

Britton Falls by Del Webb HOA INC
Balance Sheet
9/30/2018

Assets

Cash Operating

1015 - Pacific Premier Operating \$50,109.99

Cash Operating Total \$50,109.99

Cash Reserves

1025 - Pacific Premier Money Market/Reserve \$517,342.50

Cash Reserves Total \$517,342.50

Other

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

1400 - Buildings \$400,000.00

Other Total \$407,001.64

Assets Total

\$974,454.13

Liabilities and Equity

Other

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

Other Total \$885,198.97

Retained Earnings

\$86,616.24

Net Income

\$2,638.92

Liabilities & Equity Total

\$974,454.13

Britton Falls by Del Webb HOA INC
Budget Comparison Report
9/1/2018 - 9/30/2018

	9/1/2018 - 9/30/2018				1/1/2018 - 9/30/2018				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Income</u>									
4000 - HOA Assessment	\$173,224.79	\$194,455.00	(\$21,230.21)	(10.92%)	\$1,729,499.35	\$1,692,165.00	\$37,334.35	2.21%	\$2,285,850.00
4010 - Landscape Maintenance	\$504.00	\$516.00	(\$12.00)	(2.33%)	\$4,656.00	\$4,644.00	\$12.00	0.26%	\$6,192.00
4100 - Late Charge Income	\$147.75	\$0.00	\$147.75	100.00%	\$1,145.23	\$0.00	\$1,145.23	100.00%	\$0.00
4130 - Collection Fees	\$0.00	\$0.00	\$0.00	0.00%	\$876.00	\$0.00	\$876.00	100.00%	\$0.00
4200 - Capital Contribution	\$3,000.00	\$0.00	\$3,000.00	100.00%	\$50,875.00	\$0.00	\$50,875.00	100.00%	\$0.00
4201 - Resale Fee	\$2,752.00	\$0.00	\$2,752.00	100.00%	\$66,569.99	\$0.00	\$66,569.99	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	\$0.00	\$0.00	\$0.00	0.00%	\$18,898.00	\$0.00	\$18,898.00	100.00%	\$0.00
4400 - Other Income	\$10.50	\$725.00	(\$714.50)	(98.55%)	\$5,381.50	\$6,525.00	(\$1,143.50)	(17.52%)	\$8,700.00
4405 - Website Income	\$6,275.00	\$5,266.67	\$1,008.33	19.15%	\$44,463.00	\$47,400.03	(\$2,937.03)	(6.20%)	\$63,200.00
4420 - Clubhouse Rental	\$571.00	\$466.67	\$104.33	22.36%	\$5,929.99	\$4,200.03	\$1,729.96	41.19%	\$5,600.00
4425 - Fitness Income	\$4,827.00	\$4,937.50	(\$110.50)	(2.24%)	\$40,976.30	\$44,437.50	(\$3,461.20)	(7.79%)	\$59,250.00
4430 - Event Income	\$4,336.00	\$2,758.33	\$1,577.67	57.20%	\$37,855.00	\$24,824.97	\$13,030.03	52.49%	\$33,100.00
7900 - Reserve Funding	(\$11,232.00)	(\$11,232.00)	\$0.00	0.00%	(\$99,646.00)	(\$97,716.00)	(\$1,930.00)	1.98%	(\$132,012.00)
Total Income	\$184,416.04	\$197,893.17	(\$13,477.13)	(6.81%)	\$1,899,201.36	\$1,726,480.53	\$172,720.83	10.00%	\$2,329,880.00
Total Income	\$184,416.04	\$197,893.17	(\$13,477.13)	(6.81%)	\$1,899,201.36	\$1,726,480.53	\$172,720.83	10.00%	\$2,329,880.00
Expense									
<u>Administration</u>									
5700 - Management Fees	\$5,598.00	\$5,616.00	\$18.00	0.32%	\$48,954.00	\$48,858.00	(\$96.00)	(0.20%)	\$66,006.00
5705 - Accounting	\$0.00	\$0.00	\$0.00	0.00%	\$269.05	\$870.00	\$600.95	69.07%	\$870.00
5710 - Legal Expense-Collections	\$0.00	\$300.00	\$300.00	100.00%	\$850.00	\$2,700.00	\$1,850.00	68.52%	\$3,600.00
5715 - Legal Expense-Violations	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$3,750.00	\$3,750.00	100.00%	\$5,000.00
5725 - Taxes-Property	\$0.00	\$0.00	\$0.00	0.00%	\$975.66	\$3,200.00	\$2,224.34	69.51%	\$3,200.00
5735 - Insurance	\$0.00	\$0.00	\$0.00	0.00%	\$22,180.00	\$24,783.00	\$2,603.00	10.50%	\$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%	\$2,192.16	\$2,160.00	(\$32.16)	(1.49%)	\$2,875.00
5750 - Postage	\$11.66	\$75.00	\$63.34	84.45%	\$488.12	\$675.00	\$186.88	27.69%	\$900.00
5755 - Copies/Printing/Supplies	\$803.98	\$1,334.00	\$530.02	39.73%	\$13,535.31	\$12,006.00	(\$1,529.31)	(12.74%)	\$16,008.00
5760 - Subscriptions	\$0.00	\$0.00	\$0.00	0.00%	\$1,240.05	\$1,500.00	\$259.95	17.33%	\$1,500.00
5765 - Bank Charges	\$225.68	\$150.00	(\$75.68)	(50.45%)	\$1,517.49	\$1,350.00	(\$167.49)	(12.41%)	\$1,800.00
5770 - Mileage	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$225.00	\$225.00	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	\$0.00	\$500.00	\$500.00	100.00%	\$2,533.29	\$4,500.00	\$1,966.71	43.70%	\$11,175.00
7500 - Bad Debt	\$0.00	\$0.00	\$0.00	0.00%	\$13.67	\$0.00	(\$13.67)	(100.00%)	\$0.00
Total Administration	\$6,639.32	\$8,000.00	\$1,360.68	17.01%	\$94,748.80	\$106,577.00	\$11,828.20	11.10%	\$149,313.00

