

# Income Statement Report

## Greatwood Community Assoc, Inc

### Greatwood Community Assoc., Inc.

February 01, 2015 thru February 28, 2015

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	279,271.47	278,277.50	993.97	557,603.97	556,555.00	1,048.97	3,339,330.00	2,781,726.03
4005 - Swim Team Income	0.00	0.00	0.00	0.00	0.00	0.00	3,800.00	3,800.00
<b>Total Assessment Income</b>	<b>279,271.47</b>	<b>278,277.50</b>	<b>993.97</b>	<b>557,603.97</b>	<b>556,555.00</b>	<b>1,048.97</b>	<b>3,343,130.00</b>	<b>2,785,526.03</b>
<b>User Fee Income</b>								
4275 - Social/Recreation/Activity Fees	1,515.00	1,000.00	515.00	2,005.00	2,000.00	5.00	12,000.00	9,995.00
<b>Total User Fee Income</b>	<b>1,515.00</b>	<b>1,000.00</b>	<b>515.00</b>	<b>2,005.00</b>	<b>2,000.00</b>	<b>5.00</b>	<b>12,000.00</b>	<b>9,995.00</b>
<b>Collections Income</b>								
4700 - Collection Processing Fees	6,975.00	4,584.00	2,391.00	6,760.00	9,167.00	(2,387.00)	55,000.00	48,220.00
4705 - NSF Service Fees	20.00	41.00	(21.00)	30.00	83.00	(53.00)	500.00	470.00
4710 - Late Fees & Interest	3,155.60	1,666.00	1,489.60	3,039.35	3,333.00	(293.65)	20,000.00	16,960.65
4715 - Lien Fees	0.00	500.00	(500.00)	50.00	1,000.00	(950.00)	6,000.00	5,950.00
4720 - Legal Reimbursements	3,083.78	7,916.67	(4,832.89)	2,274.65	15,833.34	(13,558.69)	95,000.00	92,725.35
<b>Total Collections Income</b>	<b>13,234.38</b>	<b>14,707.67</b>	<b>(1,473.29)</b>	<b>12,174.00</b>	<b>29,416.34</b>	<b>(17,242.34)</b>	<b>176,500.00</b>	<b>164,326.00</b>
<b>Other Income</b>								
4800 - Antenna Income - T-Mobile Easement	0.00	0.00	0.00	0.00	0.00	0.00	2,900.00	2,900.00
4835 - Miscellaneous Income	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
<b>Total Other Income</b>	<b>0.00</b>	<b>84.00</b>	<b>(84.00)</b>	<b>0.00</b>	<b>167.00</b>	<b>(167.00)</b>	<b>3,900.00</b>	<b>3,900.00</b>
<b>Investment Income</b>								
4900 - Interest Earned	41.64	209.00	(167.36)	136.06	417.00	(280.94)	2,500.00	2,363.94
<b>Total Investment Income</b>	<b>41.64</b>	<b>209.00</b>	<b>(167.36)</b>	<b>136.06</b>	<b>417.00</b>	<b>(280.94)</b>	<b>2,500.00</b>	<b>2,363.94</b>
<b>Total Greatwood Community Assoc., Inc. II</b>	<b>294,062.49</b>	<b>294,278.17</b>	<b>(215.68)</b>	<b>571,919.03</b>	<b>588,555.34</b>	<b>(16,636.31)</b>	<b>3,538,030.00</b>	<b>2,966,110.97</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	250.00	(250.00)	119.57	500.00	(380.43)	3,000.00	2,880.43
5005 - Application/Processing	0.00	416.00	(416.00)	250.00	833.00	(583.00)	5,000.00	4,750.00

