

FINANCIAL PACKAGE



Anthem Country Club

August 2023

Anthem Country Club

Balance Sheet

Period 08/31/2023

	Operating	Reserve	Total
Assets			
Operating Account			
11000	Operating Checking (CIT Bank)	16,019.62	16,019.62
11001	Operating Checking ICS (CIT Bank)	41,387.12	41,387.12
11031	Operating MM (EBT)	226,185.10	226,185.10
Total Operating Account		<u>283,591.84</u>	<u>283,591.84</u>
Reserve Account			
11500	Reserve MM (CIT Bank)	50,973.65	50,973.65
11501	Reserve Funds Savings ICS (CIT Bank)	75,503.95	75,503.95
11550	Reserve Funds (Charles Schwab)	244,140.96	244,140.96
11551	Reserve Investments (Charles Schwab)	9,309,997.12	9,309,997.12
11552	Reserve Interest Receivable	65,852.85	65,852.85
Total Reserve Account		<u>9,746,468.53</u>	<u>9,746,468.53</u>
Accounts Receivable			
12001	A/R - Other	717.40	717.40
12002	A/R - Assessments	36,518.04	36,518.04
12003	A/R - Legal Enforcement	5,521.60	5,521.60
12004	A/R - Violations	53,756.52	53,756.52
12010	Less Reserve for Bad Debt	(62,818.42)	(62,818.42)
12025	A/R - Anthem Community Council	202,746.14	202,746.14
Total Accounts Receivable		<u>236,441.28</u>	<u>236,441.28</u>
Asset			
12501	Prepaid Insurance	20,420.00	20,420.00
12800	Capitalized Assets	469,860.89	469,860.89
12801	Accumulated Depreciation	(313,088.60)	(313,088.60)
14000	Inventory	15,886.48	15,886.48
Total Asset		<u>193,078.77</u>	<u>193,078.77</u>
Total Assets		<u>713,111.89</u>	<u>9,746,468.53</u> <u>10,459,580.42</u>
Liabilities & Equity			
Liability			
21000	Accrued Expenses	151,553.71	151,553.71
21027	Accrued Paid Time Off	13,014.73	13,014.73
22000	Prepaid Assessments	104,435.28	104,435.28
22500	Deferred Assessments	170,100.00	170,100.00
Total Liability		<u>439,103.72</u>	<u>439,103.72</u>

Anthem Country Club

Balance Sheet

Period 08/31/2023

Liabilities & Equity

Equity			
35101	Members' Equity-Prior Years	568,399.55	568,399.55
35201	Reserve Members' Equity-Prior Years		8,349,466.80
	Current Year Surplus/(Deficit)	(294,391.38)	1,397,001.73
	Total Equity	<u>274,008.17</u>	<u>9,746,468.53</u>
	Total Liabilities & Equity	<u>713,111.89</u>	<u>10,459,580.42</u>

