

East Lake Woodlands Community Association Inc.

Balance Sheet

1/31/2018

Assets

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00
1010-005 - Cash-Checking-Servis1st	\$281,813.56
1010-015 - SA - Checking - Servis1st	\$53,935.41
1110-000 - A/R-Maintenance Fees	\$37,872.82
1111-000 - A/R-Special Assessment	\$94,497.14
1111-001 - A/R - ELWMSA	\$354,667.08
1410-000 - Prepaid Insurance-General	\$12,895.67
1410-001 - Prepaid Insurance-D&O	\$2,461.25
1410-003 - Prepaid Insurance-W/C	\$322.06
1420-000 - Prepaid Expense-Security	\$1,620.00
1500-001 - Utility Deposits-Electric	<u>\$1,194.00</u>

Operating Total

\$841,328.99

Reserve

1041-010 - Cash-MMA-Centennial	\$188,372.08
1076-000 - Cash-MMA-Harbor Community Bank	\$40,952.90
1095-002 - Cash-CD-EverBank- 11/28/18-1.72%	\$52,242.86
1095-003 - Cash-CD-EverBank- 11/28/18-1.72%	<u>\$52,242.86</u>

Reserve Total

\$333,810.70

Assets Total

\$1,175,139.69

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$85,488.14
2410-000 - Unearned Revenue-Billings	\$43,158.72
2450-000 - Unearned Revenue-Prepaid Fees	\$28,094.60

Operating Total

\$156,741.46

Other

2020-000 - Deferred Revenue - SA	\$249,636.75
2210-000 - Note Payable	\$251,365.74
2450-001 - Prepaid S/A Fees	<u>\$1,176.04</u>

Other Total

\$502,178.53

Reserve

3028-000 - Reserve Fund-Def Maint	\$161,607.33
3029-000 - Reserve Fund-General	\$175,306.90
3080-000 - Reserve Fund-Interest	<u>\$96.47</u>

Reserve Total

\$337,010.70

Retained Earnings

\$194,018.44

Net Income

(\$14,809.44)

Liabilities & Equity Total

\$1,175,139.69

East Lake Woodlands Community Association Inc.
Budget Comparison Report
1/1/2018 - 1/31/2018

	1/1/2018 - 1/31/2018			1/1/2018 - 1/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$121,086.78	\$119,290.67	\$1,796.11	\$121,086.78	\$119,290.67	\$1,796.11	\$1,431,488.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,818.50	\$1,818.50	\$0.00	\$1,818.50	\$1,818.50	\$0.00	\$21,822.00
6029-000 - Maint Fee-Resv-General	\$12,640.00	\$12,640.00	\$0.00	\$12,640.00	\$12,640.00	\$0.00	\$151,680.00
6032-001 - % 2002-Cypress Estates I-Pay 12/31/18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$10,877.00)
6050-000 - Special Assessment-Collected	\$2,135.70	\$0.00	\$2,135.70	\$2,135.70	\$0.00	\$2,135.70	\$0.00
6070-000 - Interest Income-Operating	\$72.45	\$0.00	\$72.45	\$72.45	\$0.00	\$72.45	\$0.00
6071-000 - Interest Income-Reserve	\$96.47	\$150.00	(\$53.53)	\$96.47	\$150.00	(\$53.53)	\$1,800.00
6083-000 - Other Income-General	\$15.38	\$0.00	\$15.38	\$15.38	\$0.00	\$15.38	\$0.00
6083-001 - ELW Gate Income	\$1,063.00	\$1,250.00	(\$187.00)	\$1,063.00	\$1,250.00	(\$187.00)	\$15,000.00
6084-001 - ELW Country Club Fees	\$0.00	\$6,501.83	(\$6,501.83)	\$0.00	\$6,501.83	(\$6,501.83)	\$78,022.00
6084-002 - ELW Shopping Center Fees	\$1,923.25	\$1,923.25	\$0.00	\$1,923.25	\$1,923.25	\$0.00	\$23,079.00
6900-000 - Income Transfer to Resv Funds	(\$14,458.50)	(\$14,458.50)	\$0.00	(\$14,458.50)	(\$14,458.50)	\$0.00	(\$173,502.00)
6901-000 - Interest Transfer to Reserves	(\$96.47)	(\$150.00)	\$53.53	(\$96.47)	(\$150.00)	\$53.53	(\$1,800.00)
<u>Total Revenues</u>	\$126,296.56	\$128,965.75	(\$2,669.19)	\$126,296.56	\$128,965.75	(\$2,669.19)	\$1,536,712.00
Total Income	\$126,296.56	\$128,965.75	(\$2,669.19)	\$126,296.56	\$128,965.75	(\$2,669.19)	\$1,536,712.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$3,071.38	\$3,000.00	(\$71.38)	\$3,071.38	\$3,000.00	(\$71.38)	\$36,000.00
7110-001 - Insurance-Workers Comp	\$64.42	\$66.67	\$2.25	\$64.42	\$66.67	\$2.25	\$800.00
7211-000 - Legal-General	\$8,500.15	\$4,166.67	(\$4,333.48)	\$8,500.15	\$4,166.67	(\$4,333.48)	\$50,000.00
7212-000 - Professional-General	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$541.67	\$541.67	\$0.00	\$541.67	\$541.67	\$6,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
7310-008 - Taxes-Federal Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00
7410-000 - Management Fee	\$16,928.62	\$16,928.67	\$0.05	\$16,928.62	\$16,928.67	\$0.05	\$203,144.00
7510-000 - Admin Expenses-General	\$2,669.65	\$2,500.00	(\$169.65)	\$2,669.65	\$2,500.00	(\$169.65)	\$30,000.00
7510-001 - Meetings-Community	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$75.00	\$75.00	\$0.00	\$900.00
7514-000 - Member Communications	\$0.00	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00	\$9,000.00
7950-000 - Board Expense-Dues	\$0.00	\$33.33	\$33.33	\$0.00	\$33.33	\$33.33	\$400.00
<u>Total Administrative</u>	\$31,309.22	\$28,478.68	(\$2,830.54)	\$31,309.22	\$28,478.68	(\$2,830.54)	\$343,044.00
<u>Services & Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$42,473.11	\$44,050.00	\$1,576.89	\$42,473.11	\$44,050.00	\$1,576.89	\$528,600.00
8012-001 - Controlled Access-Sheriff's Patrol	\$1,485.00	\$1,666.67	\$181.67	\$1,485.00	\$1,666.67	\$181.67	\$20,000.00
8013-001 - Gate Decals/Stickers	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
8013-003 - Controlled Access-Gate Telephone	\$847.91	\$866.67	\$18.76	\$847.91	\$866.67	\$18.76	\$10,400.00
8014-000 - Controlled Access-Gate Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
8016-001 - Controlled Access-Gate Access Expenses	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$1,666.67	\$1,666.67	\$20,000.00