# Income Statement Report

## Greatwood Community Assoc, Inc

### Greatwood Community Assoc., Inc.

February 01, 2015 thru February 28, 2015

Expense	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Administrative</b>								
5010 - Bad Debt	0.00	2,500.00	(2,500.00)	0.00	5,000.00	(5,000.00)	30,000.00	30,000.00
5015 - Bank Charges	0.00	21.00	(21.00)	30.00	42.00	(12.00)	250.00	220.00
5025 - Collection Charges	0.00	2,916.00	(2,916.00)	1,390.56	5,833.00	(4,442.44)	35,000.00	33,609.44
5035 - Decorations	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
5065 - Lien Charges	0.00	625.00	(625.00)	127.49	1,250.00	(1,122.51)	7,500.00	7,372.51
5080 - NSF Charges	0.00	62.00	(62.00)	151.55	125.00	26.55	750.00	598.45
5085 - Office Equipment Lease	199.18	209.00	(9.82)	481.74	417.00	64.74	2,500.00	2,018.26
5090 - Office Supplies	551.41	166.00	385.41	1,016.12	333.00	683.12	2,000.00	983.88
5100 - Records Storage	155.04	584.00	(428.96)	462.08	1,167.00	(704.92)	7,000.00	6,537.92
5115 - Web Site Maintenance	54.50	200.00	(145.50)	291.50	400.00	(108.50)	2,400.00	2,108.50
5195 - Other Administrative Services	154.76	62.00	92.76	1,301.81	125.00	1,176.81	750.00	(551.81)
<b>Total Administrative</b>	<b>1,114.89</b>	<b>8,011.00</b>	<b>(6,896.11)</b>	<b>5,622.42</b>	<b>16,025.00</b>	<b>(10,402.58)</b>	<b>126,150.00</b>	<b>120,527.58</b>
<b>Communications</b>								
5200 - Community Events	189.74	1,000.00	(810.26)	851.99	2,000.00	(1,148.01)	12,000.00	11,148.01
5210 - Printing & Copying	0.00	1,000.00	(1,000.00)	769.36	2,000.00	(1,230.64)	12,000.00	11,230.64
5215 - Postage	16.29	1,500.00	(1,483.71)	1,098.29	3,000.00	(1,901.71)	18,000.00	16,901.71
<b>Total Communications</b>	<b>206.03</b>	<b>3,500.00</b>	<b>(3,293.97)</b>	<b>2,719.64</b>	<b>7,000.00</b>	<b>(4,280.36)</b>	<b>42,000.00</b>	<b>39,280.36</b>
<b>Insurance</b>								
5400 - Insurance Premiums	6,490.09	6,250.00	240.09	12,980.18	12,500.00	480.18	75,000.00	62,019.82
<b>Total Insurance</b>	<b>6,490.09</b>	<b>6,250.00</b>	<b>240.09</b>	<b>12,980.18</b>	<b>12,500.00</b>	<b>480.18</b>	<b>75,000.00</b>	<b>62,019.82</b>
<b>Utilities</b>								
6000 - Electric Service	30,655.85	31,666.00	(1,010.15)	62,372.32	63,333.00	(960.68)	380,000.00	317,627.68
6025 - Water Service	14,275.12	30,834.00	(16,558.88)	31,519.21	61,668.00	(30,148.79)	370,000.00	338,480.79
6050 - Telephone Service	694.80	834.00	(139.20)	1,349.36	1,667.00	(317.64)	10,000.00	8,650.64
<b>Total Utilities</b>	<b>45,625.77</b>	<b>63,334.00</b>	<b>(17,708.23)</b>	<b>95,240.89</b>	<b>126,668.00</b>	<b>(31,427.11)</b>	<b>760,000.00</b>	<b>664,759.11</b>

**Income Statement Report**  
**Greatwood Community Assoc, Inc**  
**Greatwood Community Assoc., Inc.**  
February 01, 2015 thru February 28, 2015

