

Balance Sheet Report Greatwood Community Assoc, Inc

As of August 31, 2015

	Balance Aug 31, 2015	Balance Jul 31, 2015	Change
Assets			
Operating Funds			
1003 - CAB Operating # 5476	423,723.94	447,346.53	(23,622.59)
1004 - CAB WMI Sweep Account# 6026 OL	542,845.83	777,097.83	(234,252.00)
1100 - CAB Operating Money Market # 7605	955.55	955.43	0.12
1220 - Petty Cash - CAB # 2591	2,241.10	2,241.10	0.00
1650 - Due To/From Reserves	32,706.33	32,706.33	0.00
Total Operating Funds	1,002,472.75	1,260,347.22	(257,874.47)
Reserve Funds			
1300 - CAB Reserve Operating # 0045	155,538.96	154,968.78	570.18
1325 - *Prosperity Bank MM # 1742	250,546.38	250,293.92	252.46
1326 - *First Community Bank MM # 1808	252,003.28	252,003.28	0.00
1327 - *CAB Reserves MM # 7761	172,508.80	172,479.50	29.30
1350 - *Beal CD 0797 - 10/03/14 0.71% 12M	200,470.65	200,470.65	0.00
1651 - Due To/From Operating	(32,706.33)	(32,706.33)	0.00
Total Reserve Funds	998,361.74	997,509.80	851.94
Accounts Receivable			
1500 - Residential Assessments Receivable	356,903.50	362,216.20	(5,312.70)
Total Accounts Receivable	356,903.50	362,216.20	(5,312.70)
Prepaid Expenses			
1600 - Prepaid Insurance	36,559.73	41,782.55	(5,222.82)
Total Prepaid Expenses	36,559.73	41,782.55	(5,222.82)

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	Balance Aug 31, 2015	Balance Jul 31, 2015	Change
Assets			
Other Current Assets			
1799 - Clearing Account	(14,052.73)	(16,272.72)	2,219.99
Total Other Current Assets	(14,052.73)	(16,272.72)	2,219.99
Total Assets	2,380,244.99	2,645,583.05	(265,338.06)
Liabilities			
Accounts Payable			
2000 - Accounts Payable	6,916.83	6,895.38	21.45
2015 - Returned Check Fee Payable	595.00	595.00	0.00
2025 - Transfer Fee Payable	265.00	265.00	0.00
2050 - Resident Refunds	(1,197.74)	(1,197.74)	0.00
Total Accounts Payable	6,579.09	6,557.64	21.45
Accrued Expenses			
2395 - Other Accrued Expenses	8,236.44	0.00	8,236.44
Total Accrued Expenses	8,236.44	0.00	8,236.44
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	33,131.39	33,270.58	(139.19)
2595 - Deferred Revenue	1,113,330.00	1,391,662.50	(278,332.50)
Total Prepaid Assessments	1,146,461.39	1,424,933.08	(278,471.69)
Total Liabilities	1,161,156.92	1,431,370.72	(270,213.80)

Balance Sheet Report

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	Balance Aug 31, 2015	Balance Jul 31, 2015	Change
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
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)	55,507.54	50,631.80	4,875.74
Total Liabilities and Equity	2,380,244.99	2,645,583.05	(265,338.06)

