

**East Lake Woodlands Community Association Inc.**

**Balance Sheet**

**5/31/2019**

**Assets**

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00	
1010-005 - Cash-Checking-Servis1st	\$347,478.58	
1010-015 - SA - Checking - Servis1st	\$6,564.67	
1095-002 - Cash-CD-TIAA-11/28/19-2.64%	\$53,162.30	
1110-000 - A/R-Maintenance Fees	\$12,293.57	
1111-000 - A/R-Special Assessment	\$1,650.00	
1111-001 - A/R - ELWMSA	\$9,842.54	
1410-000 - Prepaid Insurance-General	\$7,127.27	
1410-001 - Prepaid Insurance-D&O	\$5,629.25	
1410-003 - Prepaid Insurance-W/C	\$733.78	
1420-000 - Prepaid Expense-Security	\$1,980.00	
1500-001 - Utility Deposits-Electric	<u>\$1,410.00</u>	

Operating Total \$447,921.96

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$50,933.90
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 \$172,490.47

*Assets Total* \$620,412.43

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$83,089.02	
2410-000 - Unearned Revenue-Billings	\$23,738.08	
2411-000 - Unearned Rev.-Misc.	\$177.15	
2450-000 - Unearned Revenue-Prepaid Fees	\$29,731.34	
2450-002 - Prepaid Country Club Dues	<u>\$49,334.85</u>	
<u>Operating Total</u>		\$186,070.44

Other

2210-000 - Note Payable	\$21,661.03	
2450-001 - Prepaid S/A Fees	<u>\$2,034.07</u>	
<u>Other Total</u>		\$23,695.10

Reserve

3028-000 - Reserve Fund-Def Maint	\$100,983.51	
3029-000 - Reserve Fund-General	\$68,574.60	
3080-000 - Reserve Fund-Interest	<u>\$2,932.36</u>	
<u>Reserve Total</u>		\$172,490.47

Retained Earnings \$195,916.11

Net Income \$42,240.31

*Liabilities & Equity Total* \$620,412.43

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**5/1/2019 - 5/31/2019**

	5/1/2019 - 5/31/2019			1/1/2019 - 5/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$129,067.54	\$129,067.50	\$0.04	\$645,337.62	\$645,337.50	\$0.12	\$1,548,810.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,818.50	\$1,818.50	\$0.00	\$9,092.50	\$9,092.50	\$0.00	\$21,822.00
6029-000 - Maint Fee-Resv-General	\$13,570.83	\$13,570.83	\$0.00	\$67,854.15	\$67,854.15	\$0.00	\$162,850.00
6050-100 - Special Assessment-Operating	\$2.22	\$0.00	\$2.22	\$301.92	\$0.00	\$301.92	\$0.00
6070-000 - Interest Income-Operating	\$128.29	\$66.75	\$61.54	\$444.44	\$333.75	\$110.69	\$801.00
6071-000 - Interest Income-Reserve	\$35.79	\$208.33	(\$172.54)	\$332.69	\$1,041.65	(\$708.96)	\$2,500.00
6076-000 - Interest Income-Owner	(\$91.22)	\$0.00	(\$91.22)	\$1,511.23	\$0.00	\$1,511.23	\$0.00
6082-000 - Late Fee Income	\$95.00	\$0.00	\$95.00	\$1,720.00	\$0.00	\$1,720.00	\$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	\$1,560.00	\$1,250.00	\$310.00	\$6,248.00	\$6,250.00	(\$2.00)	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$1,765.00	\$0.00	\$1,765.00	\$0.00
6084-001 - ELW Country Club Fees	\$7,047.83	\$7,047.83	\$0.00	\$35,239.15	\$35,239.15	\$0.00	\$84,574.00
6084-002 - ELW Shopping Center Fees	\$1,980.95	\$1,980.92	\$0.03	\$9,904.75	\$9,904.60	\$0.15	\$23,771.00
6900-000 - Income Transfer to Resv Funds	(\$15,389.33)	(\$15,389.33)	\$0.00	(\$76,946.65)	(\$76,946.65)	\$0.00	(\$184,672.00)
6901-000 - Interest Transfer to Reserves	(\$35.79)	(\$208.33)	\$172.54	(\$332.69)	(\$1,041.65)	\$708.96	(\$2,500.00)
<u>Total Revenues</u>	\$139,790.61	\$139,413.00	\$377.61	\$703,930.82	\$697,065.00	\$6,865.82	\$1,672,956.00
<b>Total Income</b>	\$139,790.61	\$139,413.00	\$377.61	\$703,930.82	\$697,065.00	\$6,865.82	\$1,672,956.00
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$3,346.14	\$3,958.50	\$612.36	\$16,238.45	\$19,792.50	\$3,554.05	\$47,502.00
7110-001 - Insurance-Workers Comp	\$54.61	\$66.67	\$12.06	\$273.05	\$333.35	\$60.30	\$800.00
7115-010 - Loan Payment	\$131.31	\$2,500.00	\$2,368.69	\$2,983.00	\$12,500.00	\$9,517.00	\$30,000.00
7211-000 - Legal-General	(\$225.00)	\$5,000.00	\$5,225.00	\$8,900.00	\$25,000.00	\$16,100.00	\$60,000.00
7212-000 - Professional-General	\$0.00	\$250.00	\$250.00	\$0.00	\$1,250.00	\$1,250.00	\$3,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$541.67	\$541.67	\$3,000.00	\$2,708.35	(\$291.65)	\$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	\$41.65	(\$19.60)	\$100.00
7310-008 - Taxes-Federal Income	\$0.00	\$116.67	\$116.67	\$1,474.00	\$583.35	(\$890.65)	\$1,400.00
7410-000 - Management Fee	\$16,928.62	\$16,928.67	\$0.05	\$84,643.10	\$84,643.35	\$0.25	\$203,144.00
7510-000 - Admin Expenses-General	\$1,035.85	\$2,000.00	\$964.15	\$11,234.08	\$10,000.00	(\$1,234.08)	\$24,000.00
7510-001 - Meetings-Community	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$375.00	\$375.00	\$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	\$2,083.35	\$1,779.20	\$5,000.00
7810-000 - Uncollectible Assessments	\$24.64	\$0.00	(\$24.64)	\$102.59	\$0.00	(\$102.59)	\$0.00
7950-000 - Board Expense-Dues	\$310.00	\$33.33	(\$276.67)	\$310.00	\$166.65	(\$143.35)	\$400.00
<u>Total Administrative</u>	\$21,681.17	\$31,978.84	\$10,297.67	\$132,218.67	\$159,894.20	\$27,675.53	\$383,746.00
<u>Services &amp; Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$47,214.26	\$45,000.00	(\$2,214.26)	\$226,086.01	\$225,000.00	(\$1,086.01)	\$540,000.00
8012-001 - Controlled Access-Sheriff's Patrol	\$1,980.00	\$2,083.33	\$103.33	\$9,900.00	\$10,416.65	\$516.65	\$25,000.00