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Landscaping</b>								
6100 - Grounds & Landscaping - Contract	31,717.29	32,121.31	(404.02)	63,434.58	64,242.62	(808.04)	764,000.00	700,565.42
6140 - Mowing & Edging	0.00	625.00	(625.00)	0.00	1,250.00	(1,250.00)	7,500.00	7,500.00
6150 - Seasonal Color/Plantings	23,603.93	7,083.34	16,520.59	23,603.93	14,166.68	9,437.25	85,000.00	61,396.07
6160 - Tree Maintenance	4,906.27	5,000.00	(93.73)	25,040.65	25,000.00	40.65	25,000.00	(40.65)
6165 - Tree Removal	2,300.31	7,500.00	(5,199.69)	9,011.82	15,000.00	(5,988.18)	90,000.00	80,988.18
6199 - Landscape Other	13,953.37	2,500.00	11,453.37	14,667.83	5,000.00	9,667.83	30,000.00	15,332.17
<b>Total Landscaping</b>	<b>76,481.17</b>	<b>54,829.65</b>	<b>21,651.52</b>	<b>135,758.81</b>	<b>124,659.30</b>	<b>11,099.51</b>	<b>1,001,500.00</b>	<b>865,741.19</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	3,346.00	6,250.00	(2,904.00)	5,463.05	12,500.00	(7,036.95)	75,000.00	69,536.95
<b>Total Irrigation</b>	<b>3,346.00</b>	<b>6,250.00</b>	<b>(2,904.00)</b>	<b>5,463.05</b>	<b>12,500.00</b>	<b>(7,036.95)</b>	<b>75,000.00</b>	<b>69,536.95</b>
<b>Contracted Services</b>								
6418 - Fountains/Ponds/Lakes Services	2,200.00	2,200.00	0.00	4,400.00	4,400.00	0.00	26,400.00	22,000.00
6434 - Pest Control	0.00	1,500.00	(1,500.00)	272.74	3,000.00	(2,727.26)	32,000.00	31,727.26
6438 - Pool Management	3,485.63	2,091.38	1,394.25	3,485.63	4,182.76	(697.13)	195,000.00	191,514.37
6440 - Safety & Security	31,930.00	32,000.00	(70.00)	56,209.19	64,000.00	(7,790.81)	384,000.00	327,790.81
<b>Total Contracted Services</b>	<b>37,615.63</b>	<b>37,791.38</b>	<b>(175.75)</b>	<b>64,367.56</b>	<b>75,582.76</b>	<b>(11,215.20)</b>	<b>637,400.00</b>	<b>573,032.44</b>
<b>Repair &amp; Maintenance</b>								
6545 - Electrical Supplies/Repair & Maintena	2,492.65	2,709.00	(216.35)	7,293.97	5,417.00	1,876.97	32,500.00	25,206.03
6560 - Fence Repair & Maintenance	0.00	1,666.00	(1,666.00)	125.00	3,333.00	(3,208.00)	20,000.00	19,875.00
6585 - Fountain/Pond/Lake Repair & Mainte	1,961.95	1,458.34	503.61	2,192.34	2,916.68	(724.34)	17,500.00	15,307.66
6595 - Gate & Monument Repair & Maintena	0.00	1,666.00	(1,666.00)	0.00	3,333.00	(3,333.00)	20,000.00	20,000.00
6600 - General Repair & Maintenance	0.00	2,291.00	(2,291.00)	3,448.50	4,583.00	(1,134.50)	27,500.00	24,051.50
6635 - Janitorial Supplies & Maintenance	810.00	833.34	(23.34)	1,455.00	1,666.68	(211.68)	10,000.00	8,545.00
6685 - Park/Playground Repair & Maintenan	0.00	2,727.27	(2,727.27)	0.00	5,454.54	(5,454.54)	50,000.00	50,000.00
6695 - Plumbing Supplies/Repair & Maintena	2,327.38	166.00	2,161.38	2,327.38	333.00	1,994.38	2,000.00	(327.38)
6700 - Pool Supplies/Repair & Maintenance	504.80	2,083.34	(1,578.54)	7,457.79	4,166.68	3,291.11	25,000.00	17,542.21