Anthem Country Club

Budget Comparison Statement

Posted 8/1/2023 To 8/31/2023 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Assessment Revenue</u>							
40005 Assessments	301,430.00	300,930.00	500.00	2,410,161.00	2,407,440.00	2,721.00	3,611,160.00
TOTAL Assessment Revenue	301,430.00	300,930.00	500.00	2,410,161.00	2,407,440.00	2,721.00	3,611,160.00
<u>Other Operating Income</u>							
41035 Enhancement Fees	46,803.50	15,000.00	31,803.50	234,759.99	184,000.00	50,759.99	250,000.00
41047 ACC Fee Sharing Revenue	1,125.00	1,100.00	25.00	8,775.00	8,800.00	(25.00)	13,200.00
42003 Legal Fee Reimbursement	0.00	200.00	(200.00)	1,063.35	1,600.00	(536.65)	2,400.00
42005 CC&R Violation	5,800.00	3,100.00	2,700.00	37,333.52	24,800.00	12,533.52	37,200.00
42045 FOB / Gate / Key Income	4,563.80	4,400.00	163.80	37,675.80	38,900.00	(1,224.20)	60,000.00
42046 Verizon Easement Income	0.00	0.00	0.00	125,000.00	0.00	125,000.00	0.00
43001 Other Income	250.00	1,200.00	(950.00)	3,350.00	9,600.00	(6,250.00)	14,400.00
45001 Interest Income	637.33	200.00	437.33	3,319.73	1,600.00	1,719.73	2,400.00
49001 Transfers to Reserve Fund	(75,885.00)	(75,885.00)	0.00	(607,080.00)	(607,080.00)	0.00	(910,620.00)
49005 Transfer Enhancement Fees to Re	(46,803.50)	(15,000.00)	(31,803.50)	(234,759.99)	(184,000.00)	(50,759.99)	(250,000.00)
49007 Transfer to Reserve Fund - Additio	(300,000.00)	0.00	(300,000.00)	(500,000.00)	0.00	(500,000.00)	0.00
TOTAL Other Operating Income	(363,508.87)	(65,685.00)	(297,823.87)	(890,562.60)	(521,780.00)	(368,782.60)	(781,020.00)
TOTAL Income	(62,078.87)	235,245.00	(297,323.87)	1,519,598.40	1,885,660.00	(366,061.60)	2,830,140.00
Expense							
<u>Contracted Services</u>							
55004 Water Feature Contract	690.00	1,800.00	1,110.00	9,590.00	11,400.00	1,810.00	16,800.00
55006 Street Sweeping Contract	1,396.00	1,395.00	(1.00)	11,167.00	11,160.00	(7.00)	16,740.00

Anthem Country Club

Budget Comparison Statement

Posted 8/1/2023 To 8/31/2023 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
55011 Gate Guard Contract	64,706.28	72,350.00	7,643.72	555,266.47	578,800.00	23,533.53	868,200.00
55014 Gate Maintenance Contract	2,000.00	2,000.00	0.00	16,300.00	16,000.00	(300.00)	24,000.00
55022 Janitorial Contract	271.00	266.00	(5.00)	2,168.00	2,128.00	(40.00)	3,192.00
55025 Landscape Contract	42,258.00	42,258.00	0.00	330,967.65	338,064.00	7,096.35	507,096.00
55035 Management Contract	43,689.05	42,143.00	(1,546.05)	349,210.99	337,144.00	(12,066.99)	507,716.00
55115 Exterminating Contract	0.00	45.00	45.00	315.00	360.00	45.00	540.00
TOTAL Contracted Services	155,010.33	162,257.00	7,246.67	1,274,985.11	1,295,056.00	20,070.89	1,944,284.00
<u>General & Administrative</u>							
51028 Mileage Reimb	141.12	190.00	48.88	1,411.20	1,520.00	108.80	2,280.00
51035 Postage & Copies	196.75	700.00	503.25	5,665.56	7,092.00	1,426.44	10,892.00
51036 Printing & Forms	1,627.50	0.00	(1,627.50)	1,851.85	750.00	(1,101.85)	1,000.00
51045 Office Expenses	539.73	500.00	(39.73)	1,735.28	4,000.00	2,264.72	6,000.00
51046 Gate Access Devices	3,644.32	2,000.00	(1,644.32)	19,499.13	19,325.00	(174.13)	29,985.00
51053 Consulting Fees	0.00	300.00	300.00	3,450.00	900.00	(2,550.00)	1,200.00
51065 Insurance	2,115.00	1,600.00	(515.00)	16,295.91	11,900.00	(4,395.91)	18,300.00
51066 Insurance - D&O	437.50	500.00	62.50	3,068.25	3,750.00	681.75	5,750.00
51125 Meeting & Community	0.00	0.00	0.00	14,066.36	11,600.00	(2,466.36)	16,860.00
51126 Entertainment Costs	26.46	150.00	123.54	254.61	550.00	295.39	700.00
51147 Resident Communications Expens	2,102.07	2,200.00	97.93	18,710.41	17,600.00	(1,110.41)	27,200.00
51155 Legal Fees - General	682.50	2,100.00	1,417.50	11,260.50	16,800.00	5,539.50	25,200.00
51156 Legal Fees - Collections	0.00	200.00	200.00	1,391.85	1,600.00	208.15	2,400.00
51164 Licenses, Permits, & Certifications	1,220.00	1,095.00	(125.00)	9,135.00	8,760.00	(375.00)	13,140.00
51165 Taxes, Licenses & Fees	0.00	0.00	0.00	0.00	0.00	0.00	210.00



