

**East Lake Woodlands Community Association Inc.**

**Balance Sheet**

**7/31/2019**

**Assets**

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00	
1010-005 - Cash-Checking-Servis1st	\$356,401.40	
1010-015 - SA - Checking - Servis1st	\$9,057.34	
1095-002 - Cash-CD-TIAA-11/28/19-2.64%	\$53,162.30	
1110-000 - A/R-Maintenance Fees	\$15,941.10	
1111-000 - A/R-Special Assessment	\$1,250.00	
1111-001 - A/R - ELWMSA	\$6,102.98	
1410-000 - Prepaid Insurance-General	\$34,403.81	
1410-001 - Prepaid Insurance-D&O	\$4,644.75	
1410-003 - Prepaid Insurance-W/C	\$624.56	
1420-000 - Prepaid Expense-Security	\$1,980.00	
1500-001 - Utility Deposits-Electric	<u>\$1,410.00</u>	

Operating Total \$485,028.24

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$81,789.66
1041-010 - Cash-MMA-Centennial	\$68,496.64
1095-003 - Cash-CD-TIAA-11/28/19-2.64%	<u>\$53,162.30</u>

Reserve Total \$203,448.60

*Assets Total* \$688,476.84

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$92,028.04	
2410-000 - Unearned Revenue-Billings	\$47,476.20	
2411-000 - Unearned Rev.-Misc.	\$177.15	
2450-000 - Unearned Revenue-Prepaid Fees	\$20,034.54	
2450-002 - Prepaid Country Club Dues	<u>\$35,239.19</u>	
<u>Operating Total</u>		\$194,955.12

Other

2210-000 - Note Payable	\$8,263.00	
2450-001 - Prepaid S/A Fees	<u>\$1,600.00</u>	
<u>Other Total</u>		\$9,863.00

Reserve

3028-000 - Reserve Fund-Def Maint	\$104,620.51	
3029-000 - Reserve Fund-General	\$95,716.26	
3080-000 - Reserve Fund-Interest	<u>\$3,111.83</u>	
<u>Reserve Total</u>		\$203,448.60

Retained Earnings \$195,916.11

Net Income \$84,294.01

*Liabilities & Equity Total* \$688,476.84

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**7/1/2019 - 7/31/2019**

	7/1/2019 - 7/31/2019			1/1/2019 - 7/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$129,067.52	\$129,067.50	\$0.02	\$903,472.64	\$903,472.50	\$0.14	\$1,548,810.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,818.50	\$1,818.50	\$0.00	\$12,729.50	\$12,729.50	\$0.00	\$21,822.00
6029-000 - Maint Fee-Resv-General	\$13,570.83	\$13,570.83	\$0.00	\$94,995.81	\$94,995.81	\$0.00	\$162,850.00
6050-100 - Special Assessment-Operating	\$0.00	\$0.00	\$0.00	\$302.91	\$0.00	\$302.91	\$0.00
6070-000 - Interest Income-Operating	\$115.45	\$66.75	\$48.70	\$663.29	\$467.25	\$196.04	\$801.00
6071-000 - Interest Income-Reserve	\$77.83	\$208.33	(\$130.50)	\$512.16	\$1,458.31	(\$946.15)	\$2,500.00
6076-000 - Interest Income-Owner	\$65.36	\$0.00	\$65.36	\$1,610.03	\$0.00	\$1,610.03	\$0.00
6082-000 - Late Fee Income	\$1,825.00	\$0.00	\$1,825.00	\$3,695.00	\$0.00	\$3,695.00	\$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	\$1,337.00	\$1,250.00	\$87.00	\$9,122.00	\$8,750.00	\$372.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$105.00	\$0.00	\$105.00	\$2,430.00	\$0.00	\$2,430.00	\$0.00
6084-001 - ELW Country Club Fees	\$7,047.83	\$7,047.83	\$0.00	\$49,334.81	\$49,334.81	\$0.00	\$84,574.00
6084-002 - ELW Shopping Center Fees	\$1,980.95	\$1,980.92	\$0.03	\$13,866.65	\$13,866.44	\$0.21	\$23,771.00
6900-000 - Income Transfer to Resv Funds	(\$15,389.33)	(\$15,389.33)	\$0.00	(\$107,725.31)	(\$107,725.31)	\$0.00	(\$184,672.00)
6901-000 - Interest Transfer to Reserves	(\$77.83)	(\$208.33)	\$130.50	(\$512.16)	(\$1,458.31)	\$946.15	(\$2,500.00)
<u>Total Revenues</u>	\$141,544.11	\$139,413.00	\$2,131.11	\$985,956.04	\$975,891.00	\$10,065.04	\$1,672,956.00
<b>Total Income</b>	\$141,544.11	\$139,413.00	\$2,131.11	\$985,956.04	\$975,891.00	\$10,065.04	\$1,672,956.00
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$3,941.14	\$3,958.50	\$17.36	\$23,525.73	\$27,709.50	\$4,183.77	\$47,502.00
7110-001 - Insurance-Workers Comp	\$54.61	\$66.67	\$12.06	\$382.27	\$466.69	\$84.42	\$800.00
7115-010 - Loan Payment	\$56.15	\$2,500.00	\$2,443.85	\$3,117.67	\$17,500.00	\$14,382.33	\$30,000.00
7211-000 - Legal-General	\$525.00	\$5,000.00	\$4,475.00	\$9,800.00	\$35,000.00	\$25,200.00	\$60,000.00
7212-000 - Professional-General	\$0.00	\$250.00	\$250.00	\$0.00	\$1,750.00	\$1,750.00	\$3,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$541.67	\$541.67	\$6,300.00	\$3,791.69	(\$2,508.31)	\$6,500.00
7214-000 - Lien/Admin-Lien Reimbursement	\$0.00	\$0.00	\$0.00	(\$25.00)	\$0.00	\$25.00	\$0.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	\$61.25	\$58.31	(\$2.94)	\$100.00
7310-008 - Taxes-Federal Income	\$0.00	\$116.67	\$116.67	\$1,474.00	\$816.69	(\$657.31)	\$1,400.00
7410-000 - Management Fee	\$16,928.62	\$16,928.67	\$0.05	\$118,500.34	\$118,500.69	\$0.35	\$203,144.00
7510-000 - Admin Expenses-General	\$875.00	\$2,000.00	\$1,125.00	\$12,772.32	\$14,000.00	\$1,227.68	\$24,000.00
7510-001 - Meetings-Community	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$525.00	\$525.00	\$0.00	\$900.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$2,625.00	\$0.00	(\$2,625.00)	\$0.00
7514-000 - Member Communications	(\$6,400.00)	\$416.67	\$6,816.67	\$304.15	\$2,916.69	\$2,612.54	\$5,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$106.74	\$0.00	(\$106.74)	\$0.00
7950-000 - Board Expense-Dues	\$0.00	\$33.33	\$33.33	\$310.00	\$233.31	(\$76.69)	\$400.00
<u>Total Administrative</u>	\$16,055.52	\$31,978.84	\$15,923.32	\$179,779.47	\$223,851.88	\$44,072.41	\$383,746.00
<u>Services &amp; Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$59,075.01	\$45,000.00	(\$14,075.01)	\$327,411.27	\$315,000.00	(\$12,411.27)	\$540,000.00

