

**East Lake Woodlands Community Association Inc.**

**Balance Sheet**

**8/31/2018**

**Assets**

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00
1010-005 - Cash-Checking-Servis1st	\$183,429.14
1010-015 - SA - Checking - Servis1st	\$30,318.13
1110-000 - A/R-Maintenance Fees	\$39,194.96
1111-000 - A/R-Special Assessment	\$35,450.00
1111-001 - A/R - ELWMSA	\$159,085.44
1187-000 - A/R-Clearing	\$850.00
1410-000 - Prepaid Insurance-General	\$33,622.28
1410-003 - Prepaid Insurance-W/C	\$591.04
1420-000 - Prepaid Expense-Security	\$1,485.00
1500-001 - Utility Deposits-Electric	<u>\$1,194.00</u>

Operating Total \$485,269.99

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$15,483.28
1041-010 - Cash-MMA-Centennial	\$71,758.16
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 \$191,727.16

*Assets Total*

\$676,997.15

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$71,222.02
2410-000 - Unearned Revenue-Billings	\$21,579.36
2450-000 - Unearned Revenue-Prepaid Fees	\$21,255.84
2450-002 - Prepaid Country Club Dues	<u>\$26,007.36</u>

Operating Total \$140,064.58

Other

2020-000 - Deferred Revenue - SA	\$2,024.81
2210-000 - Note Payable	\$221,388.29
2450-001 - Prepaid S/A Fees	<u>\$590.46</u>

Other Total \$224,003.56

Reserve

3028-000 - Reserve Fund-Def Maint	\$174,318.83
3029-000 - Reserve Fund-General	\$16,833.49
3080-000 - Reserve Fund-Interest	<u>\$574.84</u>

Reserve Total \$191,727.16

Retained Earnings

\$194,018.44

Net Income

(\$72,816.59)

