

East Lake Woodlands Community Association Inc.

Balance Sheet

1/31/2019

Assets

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00	
1010-005 - Cash-Checking-Servis1st	\$327,050.65	
1010-015 - SA - Checking - Servis1st	\$144,588.56	
1095-002 - Cash-CD-EverBank- 11/28/18-1.72%	\$53,162.30	
1110-000 - A/R-Maintenance Fees	\$60,036.96	
1111-000 - A/R-Special Assessment	\$6,050.00	
1111-001 - A/R - ELWMSA	\$37,935.00	
1410-000 - Prepaid Insurance-General	\$18,542.83	
1410-001 - Prepaid Insurance-D&O	\$7,106.00	
1410-003 - Prepaid Insurance-W/C	\$308.22	
1420-000 - Prepaid Expense-Security	\$1,980.00	
1420-001 - Prepaid - Expense	\$7,500.00	
1500-001 - Utility Deposits-Electric	<u>\$1,410.00</u>	
<u>Operating Total</u>		\$665,720.52

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$94,650.20	
1041-010 - Cash-MMA-Centennial	\$68,293.18	
1095-003 - Cash-CD-EverBank- 11/28/18-1.72%	<u>\$53,162.30</u>	
<u>Reserve Total</u>		\$216,105.68

Assets Total

\$881,826.20

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$67,548.65	
2410-000 - Unearned Revenue-Billings	\$51,301.60	
2450-000 - Unearned Revenue-Prepaid Fees	\$35,916.71	
2450-002 - Prepaid Country Club Dues	<u>\$77,526.17</u>	
<u>Operating Total</u>		\$232,293.13

Other

2210-000 - Note Payable	\$191,508.78	
2450-001 - Prepaid S/A Fees	<u>\$2,300.46</u>	
<u>Other Total</u>		\$193,809.24

Reserve

3028-000 - Reserve Fund-Def Maint	\$163,149.51	
3029-000 - Reserve Fund-General	\$50,301.28	
3080-000 - Reserve Fund-Interest	<u>\$2,654.89</u>	
<u>Reserve Total</u>		\$216,105.68

Retained Earnings

\$217,983.83

Net Income

\$21,634.32

Liabilities & Equity Total

\$881,826.20

East Lake Woodlands Community Association Inc.
Budget Comparison Report
1/1/2019 - 1/31/2019

	1/1/2019 - 1/31/2019			1/1/2019 - 1/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$129,067.52	\$129,067.50	\$0.02	\$129,067.52	\$129,067.50	\$0.02	\$1,548,810.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,818.50	\$1,818.50	\$0.00	\$1,818.50	\$1,818.50	\$0.00	\$21,822.00
6029-000 - Maint Fee-Resv-General	\$13,570.83	\$13,570.83	\$0.00	\$13,570.83	\$13,570.83	\$0.00	\$162,850.00
6050-100 - Special Assessment-Operating	\$220.12	\$0.00	\$220.12	\$220.12	\$0.00	\$220.12	\$0.00
6070-000 - Interest Income-Operating	\$65.12	\$66.75	(\$1.63)	\$65.12	\$66.75	(\$1.63)	\$801.00
6071-000 - Interest Income-Reserve	\$55.22	\$208.33	(\$153.11)	\$55.22	\$208.33	(\$153.11)	\$2,500.00
6076-000 - Interest Income-Owner	\$164.06	\$0.00	\$164.06	\$164.06	\$0.00	\$164.06	\$0.00
6083-000 - Other Income-General	\$1,458.71	\$0.00	\$1,458.71	\$1,458.71	\$0.00	\$1,458.71	\$0.00
6083-001 - ELW Gate Income	\$629.00	\$1,250.00	(\$621.00)	\$629.00	\$1,250.00	(\$621.00)	\$15,000.00
6084-001 - ELW Country Club Fees	\$7,047.83	\$7,047.83	\$0.00	\$7,047.83	\$7,047.83	\$0.00	\$84,574.00
6084-002 - ELW Shopping Center Fees	\$1,980.95	\$1,980.92	\$0.03	\$1,980.95	\$1,980.92	\$0.03	\$23,771.00
6900-000 - Income Transfer to Resv Funds	(\$15,389.33)	(\$15,389.33)	\$0.00	(\$15,389.33)	(\$15,389.33)	\$0.00	(\$184,672.00)
6901-000 - Interest Transfer to Reserves	(\$55.22)	(\$208.33)	\$153.11	(\$55.22)	(\$208.33)	\$153.11	(\$2,500.00)
<u>Total Revenues</u>	\$140,633.31	\$139,413.00	\$1,220.31	\$140,633.31	\$139,413.00	\$1,220.31	\$1,672,956.00
Total Income	\$140,633.31	\$139,413.00	\$1,220.31	\$140,633.31	\$139,413.00	\$1,220.31	\$1,672,956.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$3,346.14	\$3,958.50	\$612.36	\$3,346.14	\$3,958.50	\$612.36	\$47,502.00
7110-001 - Insurance-Workers Comp	\$54.61	\$66.67	\$12.06	\$54.61	\$66.67	\$12.06	\$800.00
7115-010 - Loan Payment	\$765.35	\$2,500.00	\$1,734.65	\$765.35	\$2,500.00	\$1,734.65	\$30,000.00
7211-000 - Legal-General	\$2,075.00	\$5,000.00	\$2,925.00	\$2,075.00	\$5,000.00	\$2,925.00	\$60,000.00
7212-000 - Professional-General	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$541.67	\$541.67	\$0.00	\$541.67	\$541.67	\$6,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
7310-008 - Taxes-Federal Income	\$0.00	\$116.67	\$116.67	\$0.00	\$116.67	\$116.67	\$1,400.00
7410-000 - Management Fee	\$16,928.62	\$16,928.67	\$0.05	\$16,928.62	\$16,928.67	\$0.05	\$203,144.00
7510-000 - Admin Expenses-General	\$512.59	\$2,000.00	\$1,487.41	\$512.59	\$2,000.00	\$1,487.41	\$24,000.00
7510-001 - Meetings-Community	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$75.00	\$75.00	\$0.00	\$900.00
7514-000 - Member Communications	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
7950-000 - Board Expense-Dues	\$0.00	\$33.33	\$33.33	\$0.00	\$33.33	\$33.33	\$400.00
<u>Total Administrative</u>	\$23,757.31	\$31,978.84	\$8,221.53	\$23,757.31	\$31,978.84	\$8,221.53	\$383,746.00
<u>Services & Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$51,934.43	\$45,000.00	(\$6,934.43)	\$51,934.43	\$45,000.00	(\$6,934.43)	\$540,000.00
8012-001 - Controlled Access-Sheriff's Patrol	\$1,980.00	\$2,083.33	\$103.33	\$1,980.00	\$2,083.33	\$103.33	\$25,000.00
8013-001 - Gate Decals/Stickers	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
8013-003 - Controlled Access-Gate Telephone	\$666.45	\$945.00	\$278.55	\$666.45	\$945.00	\$278.55	\$11,340.00
8017-000 - Gate Damage Claims	\$146.50	\$83.33	(\$63.17)	\$146.50	\$83.33	(\$63.17)	\$1,000.00
8020-000 - ELW Custodial Labor	\$1,400.00	\$1,400.00	\$0.00	\$1,400.00	\$1,400.00	\$0.00	\$16,800.00
8110-000 - Repair & Maintenance-General	\$541.44	\$1,333.33	\$791.89	\$541.44	\$1,333.33	\$791.89	\$16,000.00
8110-002 - R&M-Guard House	\$3,240.15	\$625.00	(\$2,615.15)	\$3,240.15	\$625.00	(\$2,615.15)	\$7,500.00
8110-004 - R&M-Roads/Sidewalks	\$3,925.00	\$2,500.00	(\$1,425.00)	\$3,925.00	\$2,500.00	(\$1,425.00)	\$30,000.00
8110-011 - R&M-CTL Access Gates	\$50.00	\$1,250.00	\$1,200.00	\$50.00	\$1,250.00	\$1,200.00	\$15,000.00
8110-016 - R&M-Signs	\$150.00	\$83.33	(\$66.67)	\$150.00	\$83.33	(\$66.67)	\$1,000.00

