

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION, INC.

Treasurer's Report

May 21, 2019

As of April 30, 2019

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 March balance was \$155,232. April income was \$5,181 (\$4,562 in payments, \$435 in pre-lien fees, \$161 homeowner interest, \$23 in interest income). The normal monthly loan payment of \$6,766 was made (\$6,071 to loan principal and \$695 loan interest) plus an additional principal only payment of \$145,000, resulting in an ending balance of \$8,647.
- B. A/R – Maintenance Fees – The April balance is \$17,307, down from March's \$37,700.
- 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 April, the receivable balance was \$15,843 (approximately 0.9% of the original amount billed). The number of homeowners who have not paid anything as of the end of April is down to 10. Of these 10 properties, 7 are being foreclosed and 3 are liened. 24 additional accounts remain past due on all or a portion of the 2nd installment of the Special Assessment. Of these 24, 9 were sent to collection to be lienied in April, 10 more will be sent in May, 1 is on a payment plan and 4 are small amounts (interest, pre-lien fee) that accounting is attempting to collect.
- D. Note Payable – This is the amount borrowed for the drainage project, less amounts repaid to date. The April balance is \$28,296, down from the March balance of \$179,367 (after the extra \$145,000 principal only payment and the regular April payment).

2. Income/Expenses

April budget variances include the following line items:

- A. Total Revenues – Favorable variances of \$2,182 for the month and \$6,488 year-to-date
- B. Accounting/Tax Prep/Audit – Payment for the annual accounting review caused unfavorable variances of \$2,458 for the month and \$833 year-to-date. This will even out in succeeding months as monthly budgeted funds are added to the account.
- C. Taxes-Federal – Payment of ELWCA federal taxes caused unfavorable variances of \$1,357 for the month and \$1,007 year-to-date. This will even out by year end after the full budgeted amount has been added to the account.
- D. Admin Expenses-General – Refund of the funds from the double billed printing invoice resulted in a favorable variance of \$2,780 for the month. There is still an unfavorable

variance year-to-date of \$2,198 due to annual meeting expenses but this should be cleared in the next few months.

- E. Admin Expenses-45 Day Pre-Lien – Unfavorable variance of \$2,345 year-to-date. These are fees billed to past due accounts for the administrative costs of extra pre-lien work and mailings. These costs are recouped when the delinquency is paid.
- F. R&M-Grounds/Trees/Shrubs – Unfavorable variances of \$32,567 for the month and \$16,803 year-to-date. This is due to the number of projects held over from 2018 and having multiple projects done at the same time by a contractor to minimize costs.
- G. Utilities-General – Unfavorable variances of \$299 for the month and \$1,688 year-to-date. The 2019 budget anticipated a 4.5% increase in utility costs but actual costs so far this year have been closer to a 5% increase.

3. Net Income (Loss): April shows a net loss of \$42,638. Year-to-date net income is \$37,451.