

East Lake Woodlands Community Association Inc.

Balance Sheet

10/31/2018

Assets

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00
1010-005 - Cash-Checking-Servis1st	\$227,201.87
1010-015 - SA - Checking - Servis1st	\$37,539.99
1110-000 - A/R-Maintenance Fees	\$44,696.59
1111-000 - A/R-Special Assessment	\$28,850.00
1111-001 - A/R - ELWMSA	\$144,685.44
1410-000 - Prepaid Insurance-General	\$27,104.50
1410-001 - Prepaid Insurance-D&O	\$8,582.75
1410-003 - Prepaid Insurance-W/C	\$472.05
1420-000 - Prepaid Expense-Security	\$1,980.00
1500-001 - Utility Deposits-Electric	<u>\$1,194.00</u>

Operating Total

\$522,357.19

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$4,158.40
1041-010 - Cash-MMA-Centennial	\$68,190.00
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

\$176,834.12

Assets Total

\$699,191.31

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$47,727.63
2410-000 - Unearned Revenue-Billings	\$43,158.72
2450-000 - Unearned Revenue-Prepaid Fees	\$10,074.81
2450-002 - Prepaid Country Club Dues	<u>\$13,003.70</u>

Operating Total

\$113,964.86

Other

2020-000 - Deferred Revenue - SA	\$569.00
2210-000 - Note Payable	\$209,465.96
2450-001 - Prepaid S/A Fees	<u>\$1,390.46</u>

Other Total

\$211,425.42

Reserve

3028-000 - Reserve Fund-Def Maint	\$162,576.47
3029-000 - Reserve Fund-General	\$13,582.49
3080-000 - Reserve Fund-Interest	<u>\$675.16</u>

Reserve Total

\$176,834.12

Retained Earnings

\$194,018.44

Net Income

\$2,948.47

Liabilities & Equity Total

\$699,191.31

East Lake Woodlands Community Association Inc.
Budget Comparison Report
10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$120,686.78	\$119,290.67	\$1,396.11	\$1,210,467.80	\$1,192,906.70	\$17,561.10	\$1,431,488.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,818.50	\$1,818.50	\$0.00	\$18,185.00	\$18,185.00	\$0.00	\$21,822.00
6029-000 - Maint Fee-Resv-General	\$12,640.00	\$12,640.00	\$0.00	\$126,400.00	\$126,400.00	\$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	\$802.36	\$0.00	\$802.36	\$250,799.37	\$0.00	\$250,799.37	\$0.00
6070-000 - Interest Income-Operating	\$45.52	\$0.00	\$45.52	\$595.66	\$0.00	\$595.66	\$0.00
6071-000 - Interest Income-Reserve	\$41.60	\$150.00	(\$108.40)	\$675.16	\$1,500.00	(\$824.84)	\$1,800.00
6076-000 - Interest Income-Owner	\$152.35	\$0.00	\$152.35	\$2,117.50	\$0.00	\$2,117.50	\$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	\$1,442.00	\$1,250.00	\$192.00	\$13,308.00	\$12,500.00	\$808.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$315.00	\$0.00	\$315.00	\$0.00
6084-001 - ELW Country Club Fees	\$6,501.83	\$6,501.83	\$0.00	\$65,018.30	\$65,018.30	\$0.00	\$78,022.00
6084-002 - ELW Shopping Center Fees	\$1,923.25	\$1,923.25	\$0.00	\$19,232.50	\$19,232.50	\$0.00	\$23,079.00
6900-000 - Income Transfer to Resv Funds	(\$14,458.50)	(\$14,458.50)	\$0.00	(\$144,585.00)	(\$144,585.00)	\$0.00	(\$173,502.00)
6901-000 - Interest Transfer to Reserves	(\$41.60)	(\$150.00)	\$108.40	(\$675.16)	(\$1,500.00)	\$824.84	(\$1,800.00)
Total Revenues	\$131,554.09	\$128,965.75	\$2,588.34	\$1,563,451.86	\$1,289,657.50	\$273,794.36	\$1,536,712.00
Total Income	\$131,554.09	\$128,965.75	\$2,588.34	\$1,563,451.86	\$1,289,657.50	\$273,794.36	\$1,536,712.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$3,346.14	\$3,000.00	(\$346.14)	\$30,886.33	\$30,000.00	(\$886.33)	\$36,000.00
7110-001 - Insurance-Workers Comp	\$54.61	\$66.67	\$12.06	\$629.43	\$666.70	\$37.27	\$800.00
7211-000 - Legal-General	\$900.00	\$4,166.67	\$3,266.67	\$42,763.51	\$41,666.70	(\$1,096.81)	\$50,000.00
7212-000 - Professional-General	\$0.00	\$250.00	\$250.00	\$2,992.50	\$2,500.00	(\$492.50)	\$3,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$541.67	\$541.67	\$6,300.00	\$5,416.70	(\$883.30)	\$6,500.00
7214-000 - Lien/Admin-Lien Reimbursement	\$0.00	\$0.00	\$0.00	\$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	\$169,286.20	\$169,286.70	\$0.50	\$203,144.00
7510-000 - Admin Expenses-General	\$647.66	\$2,500.00	\$1,852.34	\$17,045.08	\$25,000.00	\$7,954.92	\$30,000.00
7510-001 - Meetings-Community	\$0.00	\$166.67	\$166.67	\$0.00	\$1,666.70	\$1,666.70	\$2,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$750.00	\$750.00	\$0.00	\$900.00
7514-000 - Member Communications	\$0.00	\$750.00	\$750.00	\$6,963.72	\$7,500.00	\$536.28	\$9,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$5.79	\$0.00	(\$5.79)	\$0.00
7950-000 - Board Expense-Dues	\$0.00	\$33.33	\$33.33	\$295.00	\$333.30	\$38.30	\$400.00
Total Administrative	\$21,952.03	\$28,478.68	\$6,526.65	\$281,739.81	\$286,086.80	\$4,346.99	\$343,044.00
<u>Services & Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$40,546.19	\$44,050.00	\$3,503.81	\$453,864.85	\$440,500.00	(\$13,364.85)	\$528,600.00
8012-001 - Controlled Access-Sheriff's Patrol	\$1,980.00	\$1,666.67	(\$313.33)	\$15,705.00	\$16,666.70	\$961.70	\$20,000.00