Clubhouse

Britton Falls by Del Webb HOA INC
Budget Comparison Report
9/1/2018 - 9/30/2018

	9/1/2018 - 9/30/2018				1/1/2018 - 9/30/2018				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
5200 - Clubhouse Maintenance & Repair	\$241.04	\$1,000.00	\$758.96	75.90%	\$16,613.84	\$9,000.00	(\$7,613.84)	(84.60%)	\$12,000.00
5205 - Clubhouse Equipment Repair	\$1,724.24	\$1,166.67	(\$557.57)	(47.79%)	\$15,080.78	\$10,500.03	(\$4,580.75)	(43.63%)	\$14,000.00
5210 - Clubhouse Floor Cleaning	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$7,500.00	\$7,500.00	100.00%	\$10,000.00
5215 - Clubhouse Janitorial	\$334.14	\$3,750.00	\$3,415.86	91.09%	\$39,937.97	\$33,750.00	(\$6,187.97)	(18.33%)	\$45,000.00
5225 - HVAC Repair & Maintenance	\$0.00	\$1,083.33	\$1,083.33	100.00%	\$9,656.93	\$9,749.97	\$93.04	0.95%	\$13,000.00
5230 - Extermination	\$220.00	\$125.00	(\$95.00)	(76.00%)	\$1,737.20	\$1,875.00	\$137.80	7.35%	\$2,000.00
5235 - Alarm/Security	\$215.85	\$479.00	\$263.15	54.94%	\$690.50	\$958.00	\$267.50	27.92%	\$958.00
5240 - Recreation Supplies	\$432.43	\$233.33	(\$199.10)	(85.33%)	\$1,170.24	\$2,099.97	\$929.73	44.27%	\$2,800.00
5245 - Fitness Instruction	\$5,783.00	\$5,150.00	(\$633.00)	(12.29%)	\$53,731.50	\$46,350.00	(\$7,381.50)	(15.93%)	\$61,800.00
5250 - Fitness Equipment Maintenance	\$0.00	\$309.00	\$309.00	100.00%	\$3,190.97	\$2,781.00	(\$409.97)	(14.74%)	\$3,708.00
5255 - Kitchen Supplies	\$515.49	\$400.00	(\$115.49)	(28.87%)	\$3,940.99	\$3,600.00	(\$340.99)	(9.47%)	\$4,800.00
5300 - Pool Service Contract	\$0.00	\$7,222.00	\$7,222.00	100.00%	\$58,007.88	\$64,998.00	\$6,990.12	10.75%	\$86,664.00
5310 - Pool Maintenance & Repair	\$0.00	\$0.00	\$0.00	0.00%	\$3,192.53	\$4,500.00	\$1,307.47	29.05%	\$6,000.00
5335 - Bocce Ball Courts repairs & supplies	\$0.00	\$0.00	\$0.00	0.00%	\$19.20	\$500.00	\$480.80	96.16%	\$500.00
5345 - Other Recreation expense & supplies	\$642.20	\$0.00	(\$642.20)	(100.00%)	\$1,326.70	\$0.00	(\$1,326.70)	(100.00%)	\$0.00
5405 - Event Expense	\$3,739.09	\$2,341.67	(\$1,397.42)	(59.68%)	\$34,933.38	\$21,075.03	(\$13,858.35)	(65.76%)	\$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	\$13,847.48	\$23,260.00	\$9,412.52	40.47%	\$243,703.64	\$220,737.00	(\$22,966.64)	(10.40%)	\$299,330.00
Common Area Maintenance									
5000 - Mowing & Edging-Common Area	\$8,358.76	\$7,998.33	(\$360.43)	(4.51%)	\$76,204.16	\$71,984.97	(\$4,219.19)	(5.86%)	\$95,980.00
5005 - Mulch & Maintenance-Common Area	\$3,020.83	\$2,656.17	(\$364.66)	(13.73%)	\$24,998.86	\$23,905.53	(\$1,093.33)	(4.57%)	\$31,874.00
5010 - Tree & Shrub Chemicals	\$441.32	\$412.42	(\$28.90)	(7.01%)	\$4,352.31	\$3,711.78	(\$640.53)	(17.26%)	\$4,949.00
5015 - Turf Chemicals-Common Area	\$2,684.06	\$2,945.08	\$261.02	8.86%	\$24,156.54	\$26,505.72	\$2,349.18	8.86%	\$35,341.00
5020 - Tree & Shrub Pruning-Common Area	\$2,615.92	\$334.92	(\$2,281.00)	(681.06%)	\$5,295.60	\$3,014.28	(\$2,281.32)	(75.68%)	\$4,019.00
5025 - Irrigation Maintenance-Common Area	\$1,626.52	\$890.75	(\$735.77)	(82.60%)	\$18,860.95	\$8,016.75	(\$10,844.20)	(135.27%)	\$10,689.00
5030 - Seasonal Clean-Up-Common Area	\$178.39	\$178.42	\$0.03	0.02%	\$1,605.51	\$1,605.78	\$0.27	0.02%	\$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	\$857.61	\$839.83	(\$17.78)	(2.12%)	\$7,718.49	\$7,558.47	(\$160.02)	(2.12%)	\$10,078.00
5045 - Tree/Sod/Plant Replacement	\$0.00	\$0.00	\$0.00	0.00%	\$2,000.90	\$2,000.00	(\$0.90)	(0.05%)	\$4,000.00
5100 - Common Area	\$1,479.20	\$833.33	(\$645.87)	(77.50%)	(\$970.24)	\$7,499.97	\$8,470.21	112.94%	\$10,000.00
5105 - Pet Stations/Cleanup	\$1,500.00	\$500.00	(\$1,000.00)	(200.00%)	\$11,106.50	\$4,500.00	(\$6,606.50)	(146.81%)	\$6,000.00
5120 - Fire Alarm Monitoring	\$72.00	\$0.00	(\$72.00)	(100.00%)	\$1,163.85	\$750.00	(\$413.85)	(55.18%)	\$1,000.00

