

**East Lake Woodlands Community Association Inc.**

**Balance Sheet**

**12/31/2018**

**Assets**

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00
1010-005 - Cash-Checking-Servis1st	\$246,142.93
1010-015 - SA - Checking - Servis1st	\$103,199.79
1110-000 - A/R-Maintenance Fees	\$45,906.75
1111-000 - A/R-Special Assessment	\$15,363.76
1111-001 - A/R - ELWMSA	\$76,885.00
1410-000 - Prepaid Insurance-General	\$21,396.72
1410-001 - Prepaid Insurance-D&O	\$7,598.25
1410-003 - Prepaid Insurance-W/C	\$362.83
1420-000 - Prepaid Expense-Security	\$1,980.00
1500-001 - Utility Deposits-Electric	<u>\$1,410.00</u>

Operating Total

\$520,296.03

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$31,737.95
1041-010 - Cash-MMA-Centennial	\$68,258.40
1095-002 - Cash-CD-EverBank- 11/28/18-1.72%	\$53,162.30
1095-003 - Cash-CD-EverBank- 11/28/18-1.72%	<u>\$53,162.30</u>

Reserve Total

\$206,320.95

*Assets Total*

\$726,616.98

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$51,007.76
2450-000 - Unearned Revenue-Prepaid Fees	\$41,527.20

Operating Total

\$92,534.96

Other

2210-000 - Note Payable	\$197,509.78
2450-001 - Prepaid S/A Fees	<u>\$1,390.46</u>

Other Total

\$198,900.24

Reserve

3028-000 - Reserve Fund-Def Maint	\$166,990.83
3029-000 - Reserve Fund-General	\$36,730.45
3080-000 - Reserve Fund-Interest	<u>\$2,599.67</u>

