

**East Lake Woodlands Community Association Inc.**

**Balance Sheet**

**2/28/2019**

**Assets**

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00	
1010-005 - Cash-Checking-Servis1st	\$328,724.35	
1010-015 - SA - Checking - Servis1st	\$146,100.14	
1095-002 - Cash-CD-TIAA-11/28/19- 2.64%	\$53,162.30	
1110-000 - A/R-Maintenance Fees	\$53,987.00	
1111-000 - A/R-Special Assessment	\$3,900.00	
1111-001 - A/R - ELWMSA	\$31,435.00	
1410-000 - Prepaid Insurance-General	\$15,688.94	
1410-001 - Prepaid Insurance-D&O	\$6,613.75	
1410-003 - Prepaid Insurance-W/C	\$253.61	
1420-000 - Prepaid Expense-Security	\$1,980.00	
1500-001 - Utility Deposits-Electric	<u>\$1,410.00</u>	

Operating Total \$643,305.09

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$97,310.81	
1041-010 - Cash-MMA-Centennial	\$68,327.98	
1095-003 - Cash-CD-TIAA-11/28/19- 2.64%	<u>\$53,162.30</u>	

Reserve Total \$218,801.09

*Assets Total*

\$862,106.18

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$12,679.19	
2011-000 - Accounts Payable-Accrued	\$41,593.73	
2410-000 - Unearned Revenue-Billings	\$23,738.12	
2450-000 - Unearned Revenue-Prepaid Fees	\$36,207.07	
2450-002 - Prepaid Country Club Dues	<u>\$70,478.34</u>	

Operating Total \$184,696.45

Other

2210-000 - Note Payable	\$185,484.52	
2450-001 - Prepaid S/A Fees	<u>\$1,900.46</u>	

Other Total \$187,384.98

Reserve

3028-000 - Reserve Fund-Def Maint	\$164,968.01	
3029-000 - Reserve Fund-General	\$51,112.11	
3080-000 - Reserve Fund-Interest	<u>\$2,720.97</u>	

Reserve Total \$218,801.09

Retained Earnings

\$217,983.83

Net Income

\$53,239.83

*Liabilities & Equity Total*

\$862,106.18

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**2/1/2019 - 2/28/2019**

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$129,067.50	\$129,067.50	\$0.00	\$258,135.02	\$258,135.00	\$0.02	\$1,548,810.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,818.50	\$1,818.50	\$0.00	\$3,637.00	\$3,637.00	\$0.00	\$21,822.00
6029-000 - Maint Fee-Resv-General	\$13,570.83	\$13,570.83	\$0.00	\$27,141.66	\$27,141.66	\$0.00	\$162,850.00
6050-100 - Special Assessment-Operating	\$27.93	\$0.00	\$27.93	\$248.05	\$0.00	\$248.05	\$0.00
6070-000 - Interest Income-Operating	\$67.16	\$66.75	\$0.41	\$132.28	\$133.50	(\$1.22)	\$801.00
6071-000 - Interest Income-Reserve	\$66.08	\$208.33	(\$142.25)	\$121.30	\$416.66	(\$295.36)	\$2,500.00
6076-000 - Interest Income-Owner	\$170.09	\$0.00	\$170.09	\$334.15	\$0.00	\$334.15	\$0.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	\$1,458.71	\$0.00	\$1,458.71	\$0.00
6083-001 - ELW Gate Income	\$1,228.00	\$1,250.00	(\$22.00)	\$1,857.00	\$2,500.00	(\$643.00)	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$385.00	\$0.00	\$385.00	\$385.00	\$0.00	\$385.00	\$0.00
6084-001 - ELW Country Club Fees	\$7,047.83	\$7,047.83	\$0.00	\$14,095.66	\$14,095.66	\$0.00	\$84,574.00
6084-002 - ELW Shopping Center Fees	\$1,980.95	\$1,980.92	\$0.03	\$3,961.90	\$3,961.84	\$0.06	\$23,771.00
6900-000 - Income Transfer to Resv Funds	(\$15,389.33)	(\$15,389.33)	\$0.00	(\$30,778.66)	(\$30,778.66)	\$0.00	(\$184,672.00)
6901-000 - Interest Transfer to Reserves	(\$66.08)	(\$208.33)	\$142.25	(\$121.30)	(\$416.66)	\$295.36	(\$2,500.00)
<u>Total Revenues</u>	\$139,974.46	\$139,413.00	\$561.46	\$280,607.77	\$278,826.00	\$1,781.77	\$1,672,956.00
<b>Total Income</b>	\$139,974.46	\$139,413.00	\$561.46	\$280,607.77	\$278,826.00	\$1,781.77	\$1,672,956.00
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$3,346.14	\$3,958.50	\$612.36	\$6,692.28	\$7,917.00	\$1,224.72	\$47,502.00
7110-001 - Insurance-Workers Comp	\$54.61	\$66.67	\$12.06	\$109.22	\$133.34	\$24.12	\$800.00
7115-010 - Loan Payment	\$742.09	\$2,500.00	\$1,757.91	\$1,507.44	\$5,000.00	\$3,492.56	\$30,000.00
7211-000 - Legal-General	\$3,200.00	\$5,000.00	\$1,800.00	\$5,275.00	\$10,000.00	\$4,725.00	\$60,000.00
7212-000 - Professional-General	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$541.67	\$541.67	\$0.00	\$1,083.34	\$1,083.34	\$6,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	\$0.00	\$16.66	\$16.66	\$100.00
7310-008 - Taxes-Federal Income	\$0.00	\$116.67	\$116.67	\$0.00	\$233.34	\$233.34	\$1,400.00
7410-000 - Management Fee	\$16,928.62	\$16,928.67	\$0.05	\$33,857.24	\$33,857.34	\$0.10	\$203,144.00
7510-000 - Admin Expenses-General	\$5,186.61	\$2,000.00	(\$3,186.61)	\$5,699.20	\$4,000.00	(\$1,699.20)	\$24,000.00
7510-001 - Meetings-Community	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$150.00	\$150.00	\$0.00	\$900.00
7514-000 - Member Communications	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
7810-000 - Uncollectible Assessments	\$46.73	\$0.00	(\$46.73)	\$46.73	\$0.00	(\$46.73)	\$0.00
7950-000 - Board Expense-Dues	\$0.00	\$33.33	\$33.33	\$0.00	\$66.66	\$66.66	\$400.00
<u>Total Administrative</u>	\$29,579.80	\$31,978.84	\$2,399.04	\$53,337.11	\$63,957.68	\$10,620.57	\$383,746.00
<u>Services &amp; Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$41,593.73	\$45,000.00	\$3,406.27	\$93,528.16	\$90,000.00	(\$3,528.16)	\$540,000.00
8012-001 - Controlled Access-Sheriff's Patrol	\$1,980.00	\$2,083.33	\$103.33	\$3,960.00	\$4,166.66	\$206.66	\$25,000.00
8013-001 - Gate Decals/Stickers	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
8013-003 - Controlled Access-Gate Telephone	\$641.67	\$945.00	\$303.33	\$1,308.12	\$1,890.00	\$581.88	\$11,340.00
8017-000 - Gate Damage Claims	\$0.00	\$83.33	\$83.33	\$146.50	\$166.66	\$20.16	\$1,000.00
8020-000 - ELW Custodial Labor	\$1,400.00	\$1,400.00	\$0.00	\$2,800.00	\$2,800.00	\$0.00	\$16,800.00
8110-000 - Repair & Maintenance-General	\$3,010.00	\$1,333.33	(\$1,676.67)	\$3,551.44	\$2,666.66	(\$884.78)	\$16,000.00