Britton Falls by Del Webb HOA INC
Budget Comparison Report
9/1/2018 - 9/30/2018

	9/1/2018 - 9/30/2018				1/1/2018 - 9/30/2018				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
5130 - Lighting Maintenance	\$670.89	\$1,150.00	\$479.11	41.66%	\$16,150.18	\$10,350.00	(\$5,800.18)	(56.04%)	\$13,800.00
5135 - Sign Maintenance	\$0.00	\$250.00	\$250.00	100.00%	\$295.00	\$2,250.00	\$1,955.00	86.89%	\$3,000.00
5180 - Holding Pond Maintenance	\$0.00	\$0.00	\$0.00	0.00%	\$20,667.57	\$24,640.00	\$3,972.43	16.12%	\$24,640.00
5185 - Fountain Maintenance	\$1,158.10	\$0.00	(\$1,158.10)	(100.00%)	\$14,363.73	\$11,550.00	(\$2,813.73)	(24.36%)	\$23,203.00
Total Common Area Maintenance	\$24,663.60	\$18,989.25	(\$5,674.35)	(29.88%)	\$293,958.92	\$286,228.25	(\$7,730.67)	(2.70%)	\$384,862.00
Employment									
5600 - Salaries	\$26,600.15	\$18,416.00	(\$8,184.15)	(44.44%)	\$193,699.43	\$174,952.00	(\$18,747.43)	(10.72%)	\$239,408.00
5610 - Human Resource Expense	\$4,145.08	\$2,924.00	(\$1,221.08)	(41.76%)	\$33,350.98	\$26,316.00	(\$7,034.98)	(26.73%)	\$35,088.00
5615 - Payroll Taxes	\$2,031.80	\$1,734.83	(\$296.97)	(17.12%)	\$15,224.70	\$15,613.47	\$388.77	2.49%	\$20,818.00
5620 - Benefits	\$3,064.80	\$699.00	(\$2,365.80)	(338.45%)	\$26,514.07	\$6,291.00	(\$20,223.07)	(321.46%)	\$8,388.00
5625 - Employment Expense	\$1,287.87	\$108.33	(\$1,179.54)	(1,088.84%)	\$4,467.87	\$974.97	(\$3,492.90)	(358.26%)	\$1,300.00
5630 - Workman's Comp. Ins.	\$546.65	\$500.00	(\$46.65)	(9.33%)	\$3,935.38	\$4,500.00	\$564.62	12.55%	\$6,000.00
5635 - Uniforms	\$0.00	\$250.00	\$250.00	100.00%	\$0.00	\$500.00	\$500.00	100.00%	\$500.00
Total Employment	\$37,676.35	\$24,632.16	(\$13,044.19)	(52.96%)	\$277,192.43	\$229,147.44	(\$48,044.99)	(20.97%)	\$311,502.00
Grounds Maintenance									
5001 - Mowing & Edging Homes	\$44,642.33	\$38,539.00	(\$6,103.33)	(15.84%)	\$197,308.39	\$226,498.00	\$29,189.61	12.89%	\$272,297.00
5006 - Mulch & Maintenance Homes	\$5,179.68	\$8,575.00	\$3,395.32	39.60%	\$148,451.43	\$166,396.00	\$17,944.57	10.78%	\$175,052.00