Reserve Total

\$206,320.95

Retained Earnings

\$194,018.44

Net Income

\$34,842.39

*Liabilities & Equity Total*

\$726,616.98

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**12/1/2018 - 12/31/2018**

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$121,086.78	\$119,290.63	\$1,796.15	\$1,451,041.36	\$1,431,488.00	\$19,553.36	\$1,431,488.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,818.50	\$1,818.50	\$0.00	\$21,822.00	\$21,822.00	\$0.00	\$21,822.00
6029-000 - Maint Fee-Resv-General	\$12,640.00	\$12,640.00	\$0.00	\$151,680.00	\$151,680.00	\$0.00	\$151,680.00
6032-001 - % 2002-Cypress Estates I-Pay 12/31/18	\$0.00	(\$10,877.00)	\$10,877.00	\$0.00	(\$10,877.00)	\$10,877.00	(\$10,877.00)
6050-000 - Special Assessment-Collected	\$0.00	\$0.00	\$0.00	\$251,368.37	\$0.00	\$251,368.37	\$0.00
6070-000 - Interest Income-Operating	\$58.11	\$0.00	\$58.11	\$710.57	\$0.00	\$710.57	\$0.00
6071-000 - Interest Income-Reserve	\$1,883.58	\$150.00	\$1,733.58	\$2,599.67	\$1,800.00	\$799.67	\$1,800.00
6076-000 - Interest Income-Owner	\$71.89	\$0.00	\$71.89	\$2,262.35	\$0.00	\$2,262.35	\$0.00
6083-000 - Other Income-General	\$111.18	\$0.00	\$111.18	\$1,708.91	\$0.00	\$1,708.91	\$0.00
6083-001 - ELW Gate Income	\$1,380.00	\$1,250.00	\$130.00	\$15,199.00	\$15,000.00	\$199.00	\$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	\$6,501.87	\$6,501.87	\$0.00	\$78,022.00	\$78,022.00	\$0.00	\$78,022.00
6084-002 - ELW Shopping Center Fees	\$1,923.25	\$1,923.25	\$0.00	\$23,079.00	\$23,079.00	\$0.00	\$23,079.00
6900-000 - Income Transfer to Resv Funds	(\$14,458.50)	(\$14,458.50)	\$0.00	(\$173,502.00)	(\$173,502.00)	\$0.00	(\$173,502.00)
6901-000 - Interest Transfer to Reserves	(\$1,883.58)	(\$150.00)	(\$1,733.58)	(\$2,599.67)	(\$1,800.00)	(\$799.67)	(\$1,800.00)
<b>Total Revenues</b>	<b>\$131,133.08</b>	<b>\$118,088.75</b>	<b>\$13,044.33</b>	<b>\$1,823,706.56</b>	<b>\$1,536,712.00</b>	<b>\$286,994.56</b>	<b>\$1,536,712.00</b>
<b>Total Income</b>	<b>\$131,133.08</b>	<b>\$118,088.75</b>	<b>\$13,044.33</b>	<b>\$1,823,706.56</b>	<b>\$1,536,712.00</b>	<b>\$286,994.56</b>	<b>\$1,536,712.00</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$3,346.14	\$3,000.00	(\$346.14)	\$37,578.61	\$36,000.00	(\$1,578.61)	\$36,000.00
7110-001 - Insurance-Workers Comp	\$54.61	\$66.63	\$12.02	\$738.65	\$800.00	\$61.35	\$800.00
7115-000 - Loan Interest	\$712.48	\$0.00	(\$712.48)	\$897.44	\$0.00	(\$897.44)	\$0.00
7211-000 - Legal-General	\$225.00	\$4,166.63	\$3,941.63	\$42,988.51	\$50,000.00	\$7,011.49	\$50,000.00
7212-000 - Professional-General	\$0.00	\$250.00	\$250.00	\$2,992.50	\$3,000.00	\$7.50	\$3,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$541.63	\$541.63	\$6,300.00	\$6,500.00	\$200.00	\$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	\$16,928.63	\$0.01	\$203,143.47	\$203,144.00	\$0.53	\$203,144.00
7510-000 - Admin Expenses-General	\$1,627.42	\$2,500.00	\$872.58	\$20,056.63	\$30,000.00	\$9,943.37	\$30,000.00
7510-001 - Meetings-Community	\$0.00	\$166.63	\$166.63	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$900.00	\$900.00	\$0.00	\$900.00
7514-000 - Member Communications	\$0.00	\$750.00	\$750.00	\$6,963.72	\$9,000.00	\$2,036.28	\$9,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$7.86	\$0.00	(\$7.86)	\$0.00
7950-000 - Board Expense-Dues	\$75.00	\$33.37	(\$41.63)	\$370.00	\$400.00	\$30.00	\$400.00
<b>Total Administrative</b>	<b>\$23,044.27</b>	<b>\$28,478.52</b>	<b>\$5,434.25</b>	<b>\$326,759.64</b>	<b>\$343,044.00</b>	<b>\$16,284.36</b>	<b>\$343,044.00</b>
<u>Services &amp; Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$33,116.96	\$44,050.00	\$10,933.04	\$539,962.78	\$528,600.00	(\$11,362.78)	\$528,600.00

