

Balance Sheet Report
Greatwood Community Assoc, Inc
As of September 30, 2019

	<u>Balance Sep 30, 2019</u>	<u>Balance Aug 31, 2019</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1003 - MOB Operating # 5476	454,540.48	468,746.13	(14,205.65)
1004 - MOB WM Sweep Account# 6026 OL	464,809.25	818,989.73	(354,180.48)
1008 - Independent Bank - OPR #3568	51,623.14	51,612.53	10.61
1100 - MOB OP MM # 7605	964.12	963.80	0.32
1220 - MOB Petty Cash - # 2591	557.32	557.30	0.02
1650 - Due To/From Reserves	116,300.49	83,850.49	32,450.00
Total Operating Funds	1,088,794.80	1,424,719.98	(335,925.18)
Reserve Funds			
1300 - MOB Reserve OP # 0045	10.71	10.71	0.00
1325 - *Prosperity Bank MM # 1742	246,443.39	246,245.04	198.35
1326 - *Pioneer Bank MM # 1808	258,295.01	258,083.86	211.15
1327 - MOB Reserves MM # 7761	297,740.94	274,707.58	23,033.36
1352 - Independent Bank CD-10/20/19 .60% 12M	207,862.19	207,862.19	0.00
1651 - Due To/From Operating	(116,300.49)	(83,850.49)	(32,450.00)
Total Reserve Funds	894,051.75	903,058.89	(9,007.14)
Accounts Receivable			
1500 - Residential Assessments Receivable	246,859.78	266,942.11	(20,082.33)
1530 - Allowance for Doubtful accounts	(90,000.00)	(90,000.00)	0.00
Total Accounts Receivable	156,859.78	176,942.11	(20,082.33)
Prepaid Expenses			
1600 - Prepaid Insurance	10,794.00	6,307.37	4,486.63
1640 - Other Prepaid Expenses	2,873.83	4,199.43	(1,325.60)
Total Prepaid Expenses	13,667.83	10,506.80	3,161.03

Balance Sheet Report
Greatwood Community Assoc, Inc
As of September 30, 2019

	<u>Balance Sep 30, 2019</u>	<u>Balance Aug 31, 2019</u>	<u>Change</u>
<u>Assets</u>			
Other Current Assets			
1799 - Clearing Account	2,678.68	2,678.68	0.00
Total Other Current Assets	<u>2,678.68</u>	<u>2,678.68</u>	<u>0.00</u>
Total Assets	<u><u>2,156,052.84</u></u>	<u><u>2,517,906.46</u></u>	<u><u>(361,853.62)</u></u>
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	57.67	(2.33)	60.00
2025 - Transfer Fee Payable	(185.00)	(585.00)	400.00
2050 - Resident Refunds	(1,289.60)	(1,289.60)	0.00
Total Accounts Payable	<u>(1,416.93)</u>	<u>(1,876.93)</u>	<u>460.00</u>
State & Federal Tax Payable			
2200 - Federal Tax Payable	1,079.00	1,079.00	0.00
Total State & Federal Tax Payable	<u>1,079.00</u>	<u>1,079.00</u>	<u>0.00</u>
Accrued Expenses			
2395 - Other Accrued Expenses	14,587.72	44,456.37	(29,868.65)
Total Accrued Expenses	<u>14,587.72</u>	<u>44,456.37</u>	<u>(29,868.65)</u>
Prepaid Assessments			
2550 - Prepaid Assessments	52,487.78	49,563.23	2,924.55
2595 - Deferred Revenue	898,237.00	1,197,650.00	(299,413.00)
Total Prepaid Assessments	<u>950,724.78</u>	<u>1,247,213.23</u>	<u>(296,488.45)</u>
Total Liabilities	<u><u>964,974.57</u></u>	<u><u>1,290,871.67</u></u>	<u><u>(325,897.10)</u></u>