5011 - Tree & Shrub Chemicals Homes	\$7,224.08	\$0.00	(\$7,224.08)	(100.00%)	\$24,322.87	\$25,255.00	\$932.13	3.69%	\$32,993.00
5016 - Turf Chemicals Homes	\$16,534.44	\$0.00	(\$16,534.44)	(100.00%)	\$59,601.15	\$39,625.00	(\$19,976.15)	(50.41%)	\$55,190.00
5021 - Tree & Shrub Pruning Homes	\$0.00	\$33,071.00	\$33,071.00	100.00%	\$94,954.26	\$69,696.00	(\$25,258.26)	(36.24%)	\$101,473.00
5026 - Irrigation Maintenance Homes	\$17,305.54	\$0.00	(\$17,305.54)	(100.00%)	\$109,186.80	\$32,341.00	(\$76,845.80)	(237.61%)	\$62,650.00
5031 - Seasonal Clean-Up Homes	\$0.00	\$0.00	\$0.00	0.00%	\$22,124.84	\$9,555.00	(\$12,569.84)	(131.55%)	\$23,291.00
5050 - Seeding	\$0.00	\$0.00	\$0.00	0.00%	\$3,259.60	\$2,500.00	(\$759.60)	(30.38%)	\$5,000.00
Total Grounds Maintenance	\$90,886.07	\$80,185.00	(\$10,701.07)	(13.35%)	\$659,209.34	\$571,866.00	(\$87,343.34)	(15.27%)	\$727,946.00
Utilities									
5500 - Electric	\$11,986.25	\$10,000.00	(\$1,986.25)	(19.86%)	\$93,428.94	\$90,000.00	(\$3,428.94)	(3.81%)	\$120,000.00
5505 - Water & Sanitation	\$26,069.35	\$15,111.00	(\$10,958.35)	(72.52%)	\$117,314.31	\$131,462.00	\$14,147.69	10.76%	\$177,602.00
5510 - Telephone	\$309.27	\$571.00	\$261.73	45.84%	\$5,934.21	\$5,139.00	(\$795.21)	(15.47%)	\$6,852.00
5515 - Refuse Collection	\$20,640.50	\$10,296.00	(\$10,344.50)	(100.47%)	\$99,582.32	\$89,573.00	(\$10,009.32)	(11.17%)	\$121,011.00
5520 - Cable & Internet	\$609.35	\$550.00	(\$59.35)	(10.79%)	\$5,434.38	\$4,950.00	(\$484.38)	(9.79%)	\$6,600.00
5525 - Natural Gas	\$0.00	\$3,250.00	\$3,250.00	100.00%	\$20,544.79	\$29,250.00	\$8,705.21	29.76%	\$39,000.00
Total Utilities	\$59,614.72	\$39,778.00	(\$19,836.72)	(49.87%)	\$342,238.95	\$350,374.00	\$8,135.05	2.32%	\$471,065.00
Total Expense	\$233,327.54	\$194,844.41	(\$38,483.13)	(19.75%)	\$1,911,052.08	\$1,764,929.69	(\$146,122.39)	(8.28%)	\$2,344,018.00
Operating Net Income	(\$48,911.50)	\$3,048.76	(\$51,960.26)	(1,704.31%)	(\$11,850.72)	(\$38,449.16)	\$26,598.44	(69.18%)	(\$14,138.00)