Anthem Country Club

Budget Comparison Statement

Posted 8/1/2023 To 8/31/2023 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
51166 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	165.00
51167 Income Taxes - State	0.00	0.00	0.00	1,854.00	8,400.00	6,546.00	11,200.00
51168 Income Taxes - Federal	0.00	0.00	0.00	62,233.00	35,520.00	(26,713.00)	47,360.00
51176 Payment Processing Fees	156.03	170.00	13.97	3,933.82	1,510.00	(2,423.82)	2,195.00
51195 CPA Services	0.00	1,500.00	1,500.00	11,725.00	12,250.00	525.00	12,250.00
51216 Bad Debt Expense - Assessments	(1,401.82)	0.00	1,401.82	(7,255.60)	5,000.00	12,255.60	10,000.00
51217 Bad Debt Expense - Legal & Collec	156.00	70.00	(86.00)	1,063.35	560.00	(503.35)	840.00
51218 Bad Debt Expense - Late Fees, Vir	1,771.00	500.00	(1,271.00)	568.50	4,000.00	3,431.50	6,000.00
51256 Educational Expense	0.00	45.00	45.00	305.00	875.00	570.00	1,055.00
51276 Equipment Purchase	0.00	0.00	0.00	3,863.37	5,111.00	1,247.63	6,611.00
51305 Signs	260.40	0.00	(260.40)	518.74	2,600.00	2,081.26	3,200.00
59005 Depreciation Expense	790.88	953.00	162.12	6,327.04	7,624.00	1,296.96	11,436.00
TOTAL General & Administrative	14,465.44	14,773.00	307.56	192,932.13	189,597.00	(3,335.13)	273,429.00
<u>Repairs & Maintenance</u>							
53005 Common Area Maintenance	368.08	1,300.00	931.92	6,399.78	10,400.00	4,000.22	15,600.00
53017 Drainage System Maintenance	0.00	0.00	0.00	0.00	5,335.00	5,335.00	5,335.00
53027 Janitorial Supplies	173.12	110.00	(63.12)	940.05	330.00	(610.05)	440.00
53035 Lighting/Bulbs	0.00	300.00	300.00	9,007.55	2,400.00	(6,607.55)	3,600.00
53105 Building Maintenance & Repair	0.00	0.00	0.00	0.00	2,000.00	2,000.00	3,000.00
53315 Sprinkler Repairs	474.15	500.00	25.85	5,110.62	8,660.00	3,549.38	13,160.00
53325 Plant & Tree Replacement	0.00	1,000.00	1,000.00	8,340.00	8,000.00	(340.00)	12,000.00
53345 Tree Pruning	0.00	30,000.00	30,000.00	0.00	30,000.00	30,000.00	30,000.00
53375 Water Feature Maint	920.00	0.00	(920.00)	1,781.00	4,300.00	2,519.00	4,300.00