East Lake Woodlands Community Association Inc.

Budget Comparison Report

1/1/2019 - 1/31/2019

	1/1/2019 - 1/31/2019			1/1/2019 - 1/31/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8110-023 - R&M-Drainage	\$0.00	\$15,833.33	\$15,833.33	\$0.00	\$15,833.33	\$15,833.33	\$190,000.00
8210-001 - Grounds-Lawn Service	\$16,960.00	\$16,960.00	\$0.00	\$16,960.00	\$16,960.00	\$0.00	\$203,520.00
8210-003 - Grounds-Landscape Mgmt Contract	\$1,020.00	\$1,020.83	\$0.83	\$1,020.00	\$1,020.83	\$0.83	\$12,250.00
8210-004 - R&M -Grounds/Trees/Shrubs	\$1,375.00	\$6,833.33	\$5,458.33	\$1,375.00	\$6,833.33	\$5,458.33	\$82,000.00
8210-008 - Grounds-Irrigation General	\$1,584.00	\$1,666.67	\$82.67	\$1,584.00	\$1,666.67	\$82.67	\$20,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
8210-012 - Grounds-Lake Treatments	\$2,266.00	\$2,266.67	\$0.67	\$2,266.00	\$2,266.67	\$0.67	\$27,200.00
8710-000 - Utilities-General	\$8,002.71	\$6,841.67	(\$1,161.04)	\$8,002.71	\$6,841.67	(\$1,161.04)	\$82,100.00
<u>Total Services & Utilities</u>	\$95,241.68	\$107,434.16	\$12,192.48	\$95,241.68	\$107,434.16	\$12,192.48	\$1,289,210.00
Total Expense	\$118,998.99	\$139,413.00	\$20,414.01	\$118,998.99	\$139,413.00	\$20,414.01	\$1,672,956.00
Operating Net Income	\$21,634.32	\$0.00	\$21,634.32	\$21,634.32	\$0.00	\$21,634.32	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$3,422.82	\$0.00	(\$3,422.82)	\$3,422.82	\$0.00	(\$3,422.82)	\$0.00
9629-000 - Reserve Expense-General	\$7,500.00	\$0.00	(\$7,500.00)	\$7,500.00	\$0.00	(\$7,500.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$10,922.82)	\$0.00	\$10,922.82	(\$10,922.82)	\$0.00	\$10,922.82	\$0.00
<u>Total Reserve Expense</u>	\$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	\$21,634.32	\$0.00	\$21,634.32	\$21,634.32	\$0.00	\$21,634.32	\$0.00