicals Homes	\$0.00	\$0.00	\$0.00	\$33,191.88	\$27,357.00	(\$5,834.88)	\$37,457.00
5021 - Tree & Shrub Pruning Homes	\$72.54	\$29,540.00	\$29,467.46	\$79,554.51	\$62,419.00	(\$17,135.51)	\$91,210.00
5026 - Irrigation Maintenance Homes	\$1,637.79	\$500.00	(\$1,137.79)	\$33,695.74	\$30,858.00	(\$2,837.74)	\$58,477.00
5031 - Seasonal Clean-Up Homes	\$0.00	\$0.00	\$0.00	\$18,744.17	\$8,442.00	(\$10,302.17)	\$20,768.00
5050 - Seeding	\$0.00	\$0.00	\$0.00	\$909.46	\$0.00	(\$909.46)	\$0.00

**Britton Falls by Del Webb HOA INC**  
**Budget Comparison Report**  
**9/1/2017 - 9/30/2017**

	9/1/2017 - 9/30/2017			1/1/2017 - 9/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Grounds Maintenance</u>	\$44,484.44	\$72,891.00	\$28,406.56	\$539,017.66	\$506,064.00	(\$32,953.66)	\$641,221.00
<u>Social</u>							
5400 - Social Committee	\$0.00	\$0.00	\$0.00	\$2,640.00	\$0.00	(\$2,640.00)	\$0.00
<u>Total Social</u>	\$0.00	\$0.00	\$0.00	\$2,640.00	\$0.00	(\$2,640.00)	\$0.00
<u>Utilities</u>							
5500 - Electric	\$2,029.08	\$13,600.00	\$11,570.92	\$78,582.92	\$78,500.00	(\$82.92)	\$105,600.00
5505 - Water & Sanitation	\$22,925.83	\$13,428.83	(\$9,497.00)	\$104,028.50	\$120,859.47	\$16,830.97	\$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	\$402.64	\$676.00	\$273.36	\$4,096.93	\$4,824.00	\$727.07	\$6,852.00
5515 - Refuse Collection	\$7,514.72	\$10,382.00	\$2,867.28	\$86,967.31	\$89,808.00	\$2,840.69	\$121,474.00
5520 - Cable & Internet	\$238.70	\$400.00	\$161.30	\$3,502.30	\$3,000.00	(\$502.30)	\$4,200.00
5525 - Natural Gas	\$0.00	\$3,000.00	\$3,000.00	\$16,523.50	\$27,000.00	\$10,476.50	\$36,000.00
<u>Total Utilities</u>	\$33,110.97	\$41,486.83	\$8,375.86	\$292,576.46	\$323,991.47	\$31,415.01	\$435,272.00
<b>Total Expense</b>	\$148,645.09	\$207,567.00	\$58,921.91	\$1,630,581.15	\$1,631,235.00	\$653.85	\$2,150,789.00
Operating Net Income	\$13,430.19	(\$34,445.00)	\$47,875.19	\$33,408.27	(\$107,180.00)	\$140,588.27	(\$99,340.00)
<u>Reserve Income</u>							
<u>Reserve Income</u>							
8000 - Reserve Income	\$11,387.00	\$0.00	\$11,387.00	\$108,887.32	\$0.00	\$108,887.32	\$0.00
8005 - Reserve Interest	\$138.22	\$0.00	\$138.22	\$1,193.85	\$0.00	\$1,193.85	\$0.00
<u>Total Reserve Income</u>	\$11,525.22	\$0.00	\$11,525.22	\$110,081.17	\$0.00	\$110,081.17	\$0.00
<b>Total Reserve Income</b>	\$11,525.22	\$0.00	\$11,525.22	\$110,081.17	\$0.00	\$110,081.17	\$0.00
<u>Reserve Expense</u>							
<u>Reserve Expense</u>							
9005 - Landscaping and Grounds	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	\$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	\$42,591.32	\$11,000.00	(\$31,591.32)	\$11,000.00
9025 - Lake and Pond	\$18,162.35	\$0.00	(\$18,162.35)	\$18,162.35	\$7,000.00	(\$11,162.35)	\$7,000.00
<u>Total Reserve Expense</u>	\$18,162.35	\$6,000.00	(\$12,162.35)	\$65,053.67	\$48,000.00	(\$17,053.67)	\$48,000.00
<b>Total Reserve Expense</b>	\$18,162.35	\$6,000.00	(\$12,162.35)	\$65,053.67	\$48,000.00	(\$17,053.67)	\$48,000.00
Reserve Net Income	(\$6,637.13)	(\$6,000.00)	(\$637.13)	\$45,027.50	(\$48,000.00)	\$93,027.50	(\$48,000.00)
Net Income	\$6,793.06	(\$40,445.00)	\$47,238.06	\$78,435.77	(\$155,180.00)	\$233,615.77	(\$147,340.00)