

East Lake Woodlands Community Association Inc.

Balance Sheet

4/30/2019

Assets

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00	
1010-005 - Cash-Checking-Servis1st	\$391,530.42	
1010-015 - SA - Checking - Servis1st	\$8,397.14	
1095-002 - Cash-CD-TIAA-11/28/19-2.64%	\$53,162.30	
1110-000 - A/R-Maintenance Fees	\$17,306.70	
1111-000 - A/R-Special Assessment	\$1,650.00	
1111-001 - A/R - ELWMSA	\$14,192.54	
1410-000 - Prepaid Insurance-General	\$9,981.16	
1410-001 - Prepaid Insurance-D&O	\$6,121.50	
1410-003 - Prepaid Insurance-W/C	\$144.39	
1420-000 - Prepaid Expense-Security	\$1,980.00	
1500-001 - Utility Deposits-Electric	<u>\$1,410.00</u>	

Operating Total \$505,926.15

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$51,258.78
1041-010 - Cash-MMA-Centennial	\$68,394.27
1095-003 - Cash-CD-TIAA-11/28/19-2.64%	<u>\$53,162.30</u>

Reserve Total \$172,815.35

Assets Total \$678,741.50

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$73,919.89	
2011-000 - Accounts Payable-Accrued	\$43,164.70	
2410-000 - Unearned Revenue-Billings	\$47,476.20	
2411-000 - Unearned Rev.-Misc.	\$177.15	
2450-000 - Unearned Revenue-Prepaid Fees	\$21,108.05	
2450-002 - Prepaid Country Club Dues	<u>\$56,382.68</u>	
<u>Operating Total</u>		\$242,228.67

Other

2210-000 - Note Payable	\$28,296.07	
2450-001 - Prepaid S/A Fees	<u>\$2,034.07</u>	
<u>Other Total</u>		\$30,330.14

Reserve

3028-000 - Reserve Fund-Def Maint	\$99,165.01	
3029-000 - Reserve Fund-General	\$70,753.77	
3080-000 - Reserve Fund-Interest	<u>\$2,896.57</u>	
<u>Reserve Total</u>		\$172,815.35

Retained Earnings \$195,916.11

Net Income \$37,451.23

Liabilities & Equity Total \$678,741.50

East Lake Woodlands Community Association Inc.
Budget Comparison Report
4/1/2019 - 4/30/2019