Balance Sheet Report
Greatwood Community Assoc, Inc
As of September 30, 2019

	<u>Balance Sep 30, 2019</u>	<u>Balance Aug 31, 2019</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Owners Equity - Prior Years	240,786.21	240,786.21	0.00
3005 - Equity Adjustments - Prior Periods	14,656.40	14,656.40	0.00
Total Owners Equity - Prior Years	<u>255,442.61</u>	<u>255,442.61</u>	<u>0.00</u>
Capital Reserves			
3268 - General Reserve - Prior Yrs	876,310.41	876,310.41	0.00
Total Capital Reserves	<u>876,310.41</u>	<u>876,310.41</u>	<u>0.00</u>
Total Owners' Equity	<u>1,131,753.02</u>	<u>1,131,753.02</u>	<u>0.00</u>
Net Income / (Loss)	<u>59,325.25</u>	<u>95,281.77</u>	<u>(35,956.52)</u>
Total Liabilities and Equity	<u>2,156,052.84</u>	<u>2,517,906.46</u>	<u>(361,853.62)</u>

Income Statement Report

Greatwood Community Assoc, Inc

Operating

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	300,265.32	299,413.00	852.32	2,695,601.81	2,694,713.00	888.81	3,592,950.00	897,348.19
4005 - Swim Team Income	0.00	292.00	(292.00)	3,500.00	2,625.00	875.00	3,500.00	0.00
4070 - Maintenance Assessments	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
Total Assessment Income	300,265.32	299,705.00	560.32	2,699,251.81	2,697,338.00	1,913.81	3,596,450.00	897,198.19
User Fee Income								
4265 - Transfer Fees	0.00	42.00	(42.00)	0.00	375.00	(375.00)	500.00	500.00
4275 - Social/Recreation/Activity Fees	1,970.00	2,083.00	(113.00)	23,097.50	18,750.00	4,347.50	25,000.00	1,902.50
Total User Fee Income	1,970.00	2,125.00	(155.00)	23,097.50	19,125.00	3,972.50	25,500.00	2,402.50
Collections Income								
4700 - Collection Processing Fees	960.00	2,083.00	(1,123.00)	29,526.92	18,750.00	10,776.92	25,000.00	(4,526.92)
4705 - NSF Service Fees	10.00	17.00	(7.00)	120.00	150.00	(30.00)	200.00	80.00
4710 - Late Fees & Interest	548.03	1,250.00	(701.97)	13,862.06	11,250.00	2,612.06	15,000.00	1,137.94
4720 - Legal Reimbursements	302.08	10,833.00	(10,530.92)	91,411.87	97,500.00	(6,088.13)	130,000.00	38,588.13
Total Collections Income	1,820.11	14,183.00	(12,362.89)	134,920.85	127,650.00	7,270.85	170,200.00	35,279.15
Other Income								
4800 - Antenna Income - T-Mobile Easement	0.00	250.00	(250.00)	3,170.60	2,250.00	920.60	3,000.00	(170.60)
4814 - City of Sugar Land Reimbursement	0.00	2,083.00	(2,083.00)	30,769.44	18,750.00	12,019.44	25,000.00	(5,769.44)
4835 - Miscellaneous Income	0.00	0.00	0.00	7,502.80	0.00	7,502.80	0.00	(7,502.80)
Total Other Income	0.00	2,333.00	(2,333.00)	41,442.84	21,000.00	20,442.84	28,000.00	(13,442.84)
Investment Income								
4900 - Interest Earned	1,342.96	83.00	1,259.96	19,692.47	750.00	18,942.47	1,000.00	(18,692.47)
Total Investment Income	1,342.96	83.00	1,259.96	19,692.47	750.00	18,942.47	1,000.00	(18,692.47)
Total Operating Income	305,398.39	318,429.00	(13,030.61)	2,918,405.47	2,865,863.00	52,542.47	3,821,150.00	902,744.53