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**5/1/2019 - 5/31/2019**

	5/1/2019 - 5/31/2019			1/1/2019 - 5/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8013-001 - Gate Decals/Stickers	\$631.30	\$416.67	(\$214.63)	\$631.30	\$2,083.35	\$1,452.05	\$5,000.00
8013-003 - Controlled Access-Gate Telephone	\$958.33	\$945.00	(\$13.33)	\$4,535.94	\$4,725.00	\$189.06	\$11,340.00
8017-000 - Gate Damage Claims	\$830.00	\$83.33	(\$746.67)	\$1,393.50	\$416.65	(\$976.85)	\$1,000.00
8020-000 - ELW Custodial Labor	\$1,400.00	\$1,400.00	\$0.00	\$7,000.00	\$7,000.00	\$0.00	\$16,800.00
8110-000 - Repair & Maintenance-General	\$805.00	\$1,333.33	\$528.33	\$5,936.99	\$6,666.65	\$729.66	\$16,000.00
8110-002 - R&M-Guard House	\$243.88	\$625.00	\$381.12	\$4,350.76	\$3,125.00	(\$1,225.76)	\$7,500.00
8110-004 - R&M-Roads/Sidewalks	\$0.00	\$2,500.00	\$2,500.00	\$3,925.00	\$12,500.00	\$8,575.00	\$30,000.00
8110-011 - R&M-CTL Access Gates	\$398.00	\$1,250.00	\$852.00	\$3,448.25	\$6,250.00	\$2,801.75	\$15,000.00
8110-016 - R&M-Signs	\$90.00	\$83.33	(\$6.67)	\$422.85	\$416.65	(\$6.20)	\$1,000.00
8110-023 - R&M-Drainage	\$23,772.50	\$15,833.33	(\$7,939.17)	\$65,608.00	\$79,166.65	\$13,558.65	\$190,000.00
8210-001 - Grounds-Lawn Service	\$16,960.00	\$16,960.00	\$0.00	\$84,800.00	\$84,800.00	\$0.00	\$203,520.00
8210-003 - Grounds-Landscape Mgmt Contract	\$1,020.00	\$1,020.83	\$0.83	\$5,100.00	\$5,104.15	\$4.15	\$12,250.00
8210-004 - R&M -Grounds/Trees/Shrubs	\$6,145.00	\$6,833.33	\$688.33	\$50,281.00	\$34,166.65	(\$16,114.35)	\$82,000.00
8210-008 - Grounds-Irrigation General	\$1,584.00	\$1,666.67	\$82.67	\$8,295.00	\$8,333.35	\$38.35	\$20,000.00
8210-009 - Grounds-Irrigation Repairs	\$195.00	\$291.67	\$96.67	\$545.00	\$1,458.35	\$913.35	\$3,500.00
8210-012 - Grounds-Lake Treatments	\$2,266.00	\$2,266.67	\$0.67	\$11,330.00	\$11,333.35	\$3.35	\$27,200.00
8710-000 - Utilities-General	\$6,827.09	\$6,841.67	\$14.58	\$35,882.24	\$34,208.35	(\$1,673.89)	\$82,100.00
<u>Total Services &amp; Utilities</u>	\$113,320.36	\$107,434.16	(\$5,886.20)	\$529,471.84	\$537,170.80	\$7,698.96	\$1,289,210.00
<b>Total Expense</b>	\$135,001.53	\$139,413.00	\$4,411.47	\$661,690.51	\$697,065.00	\$35,374.49	\$1,672,956.00
Operating Net Income	\$4,789.08	\$0.00	\$4,789.08	\$42,240.31	\$0.00	\$42,240.31	\$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	\$15,750.00	\$0.00	(\$15,750.00)	\$36,010.00	\$0.00	(\$36,010.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$15,750.00)	\$0.00	\$15,750.00	(\$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	\$4,789.08	\$0.00	\$4,789.08	\$42,240.31	\$0.00	\$42,240.31	\$0.00