

Income Statement Report
Greatwood Community Assoc, Inc
Greatwood Community Assoc., Inc.
 April 01, 2015 thru April 30, 2015

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	278,436.50	278,277.50	159.00	1,113,582.97	1,113,110.00	472.97	3,339,330.00	2,225,747.03
4005 - Swim Team Income	0.00	0.00	0.00	3,500.00	3,800.00	(300.00)	3,800.00	300.00
Total Assessment Income	278,436.50	278,277.50	159.00	1,117,082.97	1,116,910.00	172.97	3,343,130.00	2,226,047.03
User Fee Income								
4275 - Social/Recreation/Activity Fees	1,705.00	1,000.00	705.00	5,855.00	4,000.00	1,855.00	12,000.00	6,145.00
Total User Fee Income	1,705.00	1,000.00	705.00	5,855.00	4,000.00	1,855.00	12,000.00	6,145.00
Collections Income								
4700 - Collection Processing Fees	2,798.51	4,583.00	(1,784.49)	14,063.51	18,333.00	(4,269.49)	55,000.00	40,936.49
4705 - NSF Service Fees	30.00	42.00	(12.00)	60.00	167.00	(107.00)	500.00	440.00
4710 - Late Fees & Interest	993.48	1,667.00	(673.52)	6,003.92	6,667.00	(663.08)	20,000.00	13,996.08
4715 - Lien Fees	0.00	500.00	(500.00)	50.00	2,000.00	(1,950.00)	6,000.00	5,950.00
4720 - Legal Reimbursements	14,921.05	7,916.67	7,004.38	26,697.02	31,666.68	(4,969.66)	95,000.00	68,302.98
Total Collections Income	18,743.04	14,708.67	4,034.37	46,874.45	58,833.68	(11,959.23)	176,500.00	129,625.55
Other Income								
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	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
Total Other Income	0.00	83.00	(83.00)	0.00	333.00	(333.00)	3,900.00	3,900.00
Investment Income								
4900 - Interest Earned	37.11	208.00	(170.89)	183.71	833.00	(649.29)	2,500.00	2,316.29
Total Investment Income	37.11	208.00	(170.89)	183.71	833.00	(649.29)	2,500.00	2,316.29
Total Greatwood Community Assoc., Inc. II	298,921.65	294,277.17	4,644.48	1,169,996.13	1,180,909.68	(10,913.55)	3,538,030.00	2,368,033.87
Expense								
Administrative								
5000 - General Administrative	86.38	250.00	(163.62)	555.29	1,000.00	(444.71)	3,000.00	2,444.71
5005 - Application/Processing	450.00	417.00	33.00	1,250.00	1,667.00	(417.00)	5,000.00	3,750.00

Income Statement Report
Greatwood Community Assoc, Inc
Greatwood Community Assoc., Inc.
 April 01, 2015 thru April 30, 2015