**East Lake Woodlands Community Association Inc.**

**Budget Comparison Report**

**12/1/2018 - 12/31/2018**

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8012-001 - Controlled Access-Sheriff's Patrol	\$1,980.00	\$1,666.63	(\$313.37)	\$19,665.00	\$20,000.00	\$335.00	\$20,000.00
8013-001 - Gate Decals/Stickers	\$0.00	\$416.63	\$416.63	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
8013-003 - Controlled Access-Gate Telephone	\$757.61	\$866.63	\$109.02	\$10,257.42	\$10,400.00	\$142.58	\$10,400.00
8014-000 - Controlled Access-Gate Maintenance	\$174.00	\$1,250.00	\$1,076.00	\$19,538.29	\$15,000.00	(\$4,538.29)	\$15,000.00
8016-001 - Controlled Access-Gate Access Expenses	\$0.00	\$1,666.63	\$1,666.63	\$0.00	\$20,000.00	\$20,000.00	\$20,000.00
8017-000 - Gate Damage Claims	\$699.00	\$83.37	(\$615.63)	\$5,116.00	\$1,000.00	(\$4,116.00)	\$1,000.00
8020-000 - ELW Custodial Labor	\$1,350.00	\$1,500.00	\$150.00	\$16,215.00	\$18,000.00	\$1,785.00	\$18,000.00
8110-000 - Repair & Maintenance-General	\$1,590.04	\$1,666.63	\$76.59	\$14,195.19	\$20,000.00	\$5,804.81	\$20,000.00
8110-002 - R&M-Guard House	\$8,759.12	\$1,250.00	(\$7,509.12)	\$18,983.79	\$15,000.00	(\$3,983.79)	\$15,000.00
8110-004 - R&M-Roads/Sidewalks	\$1,585.00	\$1,666.63	\$81.63	\$3,978.00	\$20,000.00	\$16,022.00	\$20,000.00
8110-016 - R&M-Signs	\$0.00	\$166.63	\$166.63	\$2,977.64	\$2,000.00	(\$977.64)	\$2,000.00
8110-023 - R&M-Drainage	\$0.00	\$12,500.00	\$12,500.00	\$169,394.33	\$150,000.00	(\$19,394.33)	\$150,000.00
8210-001 - Grounds-Lawn Service	\$16,000.00	\$16,000.00	\$0.00	\$192,000.00	\$192,000.00	\$0.00	\$192,000.00
8210-003 - Grounds-Landscape Mgmt Contract	\$989.62	\$1,083.37	\$93.75	\$11,875.44	\$13,000.00	\$1,124.56	\$13,000.00
8210-004 - Grounds-Trees/Shrub Add/Remove	\$0.00	\$2,500.00	\$2,500.00	\$58,200.00	\$30,000.00	(\$28,200.00)	\$30,000.00
8210-008 - Grounds-Irrigation General	\$1,584.00	\$1,833.37	\$249.37	\$19,783.00	\$22,000.00	\$2,217.00	\$22,000.00
8210-009 - Grounds-Irrigation Repairs	\$965.00	\$275.00	(\$690.00)	\$3,205.00	\$3,300.00	\$95.00	\$3,300.00
8210-012 - Grounds-Lake Treatments	\$2,200.00	\$2,250.00	\$50.00	\$26,400.00	\$27,000.00	\$600.00	\$27,000.00
8710-000 - Utilities-General	\$7,119.51	\$6,666.63	(\$452.88)	\$78,989.28	\$80,000.00	\$1,010.72	\$80,000.00
8710-025 - Drainage Project - S/A	\$0.00	\$0.00	\$0.00	\$251,368.37	\$0.00	(\$251,368.37)	\$0.00
<b>Total Services &amp; Utilities</b>	<b>\$78,869.86</b>	<b>\$99,358.15</b>	<b>\$20,488.29</b>	<b>\$1,462,104.53</b>	<b>\$1,192,300.00</b>	<b>(\$269,804.53)</b>	<b>\$1,192,300.00</b>
<b>Total Expense</b>	<b>\$101,914.13</b>	<b>\$127,836.67</b>	<b>\$25,922.54</b>	<b>\$1,788,864.17</b>	<b>\$1,535,344.00</b>	<b>(\$253,520.17)</b>	<b>\$1,535,344.00</b>
Operating Net Income	\$29,218.95	(\$9,747.92)	\$38,966.87	\$34,842.39	\$1,368.00	\$33,474.39	\$1,368.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$1,224.36	\$0.00	(\$1,224.36)	\$17,050.72	\$0.00	(\$17,050.72)	\$0.00
9629-000 - Reserve Expense-General	\$2,132.04	\$0.00	(\$2,132.04)	\$281,526.45	\$0.00	(\$281,526.45)	\$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	(\$3,356.40)	\$0.00	\$3,356.40	(\$298,598.17)	\$0.00	\$298,598.17	\$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	\$29,218.95	(\$9,747.92)	\$38,966.87	\$34,842.39	\$1,368.00	\$33,474.39	\$1,368.00