

BROWNWOOD
OPERATING BUDGET
BUDGET TO ACTUAL STATEMENT AS OF: November 30, 2018 (Unaudited)
Two (2) Months of Operations- 16.67% of Year

Account Number	Description of Account	Actual Information				Percent of Annual Budget	Footnotes
		Annual Budget	Current Month Actual	Year-to-Date Actual	Year-to-Date Variance Over/(Under)		
	REVENUES:						
325214	CAM & Road Maintenance Assessment	\$ 1,605,754	\$ 267,626	\$ 535,252	\$ (1,070,502)	33.33%	A
341910	Sales Tax Collection Allowance	-	25	27	27	0.00%	
361102	Int Income - Cash Equiv	13,750	3,428	6,736	(7,014)	48.99%	B
	Total Revenues:	\$ 1,619,504	\$ 271,079	\$ 542,015	\$ (1,077,489)	33.47%	
361306	FLGIT-Unrealized Gain/Loss	-	206	206	206	0.00%	C
361307	LTIP - Unrealized Gain or Loss	-	(8,353)	(8,353)	(8,353)	0.00%	C
361309	FLFIT-Unrealized Gain/Loss	-	76	(253)	(253)	0.00%	B
361409	FLFIT-Realized Gain/Loss	-	550	1,087	1,087	0.00%	B
362003	Ground Lease (T)	831	-	838	7	100.84%	D
362012	Rents & Leases/T-S	14,125	950	11,425	(2,700)	80.88%	E
	Total Available Resources:	\$ 1,634,460	\$ 264,508	\$ 546,965	\$ (1,087,495)	33.46%	
	EXPENDITURES:						
539311	Management Fees	\$ 321,718	\$ 26,809	\$ 53,628	\$ 268,090	16.67%	
539312	Engineering Services	8,500	658	658	7,842	7.74%	
514313	Legal Services	4,000	-	-	4,000	0.00%	
539318	Technology Services	5,531	461	921	4,610	16.65%	
539319	Other Professional Services	19,247	920	920	18,327	4.78%	
	Subtotal Professional Services	\$ 358,996	\$ 28,848	\$ 56,127	\$ 302,869	15.63%	
539322	Auditing Services	4,000	-	-	4,000	0.00%	
	Subtotal Accounting Services	\$ 4,000	\$ -	\$ -	\$ 4,000	0.00%	
539341	Janitorial Services	75,661	6,122	12,443	63,218	16.45%	
539343	Systems Management Support	1,785	43	173	1,612	9.69%	
	Subtotal Other Contractual Services	\$ 77,446	\$ 6,165	\$ 12,616	\$ 64,830	16.29%	
539412	Postage	100	-	-	100	0.00%	
	Subtotal Comm & Freight Services	\$ 100	\$ -	\$ -	\$ 100	0.00%	
539431	Electricity	37,192	2,838	3,396	33,796	9.13%	
539433	Water & Sewer	7,088	1,127	1,127	5,961	15.90%	
539434	Irrigation Water	27,877	4,774	4,774	23,103	17.13%	
539436	Solid Waste	3,299	500	500	2,799	15.16%	
	Subtotal Utilities Services	\$ 75,456	\$ 9,239	\$ 9,797	\$ 65,659	12.98%	
539444	Storage Unit Rental	1,188	-	-	1,188	0.00%	
500442	Subtotal Rentals & Leases	\$ 1,188	\$ -	\$ -	\$ 1,188	0.00%	
539451	Casualty & Liability Insurance	57,189	-	51,355	5,834	89.80%	F
	Subtotal Insurance	\$ 57,189	\$ -	\$ 51,355	\$ 5,834	89.80%	
539462	Building/Structure Maintenance	179,249	16,923	16,923	162,326	9.44%	
539463	Landscape Maint.- Recurring	291,410	42,018	42,018	249,392	14.42%	
539464	Landscape Maint.-Non-Recurring	40,500	477	477	40,023	1.18%	
539468	Irrigation Repair	4,500	970	970	3,530	21.56%	
539469	Other Maintenance	155,391	4,201	5,182	150,209	3.33%	
	Subtotal Repair & Maintenance Services	\$ 671,050	\$ 64,589	\$ 65,570	\$ 605,480	9.77%	
539491	Bank Charges	100	-	-	100	0.00%	
539493	Permits & Licenses	175	-	-	175	0.00%	
539497	Legal Advertising	2,000	26	26	1,974	1.30%	
539498	Project Wide Fees	209,125	17,427	34,855	174,270	16.67%	
539499	Misc Current Charges	16,000	-	-	16,000	0.00%	
	Subtotal Other Current Charges	\$ 227,400	\$ 17,453	\$ 34,881	\$ 192,519	15.34%	
539522	Operating Supplies	500	-	-	500	0.00%	
539524	Non-Capital FF&E	12,000	-	-	12,000	0.00%	
	Subtotal Operating Supplies	\$ 12,500	\$ -	\$ -	\$ 12,500	0.00%	
	Subtotal Operating Expenditures	\$ 1,485,325	\$ 126,294	\$ 230,346	\$ 1,254,979	15.51%	
539633	Infrastructure	\$ 19,812	\$ -	\$ -	\$ 19,812	0.00%	
539912	Trans to Oth Roads	37,500	3,125	6,250	31,250	16.67%	
	Transfers	\$ 57,312	\$ 3,125	\$ 6,250	\$ 51,062	10.91%	
	Total Expenditures	\$ 1,542,637	\$ 129,419	\$ 236,596	\$ 1,306,041	15.34%	
369901	Change in Unreserved Net Position	\$ 91,823	\$ 135,089	\$ 310,369	\$ 218,546		
Change in Net Assets indicates a budget addition in Working Capital \$111,635 and a reduction in Roads R&R (\$19,812).							

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Fund Balance Analysis:		Balance Forward **09/30/18	Current Month Actual	Year to Date Actual	Current Balance
284000	Net Assets, Unassigned	\$ 2,139,149	\$ 135,089	\$ 310,369	\$ 2,449,518
282005	Committed R&R Roads	156,007	3,125	6,250	162,257
Total Fund Balance		\$ 2,295,156	\$ 138,214	\$ 316,619	\$ 2,611,775
** Beginning fund balance is preliminary until completion of 2017/18 audit.					
Footnotes:					
A:	CAM & Road Maintenance Assessment revenue is billed to owners in six monthly installments from October to March.				
B:	Interest Income includes monthly interest from CFB, our depository bank, and investments with Florida Cooperative Liquid Assets Security System (FLCLASS), and Florida Fixed Income Trust (FLFIT).				
		Month	CFB	FLCLASS	FLFIT
		Oct-18	1.64%	2.29%	2.58%
		Nov-18	1.64%	2.41%	2.64%
C:	The Unrealized gain/loss and rate of return for FLGIT and LTIP will not be available until next month.				
		Month	FLGIT	LTIP	
		Oct-18	0.96%	-63.06%	
		Nov-18	--	--	
D:	Ground Lease billing is an annual invoice that was sent in October.				
E:	Rent & Leases Revenue is the annual Continuing Use Agreement and the additional use of Paddock Square outside the normal agreement schedule. □				
F:	The liability and property insurance premiums for the fiscal year were paid in the month of October.				