Income Statement Report

Greatwood Community Assoc, Inc

Operating

August 01, 2015 thru August 31, 2015

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	278,332.50	278,277.50	55.00	2,226,912.97	2,226,220.00	692.97	3,339,330.00	1,112,417.03
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	278,332.50	278,277.50	55.00	2,230,412.97	2,230,020.00	392.97	3,343,130.00	1,112,717.03
User Fee Income								
4265 - Transfer Fees	0.00	0.00	0.00	145.00	0.00	145.00	0.00	(145.00)
4275 - Social/Recreation/Activity Fees	1,745.00	1,000.00	745.00	11,841.00	8,000.00	3,841.00	12,000.00	159.00
Total User Fee Income	1,745.00	1,000.00	745.00	11,986.00	8,000.00	3,986.00	12,000.00	14.00
Rental Income								
4405 - Apartment Rental Fees	770.00	0.00	770.00	875.00	0.00	875.00	0.00	(875.00)
Total Rental Income	770.00	0.00	770.00	875.00	0.00	875.00	0.00	(875.00)
Collections Income								
4700 - Collection Processing Fees	2,219.89	4,584.00	(2,364.11)	21,466.22	36,667.00	(15,200.78)	55,000.00	33,533.78
4705 - NSF Service Fees	0.00	41.00	(41.00)	60.00	333.00	(273.00)	500.00	440.00
4710 - Late Fees & Interest	653.98	1,666.00	(1,012.02)	8,386.27	13,333.00	(4,946.73)	20,000.00	11,613.73
4715 - Lien Fees	148.00	500.00	(352.00)	2,398.00	4,000.00	(1,602.00)	6,000.00	3,602.00
4720 - Legal Reimbursements	11,354.67	7,916.67	3,438.00	65,593.13	63,333.36	2,259.77	95,000.00	29,406.87
Total Collections Income	14,376.54	14,707.67	(331.13)	97,903.62	117,666.36	(19,762.74)	176,500.00	78,596.38
Other Income								
4800 - Antenna Income - T-Mobile Easement	0.00	0.00	0.00	2,929.15	2,900.00	29.15	2,900.00	(29.15)
4835 - Miscellaneous Income	0.00	83.00	(83.00)	0.00	666.00	(666.00)	1,000.00	1,000.00
Total Other Income	0.00	83.00	(83.00)	2,929.15	3,566.00	(636.85)	3,900.00	970.85
Investment Income								
4900 - Interest Earned	38.34	209.00	(170.66)	335.69	1,667.00	(1,331.31)	2,500.00	2,164.31
Total Investment Income	38.34	209.00	(170.66)	335.69	1,667.00	(1,331.31)	2,500.00	2,164.31
Total Operating Income	295,262.38	294,277.17	985.21	2,344,442.43	2,360,919.36	(16,476.93)	3,538,030.00	1,193,587.67