Expense	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Administrative								
5010 - Bad Debt	0.00	2,500.00	(2,500.00)	531.21	10,000.00	(9,468.79)	30,000.00	29,468.79
5015 - Bank Charges	55.00	20.00	35.00	95.00	83.00	12.00	250.00	155.00
5025 - Collection Charges	3,538.05	2,917.00	621.05	9,222.18	11,667.00	(2,444.82)	35,000.00	25,777.82
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	2,500.00	(2,372.51)	7,500.00	7,372.51
5080 - NSF Charges	59.99	62.00	(2.01)	319.80	250.00	69.80	750.00	430.20
5085 - Office Equipment Lease	262.80	208.00	54.80	943.72	833.00	110.72	2,500.00	1,556.28
5090 - Office Supplies	0.00	167.00	(167.00)	1,087.54	667.00	420.54	2,000.00	912.46
5100 - Records Storage	0.00	583.00	(583.00)	769.12	2,333.00	(1,563.88)	7,000.00	6,230.88
5115 - Web Site Maintenance	77.50	200.00	(122.50)	438.00	800.00	(362.00)	2,400.00	1,962.00
5195 - Other Administrative Services	456.59	62.00	394.59	1,901.08	250.00	1,651.08	750.00	(1,151.08)
Total Administrative	4,986.31	8,011.00	(3,024.69)	17,240.43	32,050.00	(14,809.57)	126,150.00	108,909.57
Communications								
5200 - Community Events	(1,359.17)	1,000.00	(2,359.17)	2,854.76	4,000.00	(1,145.24)	12,000.00	9,145.24
5210 - Printing & Copying	202.37	1,000.00	(797.63)	1,540.28	4,000.00	(2,459.72)	12,000.00	10,459.72
5215 - Postage	486.21	1,500.00	(1,013.79)	3,204.42	6,000.00	(2,795.58)	18,000.00	14,795.58
Total Communications	(670.59)	3,500.00	(4,170.59)	7,599.46	14,000.00	(6,400.54)	42,000.00	34,400.54
Insurance								
5400 - Insurance Premiums	5,222.82	6,250.00	(1,027.18)	24,693.05	25,000.00	(306.95)	75,000.00	50,306.95
Total Insurance	5,222.82	6,250.00	(1,027.18)	24,693.05	25,000.00	(306.95)	75,000.00	50,306.95
Utilities								
6000 - Electric Service	30,485.21	31,667.00	(1,181.79)	122,539.82	126,667.00	(4,127.18)	380,000.00	257,460.18
6020 - Sub-Meter Expenses	40.00	0.00	40.00	40.00	0.00	40.00	0.00	(40.00)
6025 - Water Service	24,915.45	30,834.00	(5,918.55)	73,334.19	123,336.00	(50,001.81)	370,000.00	296,665.81
6050 - Telephone Service	689.08	833.00	(143.92)	2,992.81	3,333.00	(340.19)	10,000.00	7,007.19
Total Utilities	56,129.74	63,334.00	(7,204.26)	198,906.82	253,336.00	(54,429.18)	760,000.00	561,093.18

Income Statement Report

Greatwood Community Assoc, Inc

Greatwood Community Assoc., Inc.