Britton Falls by Del Webb HOA INC
Budget Comparison Report
9/1/2018 - 9/30/2018

	9/1/2018 - 9/30/2018				1/1/2018 - 9/30/2018				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Reserve Income									
<u>Reserve Income</u>									
8000 - Reserve Income	\$11,232.00	\$0.00	\$11,232.00	100.00%	\$107,924.00	\$0.00	\$107,924.00	100.00%	\$0.00
8005 - Reserve Interest	\$253.03	\$0.00	\$253.03	100.00%	\$2,038.80	\$0.00	\$2,038.80	100.00%	\$0.00
<u>Total Reserve Income</u>	\$11,485.03	\$0.00	\$11,485.03	100.00%	\$109,962.80	\$0.00	\$109,962.80	100.00%	\$0.00
Total Reserve Income	\$11,485.03	\$0.00	\$11,485.03	100.00%	\$109,962.80	\$0.00	\$109,962.80	100.00%	\$0.00
Reserve Expense									
<u>Reserve Expense</u>									
9005 - Landscaping and Grounds	\$14,585.04	\$0.00	(\$14,585.04)	(100.00%)	\$77,085.11	\$0.00	(\$77,085.11)	(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
9025 - Lake and Pond	\$5,767.66	\$0.00	(\$5,767.66)	(100.00%)	\$5,767.66	\$0.00	(\$5,767.66)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$20,352.70	\$0.00	(\$20,352.70)	100.00%	\$95,473.16	\$0.00	(\$95,473.16)	100.00%	\$0.00
Total Reserve Expense	\$20,352.70	\$0.00	(\$20,352.70)	100.00%	\$95,473.16	\$0.00	(\$95,473.16)	100.00%	\$0.00
Reserve Net Income	(\$8,867.67)	\$0.00	(\$8,867.67)	100.00%	\$14,489.64	\$0.00	\$14,489.64	100.00%	\$0.00
Net Income	(\$57,779.17)	\$3,048.76	(\$60,827.93)	(1,995.17%)	\$2,638.92	(\$38,449.16)	\$41,088.08	(106.86%)	(\$14,138.00)