	4/1/2019 - 4/30/2019			1/1/2019 - 4/30/2019			
	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	\$516,270.08	\$516,270.00	\$0.08	\$1,548,810.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,818.50	\$1,818.50	\$0.00	\$7,274.00	\$7,274.00	\$0.00	\$21,822.00
6029-000 - Maint Fee-Resv-General	\$13,570.83	\$13,570.83	\$0.00	\$54,283.32	\$54,283.32	\$0.00	\$162,850.00
6050-100 - Special Assessment-Operating	\$23.37	\$0.00	\$23.37	\$299.70	\$0.00	\$299.70	\$0.00
6070-000 - Interest Income-Operating	\$114.48	\$66.75	\$47.73	\$316.15	\$267.00	\$49.15	\$801.00
6071-000 - Interest Income-Reserve	\$99.72	\$208.33	(\$108.61)	\$296.90	\$833.32	(\$536.42)	\$2,500.00
6076-000 - Interest Income-Owner	\$160.50	\$0.00	\$160.50	\$1,602.45	\$0.00	\$1,602.45	\$0.00
6082-000 - Late Fee Income	\$1,400.00	\$0.00	\$1,400.00	\$1,625.00	\$0.00	\$1,625.00	\$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	\$1,365.00	\$1,250.00	\$115.00	\$4,688.00	\$5,000.00	(\$312.00)	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$435.00	\$0.00	\$435.00	\$1,765.00	\$0.00	\$1,765.00	\$0.00
6084-001 - ELW Country Club Fees	\$7,047.83	\$7,047.83	\$0.00	\$28,191.32	\$28,191.32	\$0.00	\$84,574.00
6084-002 - ELW Shopping Center Fees	\$1,980.95	\$1,980.92	\$0.03	\$7,923.80	\$7,923.68	\$0.12	\$23,771.00
6900-000 - Income Transfer to Resv Funds	(\$15,389.33)	(\$15,389.33)	\$0.00	(\$61,557.32)	(\$61,557.32)	\$0.00	(\$184,672.00)
6901-000 - Interest Transfer to Reserves	(\$99.72)	(\$208.33)	\$108.61	(\$296.90)	(\$833.32)	\$536.42	(\$2,500.00)
<u>Total Revenues</u>	\$141,594.65	\$139,413.00	\$2,181.65	\$564,140.21	\$557,652.00	\$6,488.21	\$1,672,956.00
Total Income	\$141,594.65	\$139,413.00	\$2,181.65	\$564,140.21	\$557,652.00	\$6,488.21	\$1,672,956.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$3,346.14	\$3,958.50	\$612.36	\$12,892.31	\$15,834.00	\$2,941.69	\$47,502.00
7110-001 - Insurance-Workers Comp	\$54.61	\$66.67	\$12.06	\$218.44	\$266.68	\$48.24	\$800.00
7115-010 - Loan Payment	\$695.05	\$2,500.00	\$1,804.95	\$2,851.69	\$10,000.00	\$7,148.31	\$30,000.00
7211-000 - Legal-General	\$225.00	\$5,000.00	\$4,775.00	\$9,125.00	\$20,000.00	\$10,875.00	\$60,000.00
7212-000 - Professional-General	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
7212-001 - Accounting/Tax Prep/Audit	\$3,000.00	\$541.67	(\$2,458.33)	\$3,000.00	\$2,166.68	(\$833.32)	\$6,500.00
7214-000 - Lien/Admin-Lien Reimbursement	(\$25.00)	\$0.00	\$25.00	(\$25.00)	\$0.00	\$25.00	\$0.00
7310-002 - Taxes-Corp Annual	\$61.25	\$8.33	(\$52.92)	\$61.25	\$33.32	(\$27.93)	\$100.00
7310-008 - Taxes-Federal Income	\$1,474.00	\$116.67	(\$1,357.33)	\$1,474.00	\$466.68	(\$1,007.32)	\$1,400.00
7410-000 - Management Fee	\$16,928.62	\$16,928.67	\$0.05	\$67,714.48	\$67,714.68	\$0.20	\$203,144.00
7510-000 - Admin Expenses-General	(\$779.69)	\$2,000.00	\$2,779.69	\$10,198.23	\$8,000.00	(\$2,198.23)	\$24,000.00
7510-001 - Meetings-Community	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$300.00	\$300.00	\$0.00	\$900.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$2,345.00	\$0.00	(\$2,345.00)	\$0.00
7514-000 - Member Communications	\$0.00	\$416.67	\$416.67	\$304.15	\$1,666.68	\$1,362.53	\$5,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$77.95	\$0.00	(\$77.95)	\$0.00
7950-000 - Board Expense-Dues	\$0.00	\$33.33	\$33.33	\$0.00	\$133.32	\$133.32	\$400.00
<u>Total Administrative</u>	\$25,054.98	\$31,978.84	\$6,923.86	\$110,537.50	\$127,915.36	\$17,377.86	\$383,746.00
<u>Services & Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$42,200.65	\$45,000.00	\$2,799.35	\$178,871.75	\$180,000.00	\$1,128.25	\$540,000.00
8012-001 - Controlled Access-Sheriff's Patrol	\$1,980.00	\$2,083.33	\$103.33	\$7,920.00	\$8,333.32	\$413.32	\$25,000.00
8013-001 - Gate Decals/Stickers	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00

East Lake Woodlands Community Association Inc.
Budget Comparison Report
4/1/2019 - 4/30/2019