April 01, 2015 thru April 30, 2015

Expense	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Landscaping								
6100 - Grounds & Landscaping - Contract	63,434.59	63,181.61	252.98	232,753.14	233,027.09	(273.95)	764,000.00	531,246.86
6140 - Mowing & Edging	0.00	625.00	(625.00)	1,851.08	2,500.00	(648.92)	7,500.00	5,648.92
6150 - Seasonal Color/Plantings	24,610.64	7,083.34	17,527.30	49,865.38	28,333.36	21,532.02	85,000.00	35,134.62
6160 - Tree Maintenance	233.19	0.00	233.19	25,520.54	25,000.00	520.54	25,000.00	(520.54)
6165 - Tree Removal	11,819.82	7,500.00	4,319.82	31,537.98	30,000.00	1,537.98	90,000.00	58,462.02
6199 - Landscape Other	6,949.12	2,500.00	4,449.12	21,698.14	10,000.00	11,698.14	30,000.00	8,301.86
Total Landscaping	107,047.36	80,889.95	26,157.41	363,226.26	328,860.45	34,365.81	1,001,500.00	638,273.74
Irrigation								
6200 - Irrigation Repair & Maintenance	5,116.43	6,250.00	(1,133.57)	12,998.51	25,000.00	(12,001.49)	75,000.00	62,001.49
Total Irrigation	5,116.43	6,250.00	(1,133.57)	12,998.51	25,000.00	(12,001.49)	75,000.00	62,001.49
Contracted Services								
6418 - Fountains/Ponds/Lakes Services	2,200.00	2,200.00	0.00	8,800.00	8,800.00	0.00	26,400.00	17,600.00
6434 - Pest Control	820.94	3,500.00	(2,679.06)	1,639.16	8,000.00	(6,360.84)	32,000.00	30,360.84
6438 - Pool Management	22,257.88	21,560.75	697.13	27,834.89	27,834.89	0.00	195,000.00	167,165.11
6440 - Safety & Security	31,930.00	32,000.00	(70.00)	120,069.19	128,000.00	(7,930.81)	384,000.00	263,930.81
Total Contracted Services	57,208.82	59,260.75	(2,051.93)	168,343.24	172,634.89	(4,291.65)	637,400.00	479,056.76
Repair & Maintenance								
6545 - Electrical Supplies/Repair & Maintena	3,896.23	2,708.00	1,188.23	13,659.59	10,833.00	2,826.59	32,500.00	18,840.41
6560 - Fence Repair & Maintenance	0.00	1,667.00	(1,667.00)	1,250.00	6,667.00	(5,417.00)	20,000.00	18,750.00
6585 - Fountain/Pond/Lake Repair & Mainte	1,929.93	1,458.34	471.59	5,296.25	5,833.36	(537.11)	17,500.00	12,203.75
6595 - Gate & Monument Repair & Maintena	0.00	1,667.00	(1,667.00)	0.00	6,667.00	(6,667.00)	20,000.00	20,000.00
6600 - General Repair & Maintenance	322.51	2,292.00	(1,969.49)	4,123.60	9,167.00	(5,043.40)	27,500.00	23,376.40
6635 - Janitorial Supplies & Maintenance	1,080.00	833.34	246.66	3,581.98	3,333.36	248.62	10,000.00	6,418.02
6685 - Park/Playground Repair & Maintenan	0.00	20,000.00	(20,000.00)	0.00	28,181.81	(28,181.81)	50,000.00	50,000.00
6695 - Plumbing Supplies/Repair & Maintena	0.00	167.00	(167.00)	2,972.55	667.00	2,305.55	2,000.00	(972.55)
6700 - Pool Supplies/Repair & Maintenance	0.00	2,083.34	(2,083.34)	7,457.79	8,333.36	(875.57)	25,000.00	17,542.21

Income Statement Report
Greatwood Community Assoc., Inc
Greatwood Community Assoc., Inc.
 April 01, 2015 thru April 30, 2015

Expense	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Repair & Maintenance								
6710 - Recreation Supplies/Repair & Mainte	0.00	1,458.34	(1,458.34)	18,556.19	5,833.36	12,722.83	17,500.00	(1,056.19)
6730 - Security System Repair & Maintenan	2,043.22	208.00	1,835.22	5,448.42	833.00	4,615.42	2,500.00	(2,948.42)
6740 - Sidewalk/Concrete Repair & Maintena	0.00	625.00	(625.00)	8,275.00	2,500.00	5,775.00	7,500.00	(775.00)
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)	435.86	3,333.36	(2,897.50)	10,000.00	9,564.14
Total Repair & Maintenance	9,271.89	36,000.70	(26,728.81)	71,212.01	92,182.61	(20,970.60)	242,000.00	170,787.99
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	48.71	0.00	48.71	8,000.00	7,951.29
7020 - Legal Services	1,144.00	1,250.00	(106.00)	2,972.75	5,000.00	(2,027.25)	15,000.00	12,027.25
7025 - Legal Services - Collections	6,350.48	7,500.00	(1,149.52)	26,261.68	30,000.00	(3,738.32)	90,000.00	63,738.32
7035 - Legal Services - Deed Restrictions	1,903.36	2,500.00	(596.64)	8,537.78	10,000.00	(1,462.22)	30,000.00	21,462.22
7040 - Management Fees	8,077.00	8,077.00	0.00	32,308.00	32,308.00	0.00	96,924.18	64,616.18
Total Professional Services	17,474.84	19,327.00	(1,852.16)	70,128.92	77,308.00	(7,179.08)	239,924.18	169,795.26
Taxes								
9000 - Federal Income Tax	0.00	150.00	(150.00)	0.00	300.00	(300.00)	1,500.00	1,500.00
9015 - Property/Real Estate Tax	0.00	0.00	0.00	3.73	0.00	3.73	2,500.00	2,496.27
Total Taxes	0.00	150.00	(150.00)	3.73	300.00	(296.27)	4,000.00	3,996.27
Other Expenses								
9105 - Reserve Contribution Expense	0.00	27,916.67	(27,916.67)	249,977.59	111,666.68	138,310.91	335,000.00	85,022.41
Total Other Expenses	0.00	27,916.67	(27,916.67)	249,977.59	111,666.68	138,310.91	335,000.00	85,022.41
Total Greatwood Community Assoc., Inc. E	261,787.62	310,890.07	(49,102.45)	1,174,330.02	1,132,338.63	41,991.39	3,537,974.18	2,363,644.16
Total Greatwood Community Assoc., Inc. H	37,134.03	(16,612.90)	53,746.93	(4,333.89)	48,571.05	(52,904.94)	55.82	4,389.71

