

BROWNWOOD
OPERATING BUDGET
BUDGET TO ACTUAL STATEMENT AS OF: October 31, 2018 (Unaudited)
One (1) Month of Operations - 8.33% of Year

Account Number	Description of Account	Annual Budget	Actual Information			Percent of Annual Budget	Footnotes
			Current Month Actual	Year-to-Date Actual	Year-to-Date Variance		
	REVENUES:				Over/(Under)		
325214	CAM & Road Maintenance Assessment	\$ 1,605,754	\$ 267,626	\$ 267,626	\$ (1,338,128)	16.67%	A
341910	Sales Tax Collection Allowance	-	2	2	2	0.00%	
361102	Int Income - Cash Equiv	13,750	3,308	3,308	(10,442)	24.06%	B
	Total Revenues:	\$ 1,619,504	\$ 270,936	\$ 270,936	\$ (1,348,568)	16.73%	
361306	FLGIT-Unrealized Gain/Loss	-	-	-	-	0.00%	C
361307	LTIP - Unrealized Gain or Loss	-	-	-	-	0.00%	C
361309	FLFIT-Unrealized Gain/Loss	-	(328)	(328)	(328)	0.00%	B
361409	FLFIT-Realized Gain/Loss	-	538	538	538	0.00%	B
362003	Ground Lease (T)	831	838	838	7	100.84%	D
362012	Rents & Leases/T-S	14,125	10,475	10,475	(3,650)	74.16%	E
	Total Available Resources:	\$ 1,634,460	\$ 282,459	\$ 282,459	\$ (1,352,001)	17.28%	
	EXPENDITURES:				Under/(Over)		
539311	Management Fees	\$ 321,718	\$ 26,819	\$ 26,819	\$ 294,899	8.34%	
539312	Engineering Services	8,500	-	-	8,500	0.00%	
514313	Legal Services	4,000	-	-	4,000	0.00%	
539318	Technology Services	5,531	460	460	5,071	8.32%	
539319	Other Professional Services	19,247	-	-	19,247	0.00%	
	Subtotal Professional Services	\$ 358,996	\$ 27,279	\$ 27,279	\$ 331,717	7.60%	
539322	Auditing Services	4,000	-	-	4,000	0.00%	
	Subtotal Accounting Services	\$ 4,000	\$ -	\$ -	\$ 4,000	0.00%	
539341	Janitorial Services	75,661	6,322	6,322	69,339	8.36%	
539343	Systems Management Support	1,785	130	130	1,655	7.28%	
	Subtotal Other Contractual Services	\$ 77,446	\$ 6,452	\$ 6,452	\$ 70,994	8.33%	
539412	Postage	100	-	-	100	0.00%	
	Subtotal Comm & Freight Services	\$ 100	\$ -	\$ -	\$ 100	0.00%	
539431	Electricity	37,192	558	558	36,634	1.50%	
539433	Water & Sewer	7,088	-	-	7,088	0.00%	
539434	Irrigation Water	27,877	-	-	27,877	0.00%	
539436	Solid Waste	3,299	-	-	3,299	0.00%	
	Subtotal Utilities Services	\$ 75,456	\$ 558	\$ 558	\$ 74,898	0.74%	
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	51,355	5,834	89.80%	F
	Subtotal Insurance	\$ 57,189	\$ 51,355	\$ 51,355	\$ 5,834	89.80%	
539462	Building/Structure Maintenance	179,249	-	-	179,249	0.00%	
539463	Landscape Maint.- Recurring	291,410	-	-	291,410	0.00%	
539464	Landscape Maint.-Non-Recurring	40,500	-	-	40,500	0.00%	
539468	Irrigation Repair	4,500	-	-	4,500	0.00%	
539469	Other Maintenance	155,391	981	981	154,410	0.63%	
	Subtotal Repair & Maintenance Services	\$ 671,050	\$ 981	\$ 981	\$ 670,069	0.15%	
539491	Bank Charges	100	-	-	100	0.00%	
539493	Permits & Licenses	175	-	-	175	0.00%	
539497	Legal Advertising	2,000	-	-	2,000	0.00%	
539498	Project Wide Fees	209,125	17,428	17,428	191,697	8.33%	
539499	Misc Current Charges	16,000	-	-	16,000	0.00%	
	Subtotal Other Current Charges	\$ 227,400	\$ 17,428	\$ 17,428	\$ 209,972	7.66%	
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	\$ 104,053	\$ 104,053	\$ 1,381,272	7.01%	
539633	Infrastructure	\$ 19,812	\$ -	\$ -	\$ 19,812	0.00%	
539912	Trans to Oth Roads	37,500	3,125	3,125	34,375	8.33%	
	Transfers	\$ 57,312	\$ 3,125	\$ 3,125	\$ 54,187	5.45%	
	Total Expenditures	\$ 1,542,637	\$ 107,178	\$ 107,178	\$ 1,435,459	6.95%	
369901	Change in Unreserved Net Position	\$ 91,823	\$ 175,281	\$ 175,281	\$ 83,458		
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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		Balance Forward **09/30/18	Current Month Actual	Year to Date Actual	Current Balance
	Fund Balance Analysis:				
284000	Net Assets, Unassigned	\$ 2,139,149	\$ 175,281	\$ 175,281	\$ 2,314,430
282005	Committed R&R Roads	156,007	3,125	3,125	159,132
	Total Fund Balance	\$ 2,295,156	\$ 178,406	\$ 178,406	\$ 2,473,562
	** 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
		Sep-18	1.43%	2.22%	2.36%
		Oct-18	1.64%	2.29%	2.58%
C:	The Unrealized gain/loss for FLGIT and LTIP will not be available until next month. The current month's investment rate of return will not be available until next month.				
		Month	FLGIT	LTIP	
		Sep-18	0.00%	-0.35%	
		Oct-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.				