East Lake Woodlands Community Association Inc.
Budget Comparison Report
1/1/2018 - 1/31/2018

	1/1/2018 - 1/31/2018			1/1/2018 - 1/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8017-000 - Gate Damage Claims	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
8020-000 - ELW Custodial Labor	\$1,350.00	\$1,500.00	\$150.00	\$1,350.00	\$1,500.00	\$150.00	\$18,000.00
8110-000 - Repair & Maintenance-General	\$17,888.08	\$1,666.67	(\$16,221.41)	\$17,888.08	\$1,666.67	(\$16,221.41)	\$20,000.00
8110-002 - R&M-Guard House	\$82.00	\$1,250.00	\$1,168.00	\$82.00	\$1,250.00	\$1,168.00	\$15,000.00
8110-004 - R&M-Roads/Sidewalks	\$1,200.00	\$1,666.67	\$466.67	\$1,200.00	\$1,666.67	\$466.67	\$20,000.00
8110-016 - R&M-Signs	\$312.00	\$166.67	(\$145.33)	\$312.00	\$166.67	(\$145.33)	\$2,000.00
8110-023 - R&M-Drainage	\$250.38	\$12,500.00	\$12,249.62	\$250.38	\$12,500.00	\$12,249.62	\$150,000.00
8210-001 - Grounds-Lawn Service	\$16,000.00	\$16,000.00	\$0.00	\$16,000.00	\$16,000.00	\$0.00	\$192,000.00
8210-003 - Grounds-Landscape Mgmt Contract	\$989.62	\$1,083.33	\$93.71	\$989.62	\$1,083.33	\$93.71	\$13,000.00
8210-004 - Grounds-Trees/Shrub Add/Remove	\$13,380.00	\$2,500.00	(\$10,880.00)	\$13,380.00	\$2,500.00	(\$10,880.00)	\$30,000.00
8210-008 - Grounds-Irrigation General	\$1,659.00	\$1,833.33	\$174.33	\$1,659.00	\$1,833.33	\$174.33	\$22,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$275.00	\$275.00	\$0.00	\$275.00	\$275.00	\$3,300.00
8210-012 - Grounds-Lake Treatments	\$2,200.00	\$2,250.00	\$50.00	\$2,200.00	\$2,250.00	\$50.00	\$27,000.00
8710-000 - Utilities-General	\$7,543.98	\$6,666.67	(\$877.31)	\$7,543.98	\$6,666.67	(\$877.31)	\$80,000.00
8710-025 - Drainage Project - S/A	\$2,135.70	\$0.00	(\$2,135.70)	\$2,135.70	\$0.00	(\$2,135.70)	\$0.00
Total Services & Utilities	\$109,796.78	\$99,358.35	(\$10,438.43)	\$109,796.78	\$99,358.35	(\$10,438.43)	\$1,192,300.00
Total Expense	\$141,106.00	\$127,837.03	(\$13,268.97)	\$141,106.00	\$127,837.03	(\$13,268.97)	\$1,535,344.00
Operating Net Income	(\$14,809.44)	\$1,128.72	(\$15,938.16)	(\$14,809.44)	\$1,128.72	(\$15,938.16)	\$1,368.00
Reserve Expense							
<u>Reserve Expense</u>							
9629-000 - Reserve Expense-General	\$3,910.00	\$0.00	(\$3,910.00)	\$3,910.00	\$0.00	(\$3,910.00)	\$0.00
9632-001 - Reserve Expense-Bank Charges	\$3.00	\$0.00	(\$3.00)	\$3.00	\$0.00	(\$3.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$3,913.00)	\$0.00	\$3,913.00	(\$3,913.00)	\$0.00	\$3,913.00	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	(\$14,809.44)	\$1,128.72	(\$15,938.16)	(\$14,809.44)	\$1,128.72	(\$15,938.16)	\$1,368.00