Income Statement Report
Greatwood Community Assoc, Inc
Greatwood Community Assoc Reserve
 April 01, 2015 thru April 30, 2015

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4905 - Reserve Contribution Income	0.00	0.00	0.00	250,000.00	0.00	250,000.00	0.00	(250,000.00)
4910 - Interest Earned - Reserve Accounts	53.11	0.00	53.11	562.32	0.00	562.32	0.00	(562.32)
Total Investment Income	53.11	0.00	53.11	250,562.32	0.00	250,562.32	0.00	(250,562.32)
Total Greatwood Community Assoc Resen	53.11	0.00	53.11	250,562.32	0.00	250,562.32	0.00	(250,562.32)
Expense								
Reserve Expenses								
9826 - Playground Equipment Replacement	0.00	35,000.00	(35,000.00)	0.00	35,000.00	(35,000.00)	35,000.00	35,000.00
9828 - Concrete Expenses	0.00	1,667.00	(1,667.00)	2,080.00	6,667.00	(4,587.00)	20,000.00	17,920.00
9848 - Electrical Expenses	0.00	0.00	0.00	11,620.00	0.00	11,620.00	0.00	(11,620.00)
9852 - Fences, Gates & Walls Expenses	0.00	10,000.00	(10,000.00)	0.00	40,000.00	(40,000.00)	120,000.00	120,000.00
9862 - Fountain Expenses	8,760.07	833.00	7,927.07	11,904.59	3,333.00	8,571.59	10,000.00	(1,904.59)
9910 - Monuments Expenses	0.00	1,250.00	(1,250.00)	0.00	5,000.00	(5,000.00)	15,000.00	15,000.00
9924 - Pools & Spas Expenses	6,973.17	1,363.64	5,609.53	10,836.12	24,090.92	(13,254.80)	35,000.00	24,163.88
9934 - Recreation Center Expenses	0.00	0.00	0.00	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	15,000.00	(15,000.00)	15,000.00	15,000.00
Total Reserve Expenses	15,733.24	50,113.64	(34,380.40)	61,387.10	129,090.92	(67,703.82)	250,000.00	188,612.90
Total Greatwood Community Assoc Resen	15,733.24	50,113.64	(34,380.40)	61,387.10	129,090.92	(67,703.82)	250,000.00	188,612.90
Total Greatwood Community Assoc Resen	(15,680.13)	(50,113.64)	34,433.51	189,175.22	(129,090.92)	318,266.14	(250,000.00)	(439,175.22)
Total Association Net Income / (Loss)	21,453.90	(66,726.54)	88,180.44	184,841.33	(80,519.87)	265,361.20	(249,944.18)	(434,785.51)