East Lake Woodlands Community Association Inc.

Budget Comparison Report

10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8013-001 - Gate Decals/Stickers	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00
8013-003 - Controlled Access-Gate Telephone	\$928.85	\$866.67	(\$62.18)	\$8,679.97	\$8,666.70	(\$13.27)	\$10,400.00
8014-000 - Controlled Access-Gate Maintenance	\$174.00	\$1,250.00	\$1,076.00	\$16,814.29	\$12,500.00	(\$4,314.29)	\$15,000.00
8016-001 - Controlled Access-Gate Access Expenses	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$16,666.70	\$16,666.70	\$20,000.00
8017-000 - Gate Damage Claims	\$0.00	\$83.33	\$83.33	\$4,333.00	\$833.30	(\$3,499.70)	\$1,000.00
8020-000 - ELW Custodial Labor	\$1,350.00	\$1,500.00	\$150.00	\$13,515.00	\$15,000.00	\$1,485.00	\$18,000.00
8110-000 - Repair & Maintenance-General	\$196.58	\$1,666.67	\$1,470.09	\$9,814.54	\$16,666.70	\$6,852.16	\$20,000.00
8110-002 - R&M-Guard House	\$216.15	\$1,250.00	\$1,033.85	\$3,924.47	\$12,500.00	\$8,575.53	\$15,000.00
8110-004 - R&M-Roads/Sidewalks	\$0.00	\$1,666.67	\$1,666.67	\$1,988.00	\$16,666.70	\$14,678.70	\$20,000.00
8110-016 - R&M-Signs	\$0.00	\$166.67	\$166.67	\$2,357.64	\$1,666.70	(\$690.94)	\$2,000.00
8110-023 - R&M-Drainage	\$0.00	\$12,500.00	\$12,500.00	\$166,838.08	\$125,000.00	(\$41,838.08)	\$150,000.00
8210-001 - Grounds-Lawn Service	\$16,000.00	\$16,000.00	\$0.00	\$160,000.00	\$160,000.00	\$0.00	\$192,000.00
8210-003 - Grounds-Landscape Mgmt Contract	\$789.62	\$1,083.33	\$293.71	\$9,896.20	\$10,833.30	\$937.10	\$13,000.00
8210-004 - Grounds-Trees/Shrub Add/Remove	\$2,800.00	\$2,500.00	(\$300.00)	\$56,100.00	\$25,000.00	(\$31,100.00)	\$30,000.00
8210-008 - Grounds-Irrigation General	\$1,584.00	\$1,833.33	\$249.33	\$16,615.00	\$18,333.30	\$1,718.30	\$22,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$275.00	\$275.00	\$350.00	\$2,750.00	\$2,400.00	\$3,300.00
8210-012 - Grounds-Lake Treatments	\$2,200.00	\$2,250.00	\$50.00	\$22,000.00	\$22,500.00	\$500.00	\$27,000.00
8710-000 - Utilities-General	\$6,644.28	\$6,666.67	\$22.39	\$65,168.17	\$66,666.70	\$1,498.53	\$80,000.00
8710-025 - Drainage Project - S/A	\$802.36	\$0.00	(\$802.36)	\$250,799.37	\$0.00	(\$250,799.37)	\$0.00
Total Services & Utilities	\$76,212.03	\$99,358.35	\$23,146.32	\$1,278,763.58	\$993,583.50	(\$285,180.08)	\$1,192,300.00
Total Expense	\$98,164.06	\$127,837.03	\$29,672.97	\$1,560,503.39	\$1,279,670.30	(\$280,833.09)	\$1,535,344.00
Operating Net Income	\$33,390.03	\$1,128.72	\$32,261.31	\$2,948.47	\$9,987.20	(\$7,038.73)	\$1,368.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$15,379.36	\$0.00	(\$15,379.36)	\$15,379.36	\$0.00	(\$15,379.36)	\$0.00
9629-000 - Reserve Expense-General	\$3,650.00	\$0.00	(\$3,650.00)	\$279,394.41	\$0.00	(\$279,394.41)	\$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	(\$19,029.36)	\$0.00	\$19,029.36	(\$294,794.77)	\$0.00	\$294,794.77	\$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	\$33,390.03	\$1,128.72	\$32,261.31	\$2,948.47	\$9,987.20	(\$7,038.73)	\$1,368.00