BRITTON FALLS BY DEL WEBB

September 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		
4000 - HOA Assessment	\$ (21,230.21)	Payments as received, 2% above budget collected YTD
4100 -Late Charge Income	\$ 147.75	Unbudgeted income, collected from past due accounts
4400 - Other Income	\$ (714.50)	Credit Card income, replacement keys, name tags
4405 - Website Income	\$ 1,008.33	Invoicing for the month, accounts current
4420 - Clubhouse Rental	\$ 104.33	Rentals collected, both facilities
4430 - Event Income	\$ 1,577.67	Includes pre-pay and current events
Expenses		
5750 - Postage	\$ 63.34	Coupon books, CMS communication mailing
5755 - Copies/Printing/Supplies	\$ 530.02	Sharp, Canyon Falls, Office Depot, CMS communications
5765 - Bank Charges	\$ (75.68)	Based on monthly charge transactions fees
5200 - Clubhouse Maint/Repair	\$ 758.96	Wilmar supplies, fewer repairs than planned
5205 - Clubhouse Equip Repair	\$ (557.57)	A&M Door repair of 2 openers on women's locker room
5215 - Clubhouse Janitorial	\$ 3,415.86	No invoices paid for janitorial,current YTD only supplies
5230 - Extermination	\$ (95.00)	Morelock (raccoons)
5235 - Alarm/Security	\$ 283.15	Premier Group monitoring
5240 - Recreation Supplies	\$ (199.10)	Fitness groups work out supplies (Amazon)
5245 - Fitness Instruction	\$ (633.00)	2 Instructors 2 invoices paid each
5255 - Kitchen Supplies	\$ (115.49)	Includes water for fitness room, Kline orders, cups
5345 - Other Recreation Expense	\$ (642.20)	Portable nets for Pickle ball
5405 - Event Expense	\$ (1,397.42)	Cost of events offset income
5005 - Mulch and Maint CA	\$ (364.66)	3 invoices paid for month
5020- Tree &Shrub Pruning CA	\$ (2,281.00)	2 invoices paid for month, trees overhanging street and
5025 - Irrigation Maint CA	\$ (735.77)	Invoices for repair of the main line damages by
5100 - Common Area	\$ (645.87)	Hittle ,clean and patch waterfall
5105 - Pet Station Cleanup	\$ (1,000.00)	Regular pick up of pet stations
5120 - Fire Alarm Monitoring	\$ (72.00)	Budgeted in May and October
5130 - Lighting Maintenance	\$ 479.11	Thomas Cabling for repair of street lights
5185 - Fountain Maintenance	\$ (1,158.10)	Pond L repair, conversion to LED lighting

BRITTON FALLS BY DEL WEBB

September 2018

5600 - Salaries	\$ (8,184.15)	3 payments plus ADP
5610 - Human Resource Exp	\$ (1,221.08)	3 payments
5615 - Payroll Taxes	\$ (296.97)	3 payments
5620 - Benefits	\$ (2,365.80)	Benefits, health care, 401k etc
5625 - Employment Expense	\$ (1,179.54)	ADP expenses x 2 charged, CMS
5001 - Mowing & Edging H	\$ (6,103.33)	Billed for all three sections
5006 - Mulch and Maint. H	\$ 3,395.32	As billed
5011 - Tree & Shrub Chem. H	\$ (7,224.08)	Billed September, budget October
5016 - Turf Chemicals H	\$ (16,534.44)	Budgeted in October
5021- Tree & Shrub Pruning H	\$ 33,071.00	Budgeted in September, Work done in August
5026 - Irrigation Maint. H	\$ (17,305.54)	Cost to repair, maintain homes irrigation
5500 - Electric	\$ (1,986.25)	Extra days running irrigation and daily fountains
5505 - Water and Sanitation	\$ (10,958.35)	Based on consumption-dry
5510 - Telephone	\$ 261.73	Comcast, Nextiva both buildings
5515 - Refuse Collection	\$ (10,344.50)	Two invoices paid in September
5520 - Cable and Internet	\$ (59.35)	Comcast, two locations

YTD Variance Report

Account

Income

4100 - Late Charge Income	\$ 1,145.23	Unbudgeted income, collected from past due accounts
4130 - Collection Fees	\$ 876.00	Unbudgeted income, collected from past due accounts
4400 - Other Income	\$ (1,143.50)	Credit Card income, replacement keys, name tags
4420 - Clubhouse Rental	\$ 1,729.96	Rentals collected, both facilities private events
4430 - Event Income	\$ 13,030.03	Good support for current and future events