	4/1/2019 - 4/30/2019			1/1/2019 - 4/30/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8013-003 - Controlled Access-Gate Telephone	\$1,558.37	\$945.00	(\$613.37)	\$3,577.61	\$3,780.00	\$202.39	\$11,340.00
8017-000 - Gate Damage Claims	\$417.00	\$83.33	(\$333.67)	\$563.50	\$333.32	(\$230.18)	\$1,000.00
8020-000 - ELW Custodial Labor	\$1,400.00	\$1,400.00	\$0.00	\$5,600.00	\$5,600.00	\$0.00	\$16,800.00
8110-000 - Repair & Maintenance-General	\$643.55	\$1,333.33	\$689.78	\$5,131.99	\$5,333.32	\$201.33	\$16,000.00
8110-002 - R&M-Guard House	\$323.68	\$625.00	\$301.32	\$4,106.88	\$2,500.00	(\$1,606.88)	\$7,500.00
8110-004 - R&M-Roads/Sidewalks	\$0.00	\$2,500.00	\$2,500.00	\$3,925.00	\$10,000.00	\$6,075.00	\$30,000.00
8110-011 - R&M-CTL Access Gates	\$615.62	\$1,250.00	\$634.38	\$3,050.25	\$5,000.00	\$1,949.75	\$15,000.00
8110-016 - R&M-Signs	\$0.00	\$83.33	\$83.33	\$332.85	\$333.32	\$0.47	\$1,000.00
8110-023 - R&M-Drainage	\$41,667.50	\$15,833.33	(\$25,834.17)	\$41,835.50	\$63,333.32	\$21,497.82	\$190,000.00
8210-001 - Grounds-Lawn Service	\$16,960.00	\$16,960.00	\$0.00	\$67,840.00	\$67,840.00	\$0.00	\$203,520.00
8210-003 - Grounds-Landscape Mgmt Contract	\$1,020.00	\$1,020.83	\$0.83	\$4,080.00	\$4,083.32	\$3.32	\$12,250.00
8210-004 - R&M -Grounds/Trees/Shrubs	\$39,400.00	\$6,833.33	(\$32,566.67)	\$44,136.00	\$27,333.32	(\$16,802.68)	\$82,000.00
8210-008 - Grounds-Irrigation General	\$1,584.00	\$1,666.67	\$82.67	\$6,711.00	\$6,666.68	(\$44.32)	\$20,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$291.67	\$291.67	\$350.00	\$1,166.68	\$816.68	\$3,500.00
8210-012 - Grounds-Lake Treatments	\$2,266.00	\$2,266.67	\$0.67	\$9,064.00	\$9,066.68	\$2.68	\$27,200.00
8710-000 - Utilities-General	\$7,140.91	\$6,841.67	(\$299.24)	\$29,055.15	\$27,366.68	(\$1,688.47)	\$82,100.00
Total Services & Utilities	\$159,177.28	\$107,434.16	(\$51,743.12)	\$416,151.48	\$429,736.64	\$13,585.16	\$1,289,210.00
Total Expense	\$184,232.26	\$139,413.00	(\$44,819.26)	\$526,688.98	\$557,652.00	\$30,963.02	\$1,672,956.00
Operating Net Income	(\$42,637.61)	\$0.00	(\$42,637.61)	\$37,451.23	\$0.00	\$37,451.23	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$69,440.00	\$0.00	(\$69,440.00)	\$72,862.82	\$0.00	(\$72,862.82)	\$0.00
9629-000 - Reserve Expense-General	\$0.00	\$0.00	\$0.00	\$20,260.00	\$0.00	(\$20,260.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$69,440.00)	\$0.00	\$69,440.00	(\$93,122.82)	\$0.00	\$93,122.82	\$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	(\$42,637.61)	\$0.00	(\$42,637.61)	\$37,451.23	\$0.00	\$37,451.23	\$0.00