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	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
53405 Gate Maintenance & Repairs	1,100.00	1,800.00	700.00	30,104.36	14,400.00	(15,704.36)	21,600.00
53414 Self Help Expenses	0.00	0.00	0.00	0.00	250.00	250.00	500.00
53525 Vehicle Expenses	822.12	500.00	(322.12)	5,379.72	4,000.00	(1,379.72)	6,000.00
53526 Vehicle Payments	1,352.58	1,353.00	0.42	10,820.22	10,824.00	3.78	16,236.00
TOTAL Repairs & Maintenance	5,210.05	36,863.00	31,652.95	77,883.30	100,899.00	23,015.70	131,771.00
Utilities							
52005 Electricity	26,662.95	23,450.00	(3,212.95)	178,539.07	187,600.00	9,060.93	281,400.00
52025 Water & Sewer	32,585.00	30,138.00	(2,447.00)	76,656.88	133,104.00	56,447.12	180,656.00
52061 Telephone	1,948.53	1,550.00	(398.53)	12,993.29	12,400.00	(593.29)	18,600.00
TOTAL Utilities	61,196.48	55,138.00	(6,058.48)	268,189.24	333,104.00	64,914.76	480,656.00
TOTAL Expense	235,882.30	269,031.00	33,148.70	1,813,989.78	1,918,656.00	104,666.22	2,830,140.00
Current Year Surplus / (Deficit)	(297,961.17)	(33,786.00)	(264,175.17)	(294,391.38)	(32,996.00)	(261,395.38)	0.00

Anthem Country Club

Budget Comparison Statement

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	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
85001 Reserve Interest	28,416.69	22,274.34	6,142.35	209,028.54	174,510.30	34,518.24	265,545.01
89001 Transfers from Operating Fund	75,885.00	75,885.00	0.00	607,080.00	607,080.00	0.00	910,620.00
89005 Transfer of Enhancement Fees	46,803.50	15,000.00	31,803.50	234,759.99	184,000.00	50,759.99	250,000.00
89007 Transfer to Reserve Fund - Additio	300,000.00	0.00	300,000.00	500,000.00	0.00	500,000.00	0.00
TOTAL Reserve Income	451,105.19	113,159.34	337,945.85	1,550,868.53	965,590.30	585,278.23	1,426,165.01
TOTAL Income	451,105.19	113,159.34	337,945.85	1,550,868.53	965,590.30	585,278.23	1,426,165.01
Expense							
<u>Reserve Expense</u>							
91008 Granite Replenishment	0.00	0.00	0.00	0.00	50,000.00	50,000.00	50,000.00
91011 Painting - Guardhouse	0.00	0.00	0.00	0.00	0.00	0.00	5,660.00
91012 Painting - Street Signage	0.00	0.00	0.00	7,751.00	0.00	(7,751.00)	16,000.00
91028 Paint - Wrought Iron	0.00	0.00	0.00	13,214.00	0.00	(13,214.00)	18,500.00
91031 Street Repair	0.00	0.00	0.00	113,676.80	251,000.00	137,323.20	251,000.00
91049 Pavement Consulting	1,925.00	0.00	(1,925.00)	19,225.00	17,578.00	(1,647.00)	17,578.00
91064 Pumps/Pump Station	0.00	0.00	0.00	0.00	0.00	0.00	11,000.00
91073 Water Fountain	0.00	0.00	0.00	0.00	0.00	0.00	68,000.00
92005 Monument Repairs	0.00	0.00	0.00	0.00	0.00	0.00	38,000.00
92010 Lighting	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
92015 Fountain Repairs	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
TOTAL Reserve Expense	1,925.00	0.00	(1,925.00)	153,866.80	318,578.00	164,711.20	508,238.00

Anthem Country Club

Budget Comparison Statement

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	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL Expense	1,925.00	0.00	(1,925.00)	153,866.80	318,578.00	164,711.20	508,238.00
Current Year Surplus / (Deficit)	<u>449,180.19</u>	<u>113,159.34</u>	<u>336,020.85</u>	<u>1,397,001.73</u>	<u>647,012.30</u>	<u>749,989.43</u>	<u>917,927.01</u>



Budget Comparison Variance Report

Property: Anthem Country Club (10824)