*Liabilities & Equity Total*

\$676,997.15

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**8/1/2018 - 8/31/2018**

	8/1/2018 - 8/31/2018			1/1/2018 - 8/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$121,086.78	\$119,290.67	\$1,796.11	\$968,694.24	\$954,325.36	\$14,368.88	\$1,431,488.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,818.50	\$1,818.50	\$0.00	\$14,548.00	\$14,548.00	\$0.00	\$21,822.00
6029-000 - Maint Fee-Resv-General	\$12,640.00	\$12,640.00	\$0.00	\$101,120.00	\$101,120.00	\$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	\$397.47	\$0.00	\$397.47	\$249,241.20	\$0.00	\$249,241.20	\$0.00
6070-000 - Interest Income-Operating	\$45.35	\$0.00	\$45.35	\$516.08	\$0.00	\$516.08	\$0.00
6071-000 - Interest Income-Reserve	\$73.05	\$150.00	(\$76.95)	\$574.84	\$1,200.00	(\$625.16)	\$1,800.00
6076-000 - Interest Income-Owner	\$111.26	\$0.00	\$111.26	\$1,935.51	\$0.00	\$1,935.51	\$0.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	\$1,597.73	\$0.00	\$1,597.73	\$0.00
6083-001 - ELW Gate Income	\$1,144.00	\$1,250.00	(\$106.00)	\$11,138.00	\$10,000.00	\$1,138.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	(\$1,820.00)	\$0.00	(\$1,820.00)	(\$1,505.00)	\$0.00	(\$1,505.00)	\$0.00
6084-001 - ELW Country Club Fees	\$6,501.83	\$6,501.83	\$0.00	\$52,014.64	\$52,014.64	\$0.00	\$78,022.00
6084-002 - ELW Shopping Center Fees	\$1,923.25	\$1,923.25	\$0.00	\$15,386.00	\$15,386.00	\$0.00	\$23,079.00
6900-000 - Income Transfer to Resv Funds	(\$14,458.50)	(\$14,458.50)	\$0.00	(\$115,668.00)	(\$115,668.00)	\$0.00	(\$173,502.00)
6901-000 - Interest Transfer to Reserves	(\$73.05)	(\$150.00)	\$76.95	(\$574.84)	(\$1,200.00)	\$625.16	(\$1,800.00)
<b>Total Revenues</b>	<b>\$129,389.94</b>	<b>\$128,965.75</b>	<b>\$424.19</b>	<b>\$1,299,018.40</b>	<b>\$1,031,726.00</b>	<b>\$267,292.40</b>	<b>\$1,536,712.00</b>
<b>Total Income</b>	<b>\$129,389.94</b>	<b>\$128,965.75</b>	<b>\$424.19</b>	<b>\$1,299,018.40</b>	<b>\$1,031,726.00</b>	<b>\$267,292.40</b>	<b>\$1,536,712.00</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$2,853.89	\$3,000.00	\$146.11	\$23,861.30	\$24,000.00	\$138.70	\$36,000.00
7110-001 - Insurance-Workers Comp	\$64.38	\$66.67	\$2.29	\$510.44	\$533.36	\$22.92	\$800.00
7211-000 - Legal-General	\$20,337.00	\$4,166.67	(\$16,170.33)	\$41,863.51	\$33,333.36	(\$8,530.15)	\$50,000.00
7212-000 - Professional-General	\$2,992.50	\$250.00	(\$2,742.50)	\$2,992.50	\$2,000.00	(\$992.50)	\$3,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$541.67	\$541.67	\$6,300.00	\$4,333.36	(\$1,966.64)	\$6,500.00
7214-000 - Lien/Admin-Lien Reimbursement	\$550.00	\$0.00	(\$550.00)	\$550.00	\$0.00	(\$550.00)	\$0.00
7310-002 - Taxes-Corp Annual	\$0.00	\$0.00	\$0.00	\$61.25	\$100.00	\$38.75	\$100.00
7310-008 - Taxes-Federal Income	\$0.00	\$0.00	\$0.00	\$1,391.00	\$1,200.00	(\$191.00)	\$1,200.00
7410-000 - Management Fee	\$16,928.62	\$16,928.67	\$0.05	\$135,428.96	\$135,429.36	\$0.40	\$203,144.00
7510-000 - Admin Expenses-General	\$382.25	\$2,500.00	\$2,117.75	\$16,047.10	\$20,000.00	\$3,952.90	\$30,000.00
7510-001 - Meetings-Community	\$0.00	\$166.67	\$166.67	\$0.00	\$1,333.36	\$1,333.36	\$2,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$600.00	\$600.00	\$0.00	\$900.00
7514-000 - Member Communications	\$6,650.34	\$750.00	(\$5,900.34)	\$6,650.34	\$6,000.00	(\$650.34)	\$9,000.00
7950-000 - Board Expense-Dues	\$0.00	\$33.33	\$33.33	\$295.00	\$266.64	(\$28.36)	\$400.00
<b>Total Administrative</b>	<b>\$50,833.98</b>	<b>\$28,478.68</b>	<b>(\$22,355.30)</b>	<b>\$236,551.40</b>	<b>\$229,129.44</b>	<b>(\$7,421.96)</b>	<b>\$343,044.00</b>
<u>Services &amp; Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$52,085.72	\$44,050.00	(\$8,035.72)	\$370,340.76	\$352,400.00	(\$17,940.76)	\$528,600.00
8012-001 - Controlled Access-Sheriff's Patrol	\$1,620.00	\$1,666.67	\$46.67	\$12,285.00	\$13,333.36	\$1,048.36	\$20,000.00
8013-001 - Gate Decals/Stickers	\$0.00	\$416.67	\$416.67	\$0.00	\$3,333.36	\$3,333.36	\$5,000.00