Balance Sheet Report

Greatwood Community Assoc, Inc

As of April 30, 2015

	Balance Apr 30, 2015	Balance Mar 31, 2015	Change
Assets			
Operating Funds			
1003 - CAB Operating # 5476	440,375.35	440,323.54	51.81
1004 - CAB WM Sweep Account# 6026 OL	1,522,875.81	1,755,247.34	(232,371.53)
1100 - CAB Operating Money Market # 7605	955.05	954.93	0.12
1220 - Petty Cash - CAB # 2591	2,712.38	2,510.17	202.21
Total Operating Funds	1,966,918.59	2,199,035.98	(232,117.39)
Reserve Funds			
1300 - CAB Reserve Operating # 0045	288,408.17	304,116.63	(15,708.46)
1325 - *Prosperity Bank MM # 1742	250,293.92	250,293.92	0.00
1326 - *First Community Bank MM # 1808	252,003.28	252,003.28	0.00
1327 - *CAB Reserves MM # 7761	172,392.59	172,364.26	28.33
1350 - *Beal CD 0797 - 10/03/14 0.71% 12M	200,470.65	200,470.65	0.00
Total Reserve Funds	1,163,568.61	1,179,248.74	(15,680.13)
Accounts Receivable			
1500 - Residential Assessments Receivable	434,887.42	494,439.06	(59,551.64)
Total Accounts Receivable	434,887.42	494,439.06	(59,551.64)
Prepaid Expenses			
1600 - Prepaid Insurance	57,451.01	0.00	57,451.01
Total Prepaid Expenses	57,451.01	0.00	57,451.01
Other Current Assets			
1651 - Due to/From - Reserves	27,081.33	27,081.33	0.00
1799 - Clearing Account	(14,807.05)	25.00	(14,832.05)
Total Other Current Assets	12,274.28	27,106.33	(14,832.05)
Total Assets	3,635,099.91	3,899,830.11	(264,730.20)

Balance Sheet Report

Greatwood Community Assoc, Inc

As of April 30, 2015

	Balance Apr 30, 2015	Balance Mar 31, 2015	Change
Liabilities			
Accounts Payable			
2000 - Accounts Payable	12,359.21	19,473.60	(7,114.39)
2015 - Returned Check Fee Payable	505.00	415.00	90.00
2025 - Transfer Fee Payable	1,160.00	1,055.00	105.00
2037 - Due from/To - Operating	27,081.33	27,081.33	0.00
2050 - Resident Refunds	(1,197.74)	(1,987.74)	790.00
Total Accounts Payable	39,907.80	46,037.19	(6,129.39)
Deposits Held			
2525 - Architectural Review Fees Deposit	(120.00)	(120.00)	0.00
Total Deposits Held	(120.00)	(120.00)	0.00
Prepaid Assessments			
2550 - Prepaid Assessments	20,230.25	21,952.46	(1,722.21)
2595 - Deferred Revenue	2,226,660.00	2,504,992.50	(278,332.50)
Total Prepaid Assessments	2,246,890.25	2,526,944.96	(280,054.71)
Total Liabilities	2,286,678.05	2,572,862.15	(286,184.10)
Owners' Equity			
Owners Equity - Prior Years			
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
Total Owners Equity - Prior Years	216,268.67	216,268.67	0.00
Capital Reserves			
3268 - General Reserve - Prior Yrs	947,334.27	947,334.27	0.00

Balance Sheet Report
Greatwood Community Assoc, Inc

As of April 30, 2015

	Balance Apr 30, 2015	Balance Mar 31, 2015	Change
Owners' Equity			
Capital Reserves			
3450 - Reserve Contributions - Current Year	(22.41)	(22.41)	0.00
Total Capital Reserves	947,311.86	947,311.86	0.00
Total Owners' Equity	1,163,580.53	1,163,580.53	0.00
Net Income / (Loss)	184,841.33	163,387.43	21,453.90
Total Liabilities and Equity	3,635,099.91	3,899,830.11	(264,730.20)