

**East Lake Woodlands Community Association Inc.**

**Balance Sheet**

**9/30/2018**

**Assets**

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00
1010-005 - Cash-Checking-Servis1st	\$187,598.97
1010-015 - SA - Checking - Servis1st	\$28,048.50
1110-000 - A/R-Maintenance Fees	\$38,206.44
1111-000 - A/R-Special Assessment	\$33,650.00
1111-001 - A/R - ELWMSA	\$156,435.44
1410-000 - Prepaid Insurance-General	\$29,958.39
1410-001 - Prepaid Insurance-D&O	\$9,075.00
1410-003 - Prepaid Insurance-W/C	\$526.66
1420-000 - Prepaid Expense-Security	\$1,980.00
1500-001 - Utility Deposits-Electric	<u>\$1,194.00</u>

Operating Total

\$486,723.40

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$5,073.41
1041-010 - Cash-MMA-Centennial	\$71,804.25
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

\$181,363.38

*Assets Total*

\$668,086.78

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$57,394.24
2450-000 - Unearned Revenue-Prepaid Fees	\$28,962.82
2450-002 - Prepaid Country Club Dues	<u>\$19,505.53</u>

Operating Total

\$105,862.59

Other

2020-000 - Deferred Revenue - SA	\$1,269.00
2210-000 - Note Payable	\$215,424.47
2450-001 - Prepaid S/A Fees	<u>\$590.46</u>

Other Total

\$217,283.93

Reserve

3028-000 - Reserve Fund-Def Maint	\$176,137.33
3029-000 - Reserve Fund-General	\$4,592.49
3080-000 - Reserve Fund-Interest	<u>\$633.56</u>

Reserve Total

\$181,363.38

Retained Earnings

\$194,018.44

Net Income

(\$30,441.56)