Version: Standard

Report As Of: 8/31/2023

Account	Description	MTD Actual	MTD Budget	Variance \$	Var %	YTD Actual	YTD Budget	Variance \$	Var%	Reason for Variance
Income										
Assessment Revenue										
40005	Assessments	301,430	300,930	500	0	2,410,161	2,407,440	2,721	0	
	Total Assessment Revenue:	301,430	300,930	500		2,410,161	2,407,440	2,721		
Other Operating Income										
41035	Enhancement Fees	46,804	15,000	31,804	212	234,760	184,000	50,760	28	LEF 0.25% collected from COE beginning 10/1/18 transfers to Reserve
41047	ACC Fee Sharing Revenue	1,125	1,100	25	2	8,775	8,800	(25)	(0)	117 closings YTD
42003	Legal Fee Reimbursement	-	200	(200)	(100)	1,063	1,600	(537)	(34)	Offset by 51156
42005	CC&R Violation	5,800	3,100	2,700	87	37,334	24,800	12,534	51	Short term rental, gate damage, lot & speeding vios. Partially offset by 53405
42045	FOB / Gate / Key Income	4,564	4,400	164	4	37,676	38,900	(1,224)	(3)	Offset by 51046
42046	Verizon Easement Income	-	-	-	-	125,000	-	125,000	100	Jul - Easement agreement negotiated with Communication Consulting Group's assistance
43001	Other Income	250	1,200	(950)	(79)	3,350	9,600	(6,250)	(65)	Common area damage reimbursement - offset by 53405 & 53005
45001	Interest Income	637	200	437	219	3,320	1,600	1,720	107	
49001	Transfers to Reserve Fund	(75,885)	(75,885)	-	-	(607,080)	(607,080)	-	-	
49005	Transfer Enhancement Fees to Res	(46,804)	(15,000)	(31,804)	212	(234,760)	(184,000)	(50,760)	28	LEF 0.25% collected from COE beginning 10/1/18 transfers to Reserve
49007	Transfer to Reserve Fund - Additional	(300,000)	-	(300,000)	100	(500,000)	-	(500,000)	100	Jan - Board Approved 12.01.2022 excess operating trasferred to Reserves; Aug - Finance Comm Approved 08.15.2023
	Total Other Operating Income:	(363,509)	(65,685)	(297,824)		(890,563)	(521,780)	(368,783)		
	Total Income:	(62,079)	235,245	(297,324)		1,519,598	1,885,660	(366,062)		



Budget Comparison Variance Report

Property: Anthem Country Club (10824)

Version: Standard

Report As Of: 8/31/2023

Account	Description	MTD Actual	MTD Budget	Variance \$	Var %	YTD Actual	YTD Budget	Variance \$	Var%	Reason for Variance
Expenses										
Contracted Services										
55004	Water Feature Contract	690	1,800	1,110	62	9,590	11,400	1,810	16	
55006	Street Sweeping Contract	1,396	1,395	(1)	(0)	11,167	11,160	(7)	(0)	
55011	Gate Guard Contract	64,706	72,350	7,644	11	555,266	578,800	23,534	4	
55014	Gate Maintenance Contract	2,000	2,000	-	-	16,300	16,000	(300)	(2)	
55022	Janitorial Contract	271	266	(5)	(2)	2,168	2,128	(40)	(2)	
55025	Landscape Contract	42,258	42,258	-	-	330,968	338,064	7,096	2	
55035	Management Contract	43,689	42,143	(1,546)	(4)	349,211	337,144	(12,067)	(4)	
55115	Exterminating Contract	-	45	45	100	315	360	45	13	
	Total Contracted Services:	155,010	162,257	7,247		1,274,985	1,295,056	20,071		
General & Administrative										
51028	Mileage Reimb	141	190	49	26	1,411	1,520	109	7	
51035	Postage & Copies	197	700	503	72	5,666	7,092	1,426	20	
51036	Printing & Forms	1,628	-	(1,628)	(100)	1,852	750	(1,102)	(147)	
51045	Office Expenses	540	500	(40)	(8)	1,735	4,000	2,265	57	
51046	Gate Access Devices	3,644	2,000	(1,644)	(82)	19,499	19,325	(174)	(1)	
51053	Consulting Fees	-	300	300	100	3,450	900	(2,550)	(283)	Jan - Byrl Swanson, Architect for custom lot; Apr - JRC Designs 50% down
51065	Insurance	2,115	1,600	(515)	(32)	16,296	11,900	(4,396)	(37)	May - Insurance coverage cost increased for 2023 - 2024 renewal
51066	Insurance - D&O	438	500	63	13	3,068	3,750	682	18	
51125	Meeting & Community	-	-	-	-	14,066	11,600	(2,466)	(21)	Feb & Mar - Election expense, annual meeting expense, Jul - Board Training caterer



