

# **EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.**

## **Treasurer's Report**

**January 15, 2019**

**As of December 31, 2018**

### **1. Balance Sheet**

- A. Cash – SA (Special Assessment) – This is cash collected from homeowners. Now that all vendors have been paid, all money received is used to pay back the loan for the drainage project. The ending November balance was \$51,479. December income was \$58,487 (\$58,400 in payments, \$35 in pre-lien fees, \$41 in homeowner interest fees, \$11 in interest income) and \$6,766 was paid on the loan (\$6,054 to loan principal and \$712 for loan interest), resulting in an ending balance of \$103,200.
- B. A/R – Maintenance Fees – The December balance is \$45,905, down from November's \$49,622.
- C. A/R – Special Assessment and A/R ELWMSA – We originally invoiced 2089 homeowners for a total of \$1,671,200. As of the end of December, the receivable balance was \$92,935 (approximately 6% of the original amount billed). The number of homeowners who have not paid anything as of the end of December is down to 17 from 20 at the end of November. All of these properties have been lienied. ELWCA has begun foreclosure procedures on 1 of these properties at the recommendation of the attorney.
- D. Reserves – Our 2 CDs rolled over on November 28 with a value of \$53,162 each. The new interest rate is 2.64%. One of these CDs will be swapped into the Operating Account, moving the equal cash plus interest to Reserves, so we have more liquid funds available for potential Reserve expenses during the first quarter.
- E. Note Payable – This is the amount borrowed for the drainage project, less amounts repaid to date. The December balance is \$197,510, down from the November balance of \$203,564.

### **2. Income/Expenses**

December budget variances include the following line items:

- A. Maintenance Fee-Operating – Favorable variance of \$1,796 for the month and \$19,553 for the year due to additional income from an increase in number of contract members since the budget was prepared.
- B. Cypress Estates I – The payment of \$10,877 that was due to be made 12/31 to Cypress Estates I based on a 2002 contract agreement was not made due to stipulations of the contract not being met.

- C. Total Revenues – Favorable variance of \$2,167 for the month. Total actual revenues for the year were \$1,572,338 with a favorable variance of \$35,626.
- D. Insurance-General –Unfavorable variances of \$346 for the month and \$1,579 for the year due to an increase in the annual premium for general Insurance when renewed in July.
- E. Controlled Access-Guard Contract – Favorable variance of \$10,933 for the month. Actual expenses for the year were \$539,963 versus a budget of \$528,600 resulting in an unfavorable variance of \$11,363.
- F. Controlled Access-Gate Maintenance – Favorable variance of \$1,076 for the month. Actual expenses for the year are \$19,538 as compared to the annual budget of \$15,000, resulting in an unfavorable variance of \$4,538.
- G. R&M Guard House – Due to the \$6000 rehab contract deposit being charged to this account instead of Reserves, an unfavorable variance is shown for month and year. A correction will be made to charge this expense to Reserves.
- H. R&M-Drainage – The December report shows an unfavorable variance of \$19,394 for the year. Actual charges for the year are \$169,394 versus an annual budget of \$150,000.
- I. Grounds-Trees/Shrubs – The December report shows an unfavorable variance of \$28,200 for the year. Actual charges are \$58,200 versus an annual budget of \$30,000.

3. **Net Income (Loss):** December net income is \$29,218; 2018 net income is \$34,842.