

East Lake Woodlands Community Association Inc.

Balance Sheet

4/30/2018

Assets

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00
1010-005 - Cash-Checking-Servis1st	\$282,425.27
1010-015 - SA - Checking - Servis1st	\$68,252.93
1110-000 - A/R-Maintenance Fees	\$47,788.75
1111-000 - A/R-Special Assessment	\$55,100.00
1111-001 - A/R - ELWMSA	\$234,290.98
1410-000 - Prepaid Insurance-General	\$5,158.28
1410-001 - Prepaid Insurance-D&O	\$1,476.75
1410-003 - Prepaid Insurance-W/C	\$128.80
1500-001 - Utility Deposits-Electric	<u>\$1,194.00</u>

Operating Total

\$695,865.76

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$40,952.33
1041-010 - Cash-MMA-Centennial	\$100,513.32
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

\$245,951.37

Assets Total

\$941,817.13

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$48,872.21
2410-000 - Unearned Revenue-Billings	\$43,158.72
2450-000 - Unearned Revenue-Prepaid Fees	\$21,739.14
2450-002 - Prepaid Country Club Dues	<u>\$52,014.68</u>

Operating Total

\$165,784.75

Other

2020-000 - Deferred Revenue - SA	\$5,208.45
2210-000 - Note Payable	\$352,217.37
2450-001 - Prepaid S/A Fees	<u>\$1,226.00</u>

Other Total

\$358,651.82

Reserve

3028-000 - Reserve Fund-Def Maint	\$167,044.83
3029-000 - Reserve Fund-General	\$78,586.90
3080-000 - Reserve Fund-Interest	<u>\$319.64</u>

Reserve Total

\$245,951.37

Retained Earnings

\$194,018.44

Net Income

(\$22,589.25)

Liabilities & Equity Total

\$941,817.13

East Lake Woodlands Community Association Inc.
Budget Comparison Report
4/1/2018 - 4/30/2018

	4/1/2018 - 4/30/2018			1/1/2018 - 4/30/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$121,086.78	\$119,290.67	\$1,796.11	\$484,347.12	\$477,162.68	\$7,184.44	\$1,431,488.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,818.50	\$1,818.50	\$0.00	\$7,274.00	\$7,274.00	\$0.00	\$21,822.00
6029-000 - Maint Fee-Resv-General	\$12,640.00	\$12,640.00	\$0.00	\$50,560.00	\$50,560.00	\$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	\$1,356.36	\$0.00	\$1,356.36	\$246,107.56	\$0.00	\$246,107.56	\$0.00
6070-000 - Interest Income-Operating	\$70.62	\$0.00	\$70.62	\$278.04	\$0.00	\$278.04	\$0.00
6071-000 - Interest Income-Reserve	\$50.29	\$150.00	(\$99.71)	\$319.64	\$600.00	(\$280.36)	\$1,800.00
6083-000 - Other Income-General	\$840.00	\$0.00	\$840.00	\$1,597.73	\$0.00	\$1,597.73	\$0.00
6083-001 - ELW Gate Income	\$1,405.00	\$1,250.00	\$155.00	\$5,505.00	\$5,000.00	\$505.00	\$15,000.00
6084-001 - ELW Country Club Fees	\$6,501.83	\$6,501.83	\$0.00	\$26,007.32	\$26,007.32	\$0.00	\$78,022.00
6084-002 - ELW Shopping Center Fees	\$1,923.25	\$1,923.25	\$0.00	\$7,693.00	\$7,693.00	\$0.00	\$23,079.00
6900-000 - Income Transfer to Resv Funds	(\$14,458.50)	(\$14,458.50)	\$0.00	(\$57,834.00)	(\$57,834.00)	\$0.00	(\$173,502.00)
6901-000 - Interest Transfer to Reserves	(\$50.29)	(\$150.00)	\$99.71	(\$319.64)	(\$600.00)	\$280.36	(\$1,800.00)
Total Revenues	\$133,183.84	\$128,965.75	\$4,218.09	\$771,535.77	\$515,863.00	\$255,672.77	\$1,536,712.00
Total Income	\$133,183.84	\$128,965.75	\$4,218.09	\$771,535.77	\$515,863.00	\$255,672.77	\$1,536,712.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$3,071.38	\$3,000.00	(\$71.38)	\$11,793.27	\$12,000.00	\$206.73	\$36,000.00
7110-001 - Insurance-Workers Comp	\$64.42	\$66.67	\$2.25	\$257.68	\$266.68	\$9.00	\$800.00
7211-000 - Legal-General	\$420.00	\$4,166.67	\$3,746.67	\$14,015.15	\$16,666.68	\$2,651.53	\$50,000.00
7212-000 - Professional-General	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$541.67	\$541.67	\$6,300.00	\$2,166.68	(\$4,133.32)	\$6,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$100.00	\$100.00	\$61.25	\$100.00	\$38.75	\$100.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,200.00	\$1,200.00	\$1,391.00	\$1,200.00	(\$191.00)	\$1,200.00
7410-000 - Management Fee	\$16,928.62	\$16,928.67	\$0.05	\$67,714.48	\$67,714.68	\$0.20	\$203,144.00
7510-000 - Admin Expenses-General	\$1,000.15	\$2,500.00	\$1,499.85	\$13,038.47	\$10,000.00	(\$3,038.47)	\$30,000.00
7510-001 - Meetings-Community	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$300.00	\$300.00	\$0.00	\$900.00
7514-000 - Member Communications	\$0.00	\$750.00	\$750.00	\$468.75	\$3,000.00	\$2,531.25	\$9,000.00
7950-000 - Board Expense-Dues	\$0.00	\$33.33	\$33.33	\$0.00	\$133.32	\$133.32	\$400.00
Total Administrative	\$21,559.57	\$29,778.68	\$8,219.11	\$115,340.05	\$115,214.72	(\$125.33)	\$343,044.00
<u>Services & Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$42,272.91	\$44,050.00	\$1,777.09	\$179,739.46	\$176,200.00	(\$3,539.46)	\$528,600.00
8012-001 - Controlled Access-Sheriff's Patrol	\$1,485.00	\$1,666.67	\$181.67	\$6,075.00	\$6,666.68	\$591.68	\$20,000.00
8013-001 - Gate Decals/Stickers	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
8013-003 - Controlled Access-Gate Telephone	\$920.74	\$866.67	(\$54.07)	\$3,416.70	\$3,466.68	\$49.98	\$10,400.00
8014-000 - Controlled Access-Gate Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$4,323.90	\$5,000.00	\$676.10	\$15,000.00
8016-001 - Controlled Access-Gate Access Expenses	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$6,666.68	\$6,666.68	\$20,000.00