Income Statement Report
Greatwood Community Assoc, Inc
Operating

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5000 - General Administrative	444.20	583.00	(138.80)	5,514.62	5,250.00	264.62	7,000.00	1,485.38
5005 - Application/Processing	800.00	417.00	383.00	7,100.00	3,750.00	3,350.00	5,000.00	(2,100.00)
5010 - Bad Debt	11,705.31	2,500.00	9,205.31	23,999.86	22,500.00	1,499.86	30,000.00	6,000.14
5015 - Bank Charges	20.00	25.00	(5.00)	200.00	225.00	(25.00)	300.00	100.00
5025 - Collection Charges	3,090.00	2,500.00	590.00	26,309.51	22,500.00	3,809.51	30,000.00	3,690.49
5035 - Decorations	0.00	8,000.00	(8,000.00)	0.00	72,000.00	(72,000.00)	96,000.00	96,000.00
5045 - Dues & Subscriptions	0.00	42.00	(42.00)	224.00	375.00	(151.00)	500.00	276.00
5080 - NSF Charges	0.00	50.00	(50.00)	0.00	450.00	(450.00)	600.00	600.00
5085 - Office Equipment Lease	546.26	208.00	338.26	3,991.05	1,875.00	2,116.05	2,500.00	(1,491.05)
5090 - Office Supplies	197.07	167.00	30.07	1,780.49	1,500.00	280.49	2,000.00	219.51
5100 - Records Storage	217.64	250.00	(32.36)	2,140.55	2,250.00	(109.45)	3,000.00	859.45
5115 - Web Site Maintenance	275.00	333.00	(58.00)	2,285.00	3,000.00	(715.00)	4,000.00	1,715.00
5195 - Other Administrative Services	27.06	208.00	(180.94)	833.17	1,875.00	(1,041.83)	2,500.00	1,666.83
Total Administrative	17,322.54	15,283.00	2,039.54	74,378.25	137,550.00	(63,171.75)	183,400.00	109,021.75
Communications								
5200 - Community Events	275.00	1,250.00	(975.00)	5,129.75	11,250.00	(6,120.25)	15,000.00	9,870.25
5210 - Printing & Copying	444.86	833.00	(388.14)	7,946.53	7,500.00	446.53	10,000.00	2,053.47
5215 - Postage	510.02	1,167.00	(656.98)	15,984.23	10,500.00	5,484.23	14,000.00	(1,984.23)
Total Communications	1,229.88	3,250.00	(2,020.12)	29,060.51	29,250.00	(189.49)	39,000.00	9,939.49
Insurance								
5400 - Insurance Premiums	6,307.37	6,667.00	(359.63)	60,325.01	60,000.00	325.01	80,000.00	19,674.99
Total Insurance	6,307.37	6,667.00	(359.63)	60,325.01	60,000.00	325.01	80,000.00	19,674.99
Utilities								
6000 - Electric Service	6,607.42	6,250.00	357.42	51,354.29	56,250.00	(4,895.71)	75,000.00	23,645.71
6025 - Water Service	80,304.20	27,083.00	53,221.20	279,646.18	243,750.00	35,896.18	325,000.00	45,353.82

Income Statement Report
Greatwood Community Assoc, Inc
Operating

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Telecommunications/Internet	2,680.77	2,083.00	597.77	27,217.81	18,750.00	8,467.81	25,000.00	(2,217.81)
Total Utilities	89,592.39	35,416.00	54,176.39	358,218.28	318,750.00	39,468.28	425,000.00	66,781.72
Landscaping								
6100 - Grounds & Landscaping - Contract	74,297.18	71,303.00	2,994.18	659,967.97	641,732.00	18,235.97	855,643.00	195,675.03
6140 - Mowing & Edging	1,851.08	1,042.00	809.08	9,255.40	9,375.00	(119.60)	12,500.00	3,244.60
6150 - Seasonal Color/Plantings	7,579.12	8,333.00	(753.88)	58,572.46	75,000.00	(16,427.54)	100,000.00	41,427.54
6160 - Tree Maintenance/Planting	0.00	3,333.00	(3,333.00)	50,330.86	30,000.00	20,330.86	40,000.00	(10,330.86)
6165 - Tree Removal/Pruning	0.00	10,960.00	(10,960.00)	95,471.09	98,643.00	(3,171.91)	131,524.00	36,052.91
6199 - Landscape Other	3,454.06	4,167.00	(712.94)	44,149.81	37,500.00	6,649.81	50,000.00	5,850.19
Total Landscaping	87,181.44	99,138.00	(11,956.56)	917,747.59	892,250.00	25,497.59	1,189,667.00	271,919.41
Irrigation								
6200 - Irrigation Repair & Maintenance	4,456.19	7,917.00	(3,460.81)	87,461.31	71,250.00	16,211.31	95,000.00	7,538.69
Total Irrigation	4,456.19	7,917.00	(3,460.81)	87,461.31	71,250.00	16,211.31	95,000.00	7,538.69
Operations								
6300 - Permits & Licenses	0.00	125.00	(125.00)	100.00	1,125.00	(1,025.00)	1,500.00	1,400.00
Total Operations	0.00	125.00	(125.00)	100.00	1,125.00	(1,025.00)	1,500.00	1,400.00
Contracted Services								
6418 - Fountains/Ponds/Lakes Services	2,320.00	2,320.00	0.00	18,560.00	20,880.00	(2,320.00)	27,840.00	9,280.00
6434 - Pest Control	4,443.72	1,667.00	2,776.72	21,616.95	15,000.00	6,616.95	20,000.00	(1,616.95)
6438 - Pool Management	4,168.86	28,333.00	(24,164.14)	301,134.76	255,000.00	46,134.76	340,000.00	38,865.24
6440 - Safety & Security	33,163.27	31,071.00	2,092.27	298,721.41	279,642.00	19,079.41	372,856.00	74,134.59
Total Contracted Services	44,095.85	63,391.00	(19,295.15)	640,033.12	570,522.00	69,511.12	760,696.00	120,662.88
Repair & Maintenance								
6545 - Electrical Supplies/Repair & Maintena	8,660.78	5,833.00	2,827.78	70,876.23	52,500.00	18,376.23	70,000.00	(876.23)
6560 - Fence Repair & Maintenance	7,160.00	2,083.00	5,077.00	11,392.78	18,750.00	(7,357.22)	25,000.00	13,607.22
6585 - Fountain/Pond/Lake Repair & Mainte	5,500.25	1,417.00	4,083.25	22,656.77	12,750.00	9,906.77	17,000.00	(5,656.77)