**Income Statement Report**  
**Greatwood Community Assoc, Inc**  
**Greatwood Community Assoc., Inc.**  
February 01, 2015 thru February 28, 2015

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Repair &amp; Maintenance</b>								
6710 - Recreation Supplies/Repair & Maint	2,530.08	1,458.34	1,071.74	3,712.93	2,916.68	796.25	17,500.00	13,787.07
6730 - Security System Repair & Maintenance	1,500.00	209.00	1,291.00	2,582.50	417.00	2,165.50	2,500.00	(82.50)
6740 - Sidewalk/Concrete Repair & Maintenance	0.00	625.00	(625.00)	600.00	1,250.00	(650.00)	7,500.00	6,900.00
6745 - Signage Repair & Maintenance	0.00	0.00	0.00	154.78	0.00	154.78	0.00	(154.78)
6765 - Tennis Court Repair & Maintenance	0.00	833.34	(833.34)	0.00	1,666.68	(1,666.68)	10,000.00	10,000.00
<b>Total Repair &amp; Maintenance</b>	<b>12,126.86</b>	<b>18,725.97</b>	<b>(6,599.11)</b>	<b>31,350.19</b>	<b>37,453.94</b>	<b>(6,103.75)</b>	<b>242,000.00</b>	<b>210,649.81</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00
7020 - Legal Services	500.00	1,250.00	(750.00)	500.00	2,500.00	(2,000.00)	15,000.00	14,500.00
7025 - Legal Services - Collections	8,866.74	7,500.00	1,366.74	12,199.03	15,000.00	(2,800.97)	90,000.00	77,800.97
7035 - Legal Services - Deed Restrictions	3,160.59	2,500.00	660.59	3,615.59	5,000.00	(1,384.41)	30,000.00	26,384.41
7040 - Management Fees	8,077.00	8,077.00	0.00	16,154.00	16,154.00	0.00	96,924.18	80,770.18
<b>Total Professional Services</b>	<b>20,604.33</b>	<b>19,327.00</b>	<b>1,277.33</b>	<b>32,468.62</b>	<b>38,654.00</b>	<b>(6,185.38)</b>	<b>239,924.18</b>	<b>207,455.56</b>
<b>Taxes</b>								
9000 - Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
9015 - Property/Real Estate Tax	2.78	0.00	2.78	4.10	0.00	4.10	2,500.00	2,495.90
<b>Total Taxes</b>	<b>2.78</b>	<b>0.00</b>	<b>2.78</b>	<b>4.10</b>	<b>0.00</b>	<b>4.10</b>	<b>4,000.00</b>	<b>3,995.90</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	22.21	27,916.67	(27,894.46)	22.21	55,833.34	(55,811.13)	335,000.00	334,977.79
<b>Total Other Expenses</b>	<b>22.21</b>	<b>27,916.67</b>	<b>(27,894.46)</b>	<b>22.21</b>	<b>55,833.34</b>	<b>(55,811.13)</b>	<b>335,000.00</b>	<b>334,977.79</b>
<b>Total Greatwood Community Assoc., Inc. E</b>	<b>203,635.76</b>	<b>245,935.67</b>	<b>(42,299.91)</b>	<b>385,997.67</b>	<b>506,876.34</b>	<b>(120,878.67)</b>	<b>3,537,974.18</b>	<b>3,151,976.51</b>
<b>Total Greatwood Community Assoc., Inc. I</b>	<b>90,426.73</b>	<b>48,342.50</b>	<b>42,084.23</b>	<b>185,921.36</b>	<b>81,679.00</b>	<b>104,242.36</b>	<b>55.82</b>	<b>(185,866.54)</b>

**Income Statement Report**  
**Greatwood Community Assoc, Inc**  
**Greatwood Community Assoc Reserve**  
February 01, 2015 thru February 28, 2015