Expense

5705 - Accounting	\$ 600.95	Vendor 1099's; CMS Accounting fees
5710 - Legal Expense Collection	\$ 1,850.00	Less spent on collections
5725 - Taxes-Property	\$ 2,224.34	Hamilton County Assessor
5735 - Insurance	\$ 2,603.00	February invoice paid, less than budgeted
5750 - Postage	\$ 186.88	Less than anticipated
		Includes copier, supplies, CMS copies, name tags and
5755 - Copies/Printing/Supplies	\$ (1,529.31)	coupon books, Sperlonga mailings
5760 - Subscriptions	\$ 259.95	Survey Monkey
5765 - Bank Charges	\$ (167.49)	Service charge for account
5780 - Computer Maintenance	\$ 1,966.71	Equipment repair, program company change
		Remove drinking fountain at pool, faucet replacement,
		mixer for hot water; Legacy Painting billiards room and
5200 - Clubhouse Maint/Repair	\$ (7,613.84)	railing at Villa
5205 - Clubhouse Equip Repair	\$ (4,580.75)	Repair of Dry suppression system air compressor
5215 - Clubhouse Janitorial	\$ (6,187.97)	Additional cleanings and supplies

BRITTON FALLS BY DEL WEBB

September 2018

5235 - Alarm & Security	\$ 267.50	Cost for both buildings, as billed
5240 - Recreation Supplies	\$ 929.73	Supplies for fitness classes at the Chateau and Villa
5245 - Fitness Instruction	\$ (7,381.50)	4 additional classes per week x \$30
5250 - Fitness Equip Maint	\$ (409.97)	Seats and Backs, normal wear replacements
5300 - Pool Service Contract	\$ 6,990.12	No invoice paid in September
5310 - Pool Maint /Repair	\$ 1,307.47	Fewer repairs than anticipated
5335 - Bocce Ball Supplies	\$ 480.80	Sand for courts, less cost to maintain
5345 - Other Recreation supp	\$ (1,326.70)	Cost to recover the pool tables
5405 - Event Expense	\$ (13,858.35)	Offset by positive income dollars
5410 - Holiday Decorations	\$ 1,026.97	Carry over to Christmas 2018
5010 - Tree & Shrub Chemicals	\$ (640.53)	Treating several lawns for fungus disease Cost to trim all over hanging trees on walking path and
5020 - Tree & Shrub Pruning CA	\$ (2,281.32)	streets
5025 - Irrigation Maint CA	\$ (10,844.20)	Account budgeted over twelve months
5035 - Snow Removal	\$ 10,395.00	Less snow than budgeted
5100 - Common Area	\$ 8,470.21	Less expense YTD than budgeted
5105 - Pet Station Clean Up	\$ (6,606.50)	Pet station pick up and removal
5120 - Fire Alarm Monitoring	\$ (413.85)	Koorsen, Premier both buildings(monitoring)
5130 - Lighting Maintenance	\$ (5,800.18)	Street light repair/replacement
5135 - Sign Maintenance	\$ 1,955.00	No current signs to repair
5180 - Holding Pond Maint.	\$ 3,972.43	Second payment , budgeted in July
5185 - Fountain Maintenance	\$ (2,813.73)	Lighting update
5600 - Salaries	\$ (18,747.43)	Cost of all employees
5610 - Human Resource Exp	\$ (7,034.98)	Cost to process payroll
5620 - Benefits	\$ (20,223.07)	Cost of employee benefits
5625 - Employment Expense	\$ (3,492.90)	Cost of cell phones, mileage etc.
5630 - Workman's Comp Insure	\$ 564.62	Workers comp insurance for all employees
5001 - Mowing/Edging H	\$ 29,189.61	No invoice in current month
5006 - Mulch & Maint H	\$ 17,944.57	As billed
5016 - Turf Chemicals H	\$ (19,976.15)	No invoice in current month
5021 - Tree/Shrub Pruning H	\$ (25,258.26)	2017 invoice billing
5026 - Irrigation Maint H	\$ (76,845.80)	2017 invoice billing
5031 - Seasonal Clean Up H	\$ (12,569.84)	2017 invoice billing
5050 - Seeding	\$ (759.60)	Dry conditions prevented additional seeding
5505 - Water/Sanitation	\$ 14,147.69	Billed monthly based on usage, account flat lined
5510 - Telephone	\$ (795.21)	Comcast/Appia
5515 - Refuse Collection	\$ (10,009.32)	Will even out in October
5525 - Natural Gas	\$ 8,705.21	Less usage to heat pools than planned