Income Statement Report

Greatwood Community Assoc, Inc

Operating

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6595 - Gate & Monument Repair & Maintena	0.00	2,917.00	(2,917.00)	19,510.59	26,250.00	(6,739.41)	35,000.00	15,489.41
6600 - General Repair & Maintenance	7,475.02	2,917.00	4,558.02	36,566.82	26,250.00	10,316.82	35,000.00	(1,566.82)
6635 - Janitorial Supplies & Maintenance	493.72	1,250.00	(756.28)	4,612.65	11,250.00	(6,637.35)	15,000.00	10,387.35
6685 - Park/Playground Repair & Maintenance	1,491.69	2,917.00	(1,425.31)	36,298.80	26,250.00	10,048.80	35,000.00	(1,298.80)
6695 - Plumbing Supplies/Repair & Maintenance	475.85	167.00	308.85	1,303.77	1,500.00	(196.23)	2,000.00	696.23
6700 - Pool Supplies/Repair & Maintenance	4,914.64	2,500.00	2,414.64	42,109.66	22,500.00	19,609.66	30,000.00	(12,109.66)
6710 - Recreation Supplies/Repair & Maintenance	0.00	1,667.00	(1,667.00)	1,386.17	15,000.00	(13,613.83)	20,000.00	18,613.83
6730 - Security System Repair & Maintenance	0.00	3,333.00	(3,333.00)	6,059.19	30,000.00	(23,940.81)	40,000.00	33,940.81
6740 - Sidewalk/Concrete Repair & Maintenance	0.00	417.00	(417.00)	0.00	3,750.00	(3,750.00)	5,000.00	5,000.00
6745 - Signage Repair & Maintenance	9,340.00	0.00	9,340.00	9,340.00	0.00	9,340.00	0.00	(9,340.00)
6765 - Tennis Court Repair & Maintenance	0.00	833.00	(833.00)	6,698.75	7,500.00	(801.25)	10,000.00	3,301.25
6795 - Other Supplies/Repair & Maintenance	0.00	0.00	0.00	3,674.46	0.00	3,674.46	0.00	(3,674.46)
Total Repair & Maintenance	45,511.95	28,251.00	17,260.95	272,486.64	254,250.00	18,236.64	339,000.00	66,513.36
Professional Services								
7000 - Audit & Tax Services	0.00	833.00	(833.00)	11,500.00	7,500.00	4,000.00	10,000.00	(1,500.00)
7020 - Legal Services	2,210.00	2,917.00	(707.00)	19,778.00	26,250.00	(6,472.00)	35,000.00	15,222.00
7025 - Legal Services - Collections	0.00	9,167.00	(9,167.00)	75,665.82	82,500.00	(6,834.18)	110,000.00	34,334.18
7035 - Legal Services - Deed Restrictions	2,452.01	3,333.00	(880.99)	44,227.35	30,000.00	14,227.35	40,000.00	(4,227.35)
7040 - Management Fees	8,241.48	8,750.00	(508.52)	74,173.32	78,750.00	(4,576.68)	105,000.00	30,826.68
Total Professional Services	12,903.49	25,000.00	(12,096.51)	225,344.49	225,000.00	344.49	300,000.00	74,655.51
Taxes								
9000 - Federal Income Tax	830.00	333.00	497.00	3,569.00	3,000.00	569.00	4,000.00	431.00
9015 - Property/Real Estate Tax	0.00	417.00	(417.00)	1,847.34	3,750.00	(1,902.66)	5,000.00	3,152.66
Total Taxes	830.00	750.00	80.00	5,416.34	6,750.00	(1,333.66)	9,000.00	3,583.66