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
Investment Income								
4910 - Interest Earned - Reserve Accounts	320.28	0.00	320.28	441.75	0.00	441.75	0.00	(441.75)
<b>Total Investment Income</b>	<b>320.28</b>	<b>0.00</b>	<b>320.28</b>	<b>441.75</b>	<b>0.00</b>	<b>441.75</b>	<b>0.00</b>	<b>(441.75)</b>
<b>Total Greatwood Community Assoc Reser</b>	<b>320.28</b>	<b>0.00</b>	<b>320.28</b>	<b>441.75</b>	<b>0.00</b>	<b>441.75</b>	<b>0.00</b>	<b>(441.75)</b>
<b>Expense</b>								
Reserve Expenses								
9826 - Common Area Expenses	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	35,000.00
9828 - Concrete Expenses	0.00	1,666.00	(1,666.00)	0.00	3,333.00	(3,333.00)	20,000.00	20,000.00
9852 - Fences, Gates & Walls Expenses	0.00	10,000.00	(10,000.00)	0.00	20,000.00	(20,000.00)	120,000.00	120,000.00
9862 - Fountain Expenses	3,144.52	0.00	3,144.52	3,144.52	0.00	3,144.52	0.00	(3,144.52)
9910 - Monuments Expenses	0.00	1,250.00	(1,250.00)	0.00	2,500.00	(2,500.00)	15,000.00	15,000.00
9924 - Pools & Spas Expenses	0.00	1,363.64	(1,363.64)	0.00	2,727.28	(2,727.28)	35,000.00	35,000.00
9934 - Recreation Center Expenses	633.30	0.00	633.30	24,946.39	0.00	24,946.39	0.00	(24,946.39)
9958 - Tennis Court Expenses	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
<b>Total Reserve Expenses</b>	<b>3,777.82</b>	<b>14,279.64</b>	<b>(10,501.82)</b>	<b>28,090.91</b>	<b>28,560.28</b>	<b>(469.37)</b>	<b>240,000.00</b>	<b>211,909.09</b>
<b>Total Greatwood Community Assoc Reser</b>	<b>3,777.82</b>	<b>14,279.64</b>	<b>(10,501.82)</b>	<b>28,090.91</b>	<b>28,560.28</b>	<b>(469.37)</b>	<b>240,000.00</b>	<b>211,909.09</b>
<b>Total Greatwood Community Assoc Reser</b>	<b>(3,457.54)</b>	<b>(14,279.64)</b>	<b>10,822.10</b>	<b>(27,649.16)</b>	<b>(28,560.28)</b>	<b>911.12</b>	<b>(240,000.00)</b>	<b>(212,350.84)</b>
<b>Total Association Net Income / (Loss)</b>	<b>86,969.19</b>	<b>34,062.86</b>	<b>52,906.33</b>	<b>158,272.20</b>	<b>53,118.72</b>	<b>105,153.48</b>	<b>(239,944.18)</b>	<b>(398,216.38)</b>