Budget Comparison Variance Report

Property: Anthem Country Club (10824)

Version: Standard

Report As Of: 8/31/2023

Account	Description	MTD Actual	MTD Budget	Variance \$	Var %	YTD Actual	YTD Budget	Variance \$	Var%	Reason for Variance
51126	Entertainment Costs	26	150	124	82	255	550	295	54	
51147	Resident Communications Expense	2,102	2,200	98	4	18,710	17,600	(1,110)	(6)	Jan - Additional is Dec expense
51155	Legal Fees - General	683	2,100	1,418	68	11,261	16,800	5,540	33	
51156	Legal Fees - Collections	-	200	200	100	1,392	1,600	208	13	
51164	Licenses, Permits, & Certifications	1,220	1,095	(125)	(11)	9,135	8,760	(375)	(4)	
51167	Income Taxes - State	-	-	-	-	1,854	8,400	6,546	78	
51168	Income Taxes - Federal	-	-	-	-	62,233	35,520	(26,713)	(75)	
51176	Payment Processing Fees	156	170	14	8	3,934	1,510	(2,424)	(161)	
51195	CPA Services	-	1,500	1,500	100	11,725	12,250	525	4	Mar - Audit complete
51216	Bad Debt Expense - Assessments	(1,402)	-	1,402	(100)	(7,256)	5,000	12,256	245	
51217	Bad Debt Expense - Legal & Collections	156	70	(86)	(123)	1,063	560	(503)	(90)	
51218	Bad Debt Expense - Late Fees, Vios	1,771	500	(1,271)	(254)	569	4,000	3,432	86	
51256	Educational Expense	-	45	45	100	305	875	570	65	
51276	Equipment Purchase	-	-	-	-	3,863	5,111	1,248	24	Feb - ABDI - Electronic FastAccess set-up fee, Mar - Barcode scanners for gate access, Jul- LIDAR Recalibration
51305	Signs	260	-	(260)	(100)	519	2,600	2,081	80	
59005	Depreciation Expense	791	953	162	17	6,327	7,624	1,297	17	
	Total General & Administrative:	14,465	14,773	308		192,932	189,597	(3,335)		



Budget Comparison Variance Report

Property: Anthem Country Club (10824)