*Liabilities & Equity Total*

\$668,086.78

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**9/1/2018 - 9/30/2018**

	9/1/2018 - 9/30/2018			1/1/2018 - 9/30/2018			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	\$1,089,781.02	\$1,073,616.03	\$16,164.99	\$1,431,488.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,818.50	\$1,818.50	\$0.00	\$16,366.50	\$16,366.50	\$0.00	\$21,822.00
6029-000 - Maint Fee-Resv-General	\$12,640.00	\$12,640.00	\$0.00	\$113,760.00	\$113,760.00	\$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	\$755.81	\$0.00	\$755.81	\$249,997.01	\$0.00	\$249,997.01	\$0.00
6070-000 - Interest Income-Operating	\$34.06	\$0.00	\$34.06	\$550.14	\$0.00	\$550.14	\$0.00
6071-000 - Interest Income-Reserve	\$58.72	\$150.00	(\$91.28)	\$633.56	\$1,350.00	(\$716.44)	\$1,800.00
6076-000 - Interest Income-Owner	\$29.64	\$0.00	\$29.64	\$1,965.15	\$0.00	\$1,965.15	\$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	\$728.00	\$1,250.00	(\$522.00)	\$11,866.00	\$11,250.00	\$616.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$1,820.00	\$0.00	\$1,820.00	\$315.00	\$0.00	\$315.00	\$0.00
6084-001 - ELW Country Club Fees	\$6,501.83	\$6,501.83	\$0.00	\$58,516.47	\$58,516.47	\$0.00	\$78,022.00
6084-002 - ELW Shopping Center Fees	\$1,923.25	\$1,923.25	\$0.00	\$17,309.25	\$17,309.25	\$0.00	\$23,079.00
6900-000 - Income Transfer to Resv Funds	(\$14,458.50)	(\$14,458.50)	\$0.00	(\$130,126.50)	(\$130,126.50)	\$0.00	(\$173,502.00)
6901-000 - Interest Transfer to Reserves	(\$58.72)	(\$150.00)	\$91.28	(\$633.56)	(\$1,350.00)	\$716.44	(\$1,800.00)
<b>Total Revenues</b>	<b>\$132,879.37</b>	<b>\$128,965.75</b>	<b>\$3,913.62</b>	<b>\$1,431,897.77</b>	<b>\$1,160,691.75</b>	<b>\$271,206.02</b>	<b>\$1,536,712.00</b>
<b>Total Income</b>	<b>\$132,879.37</b>	<b>\$128,965.75</b>	<b>\$3,913.62</b>	<b>\$1,431,897.77</b>	<b>\$1,160,691.75</b>	<b>\$271,206.02</b>	<b>\$1,536,712.00</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$3,678.89	\$3,000.00	(\$678.89)	\$27,540.19	\$27,000.00	(\$540.19)	\$36,000.00
7110-001 - Insurance-Workers Comp	\$64.38	\$66.67	\$2.29	\$574.82	\$600.03	\$25.21	\$800.00
7211-000 - Legal-General	\$0.00	\$4,166.67	\$4,166.67	\$41,863.51	\$37,500.03	(\$4,363.48)	\$50,000.00
7212-000 - Professional-General	\$0.00	\$250.00	\$250.00	\$2,992.50	\$2,250.00	(\$742.50)	\$3,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$541.67	\$541.67	\$6,300.00	\$4,875.03	(\$1,424.97)	\$6,500.00
7214-000 - Lien/Admin-Lien Reimbursement	\$1,820.00	\$0.00	(\$1,820.00)	\$2,370.00	\$0.00	(\$2,370.00)	\$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	\$152,357.58	\$152,358.03	\$0.45	\$203,144.00
7510-000 - Admin Expenses-General	\$350.32	\$2,500.00	\$2,149.68	\$16,397.42	\$22,500.00	\$6,102.58	\$30,000.00
7510-001 - Meetings-Community	\$0.00	\$166.67	\$166.67	\$0.00	\$1,500.03	\$1,500.03	\$2,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$675.00	\$675.00	\$0.00	\$900.00
7514-000 - Member Communications	\$313.38	\$750.00	\$436.62	\$6,963.72	\$6,750.00	(\$213.72)	\$9,000.00
7810-000 - Uncollectible Assessments	\$5.79	\$0.00	(\$5.79)	\$5.79	\$0.00	(\$5.79)	\$0.00
7950-000 - Board Expense-Dues	\$0.00	\$33.33	\$33.33	\$295.00	\$299.97	\$4.97	\$400.00
<b>Total Administrative</b>	<b>\$23,236.38</b>	<b>\$28,478.68</b>	<b>\$5,242.30</b>	<b>\$259,787.78</b>	<b>\$257,608.12</b>	<b>(\$2,179.66)</b>	<b>\$343,044.00</b>
<u>Services &amp; Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$42,977.90	\$44,050.00	\$1,072.10	\$413,318.66	\$396,450.00	(\$16,868.66)	\$528,600.00
8012-001 - Controlled Access-Sheriff's Patrol	\$1,440.00	\$1,666.67	\$226.67	\$13,725.00	\$15,000.03	\$1,275.03	\$20,000.00