East Lake Woodlands Community Association Inc.
Budget Comparison Report
4/1/2018 - 4/30/2018

	4/1/2018 - 4/30/2018			1/1/2018 - 4/30/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8017-000 - Gate Damage Claims	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
8020-000 - ELW Custodial Labor	\$1,350.00	\$1,500.00	\$150.00	\$5,400.00	\$6,000.00	\$600.00	\$18,000.00
8110-000 - Repair & Maintenance-General	\$5,526.71	\$1,666.67	(\$3,860.04)	\$26,894.58	\$6,666.68	(\$20,227.90)	\$20,000.00
8110-002 - R&M-Guard House	\$1,789.94	\$1,250.00	(\$539.94)	\$19,444.22	\$5,000.00	(\$14,444.22)	\$15,000.00
8110-004 - R&M-Roads/Sidewalks	\$14,072.00	\$1,666.67	(\$12,405.33)	\$57,063.00	\$6,666.68	(\$50,396.32)	\$20,000.00
8110-016 - R&M-Signs	\$0.00	\$166.67	\$166.67	\$312.00	\$666.68	\$354.68	\$2,000.00
8110-023 - R&M-Drainage	\$0.00	\$12,500.00	\$12,500.00	\$250.38	\$50,000.00	\$49,749.62	\$150,000.00
8210-001 - Grounds-Lawn Service	\$16,000.00	\$16,000.00	\$0.00	\$64,000.00	\$64,000.00	\$0.00	\$192,000.00
8210-003 - Grounds-Landscape Mgmt Contract	\$0.00	\$1,083.33	\$1,083.33	\$2,968.86	\$4,333.32	\$1,364.46	\$13,000.00
8210-004 - Grounds-Trees/Shrub Add/Remove	\$80.00	\$2,500.00	\$2,420.00	\$20,700.00	\$10,000.00	(\$10,700.00)	\$30,000.00
8210-008 - Grounds-Irrigation General	\$1,759.00	\$1,833.33	\$74.33	\$6,761.00	\$7,333.32	\$572.32	\$22,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$275.00	\$275.00	\$0.00	\$1,100.00	\$1,100.00	\$3,300.00
8210-012 - Grounds-Lake Treatments	\$2,200.00	\$2,250.00	\$50.00	\$8,800.00	\$9,000.00	\$200.00	\$27,000.00
8710-000 - Utilities-General	\$6,792.00	\$6,666.67	(\$125.33)	\$26,528.31	\$26,666.68	\$138.37	\$80,000.00
8710-025 - Drainage Project - S/A	\$1,356.36	\$0.00	(\$1,356.36)	\$246,107.56	\$0.00	(\$246,107.56)	\$0.00
Total Services & Utilities	\$95,604.66	\$99,358.35	\$3,753.69	\$678,784.97	\$397,433.40	(\$281,351.57)	\$1,192,300.00
Total Expense	\$117,164.23	\$129,137.03	\$11,972.80	\$794,125.02	\$512,648.12	(\$281,476.90)	\$1,535,344.00
Operating Net Income	\$16,019.61	(\$171.28)	\$16,190.89	(\$22,589.25)	\$3,214.88	(\$25,804.13)	\$1,368.00
Reserve Expense							
<u>Reserve Expense</u>							
9629-000 - Reserve Expense-General	\$0.00	\$0.00	\$0.00	\$138,550.00	\$0.00	(\$138,550.00)	\$0.00
9632-001 - Reserve Expense-Bank Charges	\$0.00	\$0.00	\$0.00	\$21.00	\$0.00	(\$21.00)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$138,571.00)	\$0.00	\$138,571.00	\$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	\$16,019.61	(\$171.28)	\$16,190.89	(\$22,589.25)	\$3,214.88	(\$25,804.13)	\$1,368.00