Version: Standard

Report As Of: 8/31/2023

Account	Description	MTD Actual	MTD Budget	Variance \$	Var %	YTD Actual	YTD Budget	Variance \$	Var%	Reason for Variance
Repairs & Maintenance										
53005	Common Area Maintenance	368	1,300	932	72	6,400	10,400	4,000	38	Jan - \$4975 is Dec expense
53017	Drainage System Maintenance	-	-	-	-	-	5,335	5,335	100	
53027	Janitorial Supplies	173	110	(63)	(57)	940	330	(610)	(185)	
53035	Lighting/Bulbs	-	300	300	100	9,008	2,400	(6,608)	(275)	Mar & Jun - TAP Electric common area lighting repairs, Jul - TAP Electric common area & Gatehouse lighting repairs
53105	Building Maintenance & Repair	-	-	-	-	-	2,000	2,000	100	
53315	Sprinkler Repairs	474	500	26	5	5,111	8,660	3,549	41	
53325	Plant & Tree Replacement	-	1,000	1,000	100	8,340	8,000	(340)	(4)	
53345	Tree Pruning	-	30,000	30,000	100	-	30,000	30,000	100	Jan - \$8340 is 2022 Saguaro replacement, Dec expense
53375	Water Feature Maint	920	-	(920)	(100)	1,781	4,300	2,519	59	Jun - Replacement circulation pump
53405	Gate Maintenance & Repairs	1,100	1,800	700	39	30,104	14,400	(15,704)	(109)	Partially offset by 42005 & 43001
53414	Self Help Expenses	-	-	-	-	-	250	250	100	
53525	Vehicle Expenses	822	500	(322)	(64)	5,380	4,000	(1,380)	(34)	Fuel cost increases
53526	Vehicle Payments	1,353	1,353	0	0	10,820	10,824	4	0	Patrol Truck Lease
	Total Repairs & Maintenance:	<u>5,210</u>	<u>36,863</u>	<u>31,653</u>		<u>77,883</u>	<u>100,899</u>	<u>23,016</u>		
Utilities										
52005	Electricity	26,663	23,450	(3,213)	(14)	178,539	187,600	9,061	5	
52025	Water & Sewer	32,585	30,138	(2,447)	(8)	76,657	133,104	56,447	42	
52061	Telephone	1,949	1,550	(399)	(26)	12,993	12,400	(593)	(5)	
	Total Utilities:	<u>61,196</u>	<u>55,138</u>	<u>(6,058)</u>		<u>268,189</u>	<u>333,104</u>	<u>64,915</u>		
	Total Expenses:	<u>235,882</u>	<u>269,031</u>	<u>33,149</u>		<u>1,813,990</u>	<u>1,918,656</u>	<u>104,666</u>		
	Net Surplus/Deficit:	<u>(297,961)</u>	<u>(33,786)</u>	<u>(264,175)</u>		<u>(294,391)</u>	<u>(32,996)</u>	<u>(261,395)</u>		



Budget Comparison Variance Report

Property: Anthem Country Club (10824)

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Report As Of: 8/31/2023

Account	Description	MTD Actual	MTD Budget	Variance \$	Var %	YTD Actual	YTD Budget	Variance \$	Var%	Reason for Variance
Reserves										
Reserve Income										
85001	Reserve Interest	28,417	22,274	6,142	28	209,029	174,510	34,518	20	
89001	Transfers from Operating Fund	75,885	75,885	-	-	607,080	607,080	-	-	
89005	Transfer of Enhancement Fees	46,804	15,000	31,804	212	234,760	184,000	50,760	28	
89007	Transfer to Reserve Fund - Additional	300,000	-	300,000	100	500,000	-	500,000	100	Jan - Board Approved 12.01.2022 excess operating trasferred to Reserves; Aug - Finance Comm Approved 08.15.2023
Total Reserve Income:		<u>451,105</u>	<u>113,159</u>	<u>337,946</u>		<u>1,550,869</u>	<u>965,590</u>	<u>585,278</u>		
Reserve Expense										
91008	Granite Replenishment	-	-	-	-	-	50,000	50,000	100	
91012	Painting - Street Signage	-	-	-	-	7,751	-	(7,751)	(100)	Mar - CertaPro painting 42 community monuments and 4 clubhouse signs
91028	Paint - Wrought Iron	-	-	-	-	13,214	-	(13,214)	(100)	Mar - CertaPro painting all wrought iron at gate areas
91031	Street Repair	-	-	-	-	113,677	251,000	137,323	55	Jul - MR Tanner: all work complete except Anthem Ridge, awaiting Verizon project completion
91049	Pavement Consulting	1,925	-	(1,925)	(100)	19,225	17,578	(1,647)	(9)	Apr - 7% of Contract to Frank Civil Consulting; May - 20% of Contract; Jul - 80% of Contract \$11,550; Aug - 90% of Contract \$1925
Total Reserve Expense:		<u>1,925</u>	<u>-</u>	<u>(1,925)</u>		<u>153,867</u>	<u>318,578</u>	<u>164,711</u>		
Net Reserves		<u>449,180</u>	<u>113,159</u>	<u>336,021</u>		<u>1,397,002</u>	<u>647,012</u>	<u>749,989</u>		
Surplus/Deficit:										