**East Lake Woodlands Community Association Inc.**

**Budget Comparison Report**

**9/1/2018 - 9/30/2018**

	9/1/2018 - 9/30/2018			1/1/2018 - 9/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8013-001 - Gate Decals/Stickers	\$0.00	\$416.67	\$416.67	\$0.00	\$3,750.03	\$3,750.03	\$5,000.00
8013-003 - Controlled Access-Gate Telephone	\$875.55	\$866.67	(\$8.88)	\$7,751.12	\$7,800.03	\$48.91	\$10,400.00
8014-000 - Controlled Access-Gate Maintenance	\$4,581.00	\$1,250.00	(\$3,331.00)	\$16,640.29	\$11,250.00	(\$5,390.29)	\$15,000.00
8016-001 - Controlled Access-Gate Access Expenses	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$15,000.03	\$15,000.03	\$20,000.00
8017-000 - Gate Damage Claims	\$0.00	\$83.33	\$83.33	\$4,333.00	\$749.97	(\$3,583.03)	\$1,000.00
8020-000 - ELW Custodial Labor	\$1,350.00	\$1,500.00	\$150.00	\$12,165.00	\$13,500.00	\$1,335.00	\$18,000.00
8110-000 - Repair & Maintenance-General	\$630.00	\$1,666.67	\$1,036.67	\$9,617.96	\$15,000.03	\$5,382.07	\$20,000.00
8110-002 - R&M-Guard House	(\$17,193.19)	\$1,250.00	\$18,443.19	\$3,708.32	\$11,250.00	\$7,541.68	\$15,000.00
8110-004 - R&M-Roads/Sidewalks	\$1,988.00	\$1,666.67	(\$321.33)	\$1,988.00	\$15,000.03	\$13,012.03	\$20,000.00
8110-016 - R&M-Signs	\$0.00	\$166.67	\$166.67	\$2,357.64	\$1,500.03	(\$857.61)	\$2,000.00
8110-023 - R&M-Drainage	\$1,200.00	\$12,500.00	\$11,300.00	\$166,838.08	\$112,500.00	(\$54,338.08)	\$150,000.00
8210-001 - Grounds-Lawn Service	\$16,000.00	\$16,000.00	\$0.00	\$144,000.00	\$144,000.00	\$0.00	\$192,000.00
8210-003 - Grounds-Landscape Mgmt Contract	\$2,179.24	\$1,083.33	(\$1,095.91)	\$9,106.58	\$9,749.97	\$643.39	\$13,000.00
8210-004 - Grounds-Trees/Shrub Add/Remove	\$475.00	\$2,500.00	\$2,025.00	\$53,300.00	\$22,500.00	(\$30,800.00)	\$30,000.00
8210-008 - Grounds-Irrigation General	\$1,584.00	\$1,833.33	\$249.33	\$15,031.00	\$16,499.97	\$1,468.97	\$22,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$275.00	\$275.00	\$350.00	\$2,475.00	\$2,125.00	\$3,300.00
8210-012 - Grounds-Lake Treatments	\$2,200.00	\$2,250.00	\$50.00	\$19,800.00	\$20,250.00	\$450.00	\$27,000.00
8710-000 - Utilities-General	\$6,224.65	\$6,666.67	\$442.02	\$58,523.89	\$60,000.03	\$1,476.14	\$80,000.00
8710-025 - Drainage Project - S/A	\$755.81	\$0.00	(\$755.81)	\$249,997.01	\$0.00	(\$249,997.01)	\$0.00
<b>Total Services &amp; Utilities</b>	<b>\$67,267.96</b>	<b>\$99,358.35</b>	<b>\$32,090.39</b>	<b>\$1,202,551.55</b>	<b>\$894,225.15</b>	<b>(\$308,326.40)</b>	<b>\$1,192,300.00</b>
<b>Total Expense</b>	<b>\$90,504.34</b>	<b>\$127,837.03</b>	<b>\$37,332.69</b>	<b>\$1,462,339.33</b>	<b>\$1,151,833.27</b>	<b>(\$310,506.06)</b>	<b>\$1,535,344.00</b>
Operating Net Income	\$42,375.03	\$1,128.72	\$41,246.31	(\$30,441.56)	\$8,858.48	(\$39,300.04)	\$1,368.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9629-000 - Reserve Expense-General	\$24,881.00	\$0.00	(\$24,881.00)	\$275,744.41	\$0.00	(\$275,744.41)	\$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	(\$24,881.00)	\$0.00	\$24,881.00	(\$275,765.41)	\$0.00	\$275,765.41	\$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	\$42,375.03	\$1,128.72	\$41,246.31	(\$30,441.56)	\$8,858.48	(\$39,300.04)	\$1,368.00