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**2/1/2019 - 2/28/2019**

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8110-002 - R&M-Guard House	\$409.99	\$625.00	\$215.01	\$3,650.14	\$1,250.00	(\$2,400.14)	\$7,500.00
8110-004 - R&M-Roads/Sidewalks	\$0.00	\$2,500.00	\$2,500.00	\$3,925.00	\$5,000.00	\$1,075.00	\$30,000.00
8110-011 - R&M-CTL Access Gates	\$479.63	\$1,250.00	\$770.37	\$529.63	\$2,500.00	\$1,970.37	\$15,000.00
8110-016 - R&M-Signs	\$182.85	\$83.33	(\$99.52)	\$332.85	\$166.66	(\$166.19)	\$1,000.00
8110-023 - R&M-Drainage	\$168.00	\$15,833.33	\$15,665.33	\$168.00	\$31,666.66	\$31,498.66	\$190,000.00
8210-001 - Grounds-Lawn Service	\$16,960.00	\$16,960.00	\$0.00	\$33,920.00	\$33,920.00	\$0.00	\$203,520.00
8210-003 - Grounds-Landscape Mgmt Contract	\$1,020.00	\$1,020.83	\$0.83	\$2,040.00	\$2,041.66	\$1.66	\$12,250.00
8210-004 - R&M -Grounds/Trees/Shrubs	\$0.00	\$6,833.33	\$6,833.33	\$1,375.00	\$13,666.66	\$12,291.66	\$82,000.00
8210-008 - Grounds-Irrigation General	\$1,584.00	\$1,666.67	\$82.67	\$3,168.00	\$3,333.34	\$165.34	\$20,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$291.67	\$291.67	\$0.00	\$583.34	\$583.34	\$3,500.00
8210-012 - Grounds-Lake Treatments	\$2,266.00	\$2,266.67	\$0.67	\$4,532.00	\$4,533.34	\$1.34	\$27,200.00
8710-000 - Utilities-General	\$7,093.28	\$6,841.67	(\$251.61)	\$15,095.99	\$13,683.34	(\$1,412.65)	\$82,100.00
<b>Total Services &amp; Utilities</b>	<b>\$78,789.15</b>	<b>\$107,434.16</b>	<b>\$28,645.01</b>	<b>\$174,030.83</b>	<b>\$214,868.32</b>	<b>\$40,837.49</b>	<b>\$1,289,210.00</b>
<b>Total Expense</b>	<b>\$108,368.95</b>	<b>\$139,413.00</b>	<b>\$31,044.05</b>	<b>\$227,367.94</b>	<b>\$278,826.00</b>	<b>\$51,458.06</b>	<b>\$1,672,956.00</b>
Operating Net Income	\$31,605.51	\$0.00	\$31,605.51	\$53,239.83	\$0.00	\$53,239.83	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$3,422.82	\$0.00	(\$3,422.82)	\$0.00
9629-000 - Reserve Expense-General	\$5,260.00	\$0.00	(\$5,260.00)	\$12,760.00	\$0.00	(\$12,760.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$5,260.00)	\$0.00	\$5,260.00	(\$16,182.82)	\$0.00	\$16,182.82	\$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	\$31,605.51	\$0.00	\$31,605.51	\$53,239.83	\$0.00	\$53,239.83	\$0.00