# Balance Sheet Report

## Greatwood Community Assoc, Inc

As of February 28, 2015

	Balance Feb 28, 2015	Balance Jan 31, 2015	Change
<b>Assets</b>			
<b>Operating Funds</b>			
1003 - CAB Operating # 5476	195,746.53	335,013.54	(139,267.01)
1100 - CAB Operating Money Market # 7605	954.92	954.70	0.22
1220 - Petty Cash - CAB # 2591	1,871.17	1,871.14	0.03
<b>Total Operating Funds</b>	<b>198,572.62</b>	<b>337,839.38</b>	<b>(139,266.76)</b>
<b>Reserve Funds</b>			
1300 - CAB Reserve Operating # 0045	60,043.60	60,672.23	(628.63)
1325 - *Prosperity Bank MM # 1742	250,293.92	250,255.52	38.40
1326 - *First Community Bank MM # 1808	252,003.28	251,752.51	250.77
1327 - *CAB Reserves MM # 7761	172,334.99	172,308.55	26.44
1350 - *Beal CD 0797 - 10/03/14 0.71% 12M	200,470.65	200,470.65	0.00
1351 - CAB W/M Sweep Account# 6026 3 OL	2,379,103.85	0.00	2,379,103.85
<b>Total Reserve Funds</b>	<b>3,314,250.29</b>	<b>935,459.46</b>	<b>2,378,790.83</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	620,686.19	943,771.56	(323,085.37)
<b>Total Accounts Receivable</b>	<b>620,686.19</b>	<b>943,771.56</b>	<b>(323,085.37)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	6,490.05	12,980.14	(6,490.09)
<b>Total Prepaid Expenses</b>	<b>6,490.05</b>	<b>12,980.14</b>	<b>(6,490.09)</b>
<b>Other Current Assets</b>			
1651 - Due to/From - Reserves	15,461.33	12,316.81	3,144.52
1799 - Clearing Account	(355.00)	2,091,336.00	(2,091,691.00)
<b>Total Other Current Assets</b>	<b>15,106.33</b>	<b>2,103,652.81</b>	<b>(2,088,546.48)</b>
<b>Total Assets</b>	<b>4,155,105.48</b>	<b>4,333,703.35</b>	<b>(178,597.87)</b>

## Balance Sheet Report

### Greatwood Community Assoc, Inc

As of February 28, 2015

	<u>Balance</u>	<u>Balance</u>	<u>Change</u>
	<u>Feb 28, 2015</u>	<u>Jan 31, 2015</u>	
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2000 - Accounts Payable	15,989.77	11,142.80	4,846.97
2015 - Returned Check Fee Payable	385.00	315.00	70.00
2025 - Transfer Fee Payable	1,780.00	1,055.00	725.00
2037 - Due from/To - Operating	15,461.33	12,316.81	3,144.52
2050 - Resident Refunds	(1,987.74)	(1,057.74)	(930.00)
<b>Total Accounts Payable</b>	<b>31,628.36</b>	<b>23,771.87</b>	<b>7,856.49</b>
<b>Deposits Held</b>			
2525 - Architectural Review Fees Deposit	(120.00)	(120.00)	0.00
<b>Total Deposits Held</b>	<b>(120.00)</b>	<b>(120.00)</b>	<b>0.00</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	18,374.77	13,488.03	4,886.74
2595 - Deferred Revenue	2,783,325.00	3,061,657.50	(278,332.50)
<b>Total Prepaid Assessments</b>	<b>2,801,699.77</b>	<b>3,075,145.53</b>	<b>(273,445.76)</b>
<b>Total Liabilities</b>	<b>2,833,208.13</b>	<b>3,098,797.40</b>	<b>(265,589.27)</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity - Prior Years</b>			
3000 - Owners Equity - Prior Years	217,303.81	217,303.81	0.00
3005 - Equity Adjustments - Prior Periods	(1,035.14)	(1,035.14)	0.00
<b>Total Owners Equity - Prior Years</b>	<b>216,268.67</b>	<b>216,268.67</b>	<b>0.00</b>
<b>Capital Reserves</b>			
3268 - General Reserve - Prior Yrs	947,334.27	947,334.27	0.00

**Balance Sheet Report**  
**Greatwood Community Assoc, Inc**

As of February 28, 2015

	Balance Feb 28, 2015	Balance Jan 31, 2015	Change
<b><u>Owners' Equity</u></b>			
<b>Capital Reserves</b>			
3450 - Reserve Contributions - Current Year	22.21	0.00	22.21
<b>Total Capital Reserves</b>	<u>947,356.48</u>	<u>947,334.27</u>	<u>22.21</u>
<b>Total Owners' Equity</b>	<u>1,163,625.15</u>	<u>1,163,602.94</u>	<u>22.21</u>
<b>Net Income / (Loss)</b>	<u>158,272.20</u>	<u>71,303.01</u>	<u>86,969.19</u>
<b>Total Liabilities and Equity</b>	<u><u>4,155,105.48</u></u>	<u><u>4,333,703.35</u></u>	<u><u>(178,597.87)</u></u>