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**8/1/2018 - 8/31/2018**

	8/1/2018 - 8/31/2018			1/1/2018 - 8/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8013-003 - Controlled Access-Gate Telephone	\$865.95	\$866.67	\$0.72	\$6,875.57	\$6,933.36	\$57.79	\$10,400.00
8014-000 - Controlled Access-Gate Maintenance	\$524.00	\$1,250.00	\$726.00	\$12,059.29	\$10,000.00	(\$2,059.29)	\$15,000.00
8016-001 - Controlled Access-Gate Access Expenses	(\$1,500.00)	\$1,666.67	\$3,166.67	\$0.00	\$13,333.36	\$13,333.36	\$20,000.00
8017-000 - Gate Damage Claims	\$4,333.00	\$83.33	(\$4,249.67)	\$4,333.00	\$666.64	(\$3,666.36)	\$1,000.00
8020-000 - ELW Custodial Labor	\$1,235.00	\$1,500.00	\$265.00	\$10,815.00	\$12,000.00	\$1,185.00	\$18,000.00
8110-000 - Repair & Maintenance-General	\$2,492.25	\$1,666.67	(\$825.58)	\$8,987.96	\$13,333.36	\$4,345.40	\$20,000.00
8110-002 - R&M-Guard House	(\$38,947.34)	\$1,250.00	\$40,197.34	\$20,901.51	\$10,000.00	(\$10,901.51)	\$15,000.00
8110-004 - R&M-Roads/Sidewalks	(\$45,431.00)	\$1,666.67	\$47,097.67	\$0.00	\$13,333.36	\$13,333.36	\$20,000.00
8110-016 - R&M-Signs	(\$8,183.09)	\$166.67	\$8,349.76	\$2,357.64	\$1,333.36	(\$1,024.28)	\$2,000.00
8110-023 - R&M-Drainage	\$49,931.00	\$12,500.00	(\$37,431.00)	\$165,638.08	\$100,000.00	(\$65,638.08)	\$150,000.00
8210-001 - Grounds-Lawn Service	\$16,000.00	\$16,000.00	\$0.00	\$128,000.00	\$128,000.00	\$0.00	\$192,000.00
8210-003 - Grounds-Landscape Mgmt Contract	(\$3,635.38)	\$1,083.33	\$4,718.71	\$6,927.34	\$8,666.64	\$1,739.30	\$13,000.00
8210-004 - Grounds-Trees/Shrub Add/Remove	\$16,225.00	\$2,500.00	(\$13,725.00)	\$52,825.00	\$20,000.00	(\$32,825.00)	\$30,000.00
8210-008 - Grounds-Irrigation General	\$1,584.00	\$1,833.33	\$249.33	\$13,447.00	\$14,666.64	\$1,219.64	\$22,000.00
8210-009 - Grounds-Irrigation Repairs	\$350.00	\$275.00	(\$75.00)	\$350.00	\$2,200.00	\$1,850.00	\$3,300.00
8210-012 - Grounds-Lake Treatments	\$2,200.00	\$2,250.00	\$50.00	\$17,600.00	\$18,000.00	\$400.00	\$27,000.00
8710-000 - Utilities-General	\$6,255.96	\$6,666.67	\$410.71	\$52,299.24	\$53,333.36	\$1,034.12	\$80,000.00
8710-025 - Drainage Project - S/A	\$397.47	\$0.00	(\$397.47)	\$249,241.20	\$0.00	(\$249,241.20)	\$0.00
<b>Total Services &amp; Utilities</b>	<b>\$58,402.54</b>	<b>\$99,358.35</b>	<b>\$40,955.81</b>	<b>\$1,135,283.59</b>	<b>\$794,866.80</b>	<b>(\$340,416.79)</b>	<b>\$1,192,300.00</b>
<b>Total Expense</b>	<b>\$109,236.52</b>	<b>\$127,837.03</b>	<b>\$18,600.51</b>	<b>\$1,371,834.99</b>	<b>\$1,023,996.24</b>	<b>(\$347,838.75)</b>	<b>\$1,535,344.00</b>
Operating Net Income	\$20,153.42	\$1,128.72	\$19,024.70	(\$72,816.59)	\$7,729.76	(\$80,546.35)	\$1,368.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9629-000 - Reserve Expense-General	\$81,872.41	\$0.00	(\$81,872.41)	\$250,863.41	\$0.00	(\$250,863.41)	\$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	(\$81,872.41)	\$0.00	\$81,872.41	(\$250,884.41)	\$0.00	\$250,884.41	\$0.00
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$20,153.42	\$1,128.72	\$19,024.70	(\$72,816.59)	\$7,729.76	(\$80,546.35)	\$1,368.00