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**7/1/2019 - 7/31/2019**

	7/1/2019 - 7/31/2019			1/1/2019 - 7/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8012-001 - Controlled Access-Sheriff's Patrol	\$1,980.00	\$2,083.33	\$103.33	\$13,860.00	\$14,583.31	\$723.31	\$25,000.00
8013-001 - Gate Decals/Stickers	\$0.00	\$416.67	\$416.67	\$5,253.30	\$2,916.69	(\$2,336.61)	\$5,000.00
8013-003 - Controlled Access-Gate Telephone	\$1,249.77	\$945.00	(\$304.77)	\$11,496.66	\$6,615.00	(\$4,881.66)	\$11,340.00
8017-000 - Gate Damage Claims	\$0.00	\$83.33	\$83.33	(\$3,916.00)	\$583.31	\$4,499.31	\$1,000.00
8020-000 - ELW Custodial Labor	\$1,400.00	\$1,400.00	\$0.00	\$9,800.00	\$9,800.00	\$0.00	\$16,800.00
8110-000 - Repair & Maintenance-General	\$809.63	\$1,333.33	\$523.70	\$7,314.12	\$9,333.31	\$2,019.19	\$16,000.00
8110-002 - R&M-Guard House	\$202.71	\$625.00	\$422.29	\$4,953.90	\$4,375.00	(\$578.90)	\$7,500.00
8110-004 - R&M-Roads/Sidewalks	\$0.00	\$2,500.00	\$2,500.00	\$3,925.00	\$17,500.00	\$13,575.00	\$30,000.00
8110-011 - R&M-CTL Access Gates	\$89.00	\$1,250.00	\$1,161.00	\$5,845.08	\$8,750.00	\$2,904.92	\$15,000.00
8110-016 - R&M-Signs	\$0.00	\$83.33	\$83.33	\$606.36	\$583.31	(\$23.05)	\$1,000.00
8110-023 - R&M-Drainage	\$5,250.00	\$15,833.33	\$10,583.33	\$71,150.50	\$110,833.31	\$39,682.81	\$190,000.00
8210-001 - Grounds-Lawn Service	\$16,960.00	\$16,960.00	\$0.00	\$118,720.00	\$118,720.00	\$0.00	\$203,520.00
8210-003 - Grounds-Landscape Mgmt Contract	\$1,020.00	\$1,020.83	\$0.83	\$7,140.00	\$7,145.81	\$5.81	\$12,250.00
8210-004 - R&M -Grounds/Trees/Shrubs	\$7,850.00	\$6,833.33	(\$1,016.67)	\$60,981.00	\$47,833.31	(\$13,147.69)	\$82,000.00
8210-008 - Grounds-Irrigation General	\$1,584.00	\$1,666.67	\$82.67	\$11,463.00	\$11,666.69	\$203.69	\$20,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$291.67	\$291.67	\$656.00	\$2,041.69	\$1,385.69	\$3,500.00
8210-012 - Grounds-Lake Treatments	\$2,310.00	\$2,266.67	(\$43.33)	\$15,906.00	\$15,866.69	(\$39.31)	\$27,200.00
8710-000 - Utilities-General	\$6,206.90	\$6,841.67	\$634.77	\$49,316.37	\$47,891.69	(\$1,424.68)	\$82,100.00
<u>Total Services &amp; Utilities</u>	\$105,987.02	\$107,434.16	\$1,447.14	\$721,882.56	\$752,039.12	\$30,156.56	\$1,289,210.00
<b>Total Expense</b>	\$122,042.54	\$139,413.00	\$17,370.46	\$901,662.03	\$975,891.00	\$74,228.97	\$1,672,956.00
Operating Net Income	\$19,501.57	\$0.00	\$19,501.57	\$84,294.01	\$0.00	\$84,294.01	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$72,862.82	\$0.00	(\$72,862.82)	\$0.00
9629-000 - Reserve Expense-General	\$0.00	\$0.00	\$0.00	\$36,010.00	\$0.00	(\$36,010.00)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$108,872.82)	\$0.00	\$108,872.82	\$0.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expense</b>	\$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	\$19,501.57	\$0.00	\$19,501.57	\$84,294.01	\$0.00	\$84,294.01	\$0.00