Income Statement Report
Greatwood Community Assoc, Inc
Operating

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Other Expenses								
9105 - Reserve Contribution Expense	22,916.67	22,917.00	(0.33)	206,250.02	206,250.00	0.02	275,000.00	68,749.98
Total Other Expenses	22,916.67	22,917.00	(0.33)	206,250.02	206,250.00	0.02	275,000.00	68,749.98
Reserve Expenses								
9958 - Tennis Court Expenses	0.00	416.00	(416.00)	0.00	3,750.00	(3,750.00)	5,000.00	5,000.00
Total Reserve Expenses	0.00	416.00	(416.00)	0.00	3,750.00	(3,750.00)	5,000.00	5,000.00
Total Operating Expense	332,347.77	308,521.00	23,826.77	2,876,821.56	2,776,697.00	100,124.56	3,702,263.00	825,441.44
Total Operating Income / (Loss)	(26,949.38)	9,908.00	(36,857.38)	41,583.91	89,166.00	(47,582.09)	118,887.00	77,303.09

Income Statement Report

Greatwood Community Assoc, Inc

Reserves

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4905 - Reserve Contribution Income	22,916.67	22,917.00	(0.33)	206,250.02	206,250.00	0.02	275,000.00	68,749.98
4910 - Interest Earned - Reserve Accounts	526.19	0.00	526.19	4,588.20	0.00	4,588.20	0.00	(4,588.20)
Total Investment Income	23,442.86	22,917.00	525.86	210,838.22	206,250.00	4,588.22	275,000.00	64,161.78
Total Reserves Income	23,442.86	22,917.00	525.86	210,838.22	206,250.00	4,588.22	275,000.00	64,161.78
Expense								
Reserve Expenses								
9826 - Playground Equipment Replacement	0.00	4,167.00	(4,167.00)	25,420.12	37,500.00	(12,079.88)	50,000.00	24,579.88
9828 - Concrete Expenses	0.00	417.00	(417.00)	0.00	3,750.00	(3,750.00)	5,000.00	5,000.00
9848 - Electrical Expenses	0.00	1,250.00	(1,250.00)	14,980.23	11,250.00	3,730.23	15,000.00	19.77
9852 - Fences, Gates & Walls Expenses	32,450.00	12,083.00	20,367.00	94,751.00	108,750.00	(13,999.00)	145,000.00	50,249.00
9910 - Monuments Expenses	0.00	1,250.00	(1,250.00)	17,155.00	11,250.00	5,905.00	15,000.00	(2,155.00)
9924 - Pools & Spas Expenses	0.00	833.00	(833.00)	0.00	7,500.00	(7,500.00)	10,000.00	10,000.00
9934 - Recreation Center Expenses	0.00	417.00	(417.00)	14,989.63	3,750.00	11,239.63	5,000.00	(9,989.63)
9938 - Security Systems Expenses	0.00	2,083.00	(2,083.00)	25,800.90	18,750.00	7,050.90	25,000.00	(800.90)
Total Reserve Expenses	32,450.00	22,500.00	9,950.00	193,096.88	202,500.00	(9,403.12)	270,000.00	76,903.12
Total Reserves Expense	32,450.00	22,500.00	9,950.00	193,096.88	202,500.00	(9,403.12)	270,000.00	76,903.12
Total Reserves Income / (Loss)	(9,007.14)	417.00	(9,424.14)	17,741.34	3,750.00	13,991.34	5,000.00	(12,741.34)
Total Association Net Income / (Loss)	(35,956.52)	10,325.00	(46,281.52)	59,325.25	92,916.00	(33,590.75)	123,887.00	64,561.75