Income Statement Report

Greatwood Community Assoc, Inc

Operating

August 01, 2015 thru August 31, 2015

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5000 - General Administrative	133.04	250.00	(116.96)	1,377.29	2,000.00	(622.71)	3,000.00	1,622.71
5005 - Application/Processing	225.00	416.00	(191.00)	2,225.00	3,333.00	(1,108.00)	5,000.00	2,775.00
5010 - Bad Debt	0.00	2,500.00	(2,500.00)	2,087.24	20,000.00	(17,912.76)	30,000.00	27,912.76
5015 - Bank Charges	10.00	21.00	(11.00)	145.00	167.00	(22.00)	250.00	105.00
5025 - Collection Charges	5,077.55	2,916.00	2,161.55	18,404.92	23,333.00	(4,928.08)	35,000.00	16,595.08
5035 - Decorations	0.00	0.00	0.00	40,593.75	0.00	40,593.75	30,000.00	(10,593.75)
5065 - Lien Charges	0.00	625.00	(625.00)	2,887.09	5,000.00	(2,112.91)	7,500.00	4,612.91
5080 - NSF Charges	0.00	62.00	(62.00)	469.78	500.00	(30.22)	750.00	280.22
5085 - Office Equipment Lease	199.18	209.00	(9.82)	1,740.44	1,667.00	73.44	2,500.00	759.56
5090 - Office Supplies	0.00	166.00	(166.00)	1,186.11	1,333.00	(146.89)	2,000.00	813.89
5100 - Records Storage	0.00	584.00	(584.00)	1,393.93	4,667.00	(3,273.07)	7,000.00	5,606.07
5115 - Web Site Maintenance	87.00	200.00	(113.00)	819.00	1,600.00	(781.00)	2,400.00	1,581.00
5195 - Other Administrative Services	23.56	62.00	(38.44)	1,980.69	500.00	1,480.69	750.00	(1,230.69)
Total Administrative	5,755.33	8,011.00	(2,255.67)	75,310.24	64,100.00	11,210.24	126,150.00	50,839.76
Communications								
5200 - Community Events	400.00	1,000.00	(600.00)	6,058.16	8,000.00	(1,941.84)	12,000.00	5,941.84
5210 - Printing & Copying	285.19	1,000.00	(714.81)	2,375.63	8,000.00	(5,624.37)	12,000.00	9,624.37
5215 - Postage	767.67	1,500.00	(732.33)	5,794.16	12,000.00	(6,205.84)	18,000.00	12,205.84
5220 - Courier Service	0.00	0.00	0.00	(170.40)	0.00	(170.40)	0.00	170.40
Total Communications	1,452.86	3,500.00	(2,047.14)	14,057.55	28,000.00	(13,942.45)	42,000.00	27,942.45
Insurance								
5400 - Insurance Premiums	5,222.82	6,250.00	(1,027.18)	45,584.33	50,000.00	(4,415.67)	75,000.00	29,415.67
Total Insurance	5,222.82	6,250.00	(1,027.18)	45,584.33	50,000.00	(4,415.67)	75,000.00	29,415.67
Utilities								
6000 - Electric Service	30,040.32	31,666.00	(1,625.68)	241,708.82	253,333.00	(11,624.18)	380,000.00	138,291.18
6025 - Water Service	8,830.20	30,833.00	(22,002.80)	145,880.37	246,668.00	(100,787.63)	370,000.00	224,119.63

Income Statement Report

Greatwood Community Asssoc, Inc

Operating

August 01, 2015 thru August 31, 2015

Expense	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6050 - Telephone Service	689.27	834.00	(144.73)	7,091.74	6,667.00	424.74	10,000.00	2,908.26
Total Utilities	39,559.79	63,333.00	(23,773.21)	394,680.93	506,668.00	(111,987.07)	760,000.00	365,319.07
Landscaping								
6100 - Grounds & Landscaping - Contract	91,928.36	63,181.61	28,746.75	535,125.75	530,972.91	4,152.84	764,000.00	228,874.25
6140 - Mowing & Edging	1,851.08	625.00	1,226.08	5,618.19	5,000.00	618.19	7,500.00	1,881.81
6150 - Seasonal Color/Plantings	15,623.23	7,083.33	8,539.90	71,373.09	56,666.68	14,706.41	85,000.00	13,626.91
6160 - Tree Maintenance	0.00	0.00	0.00	25,520.54	25,000.00	520.54	25,000.00	(520.54)
6165 - Tree Removal	18,835.50	7,500.00	11,335.50	77,321.49	60,000.00	17,321.49	90,000.00	12,678.51
6199 - Landscape Other	0.00	2,500.00	(2,500.00)	26,247.89	20,000.00	6,247.89	30,000.00	3,752.11
Total Landscaping	128,238.17	80,889.94	47,348.23	741,206.95	697,639.59	43,567.36	1,001,500.00	260,293.05
Irrigation								
6200 - Irrigation Repair & Maintenance	16,041.46	6,250.00	9,791.46	37,774.09	50,000.00	(12,225.91)	75,000.00	37,225.91
Total Irrigation	16,041.46	6,250.00	9,791.46	37,774.09	50,000.00	(12,225.91)	75,000.00	37,225.91
Operations								
6300 - Permits & Licenses	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Total Operations	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Contracted Services								
6418 - Fountains/Ponds/Lakes Services	2,200.00	2,200.00	0.00	17,600.00	17,600.00	0.00	26,400.00	8,800.00
6434 - Pest Control	2,781.38	3,500.00	(718.62)	15,000.50	22,000.00	(6,999.50)	32,000.00	16,999.50
6438 - Pool Management	18,419.25	21,313.02	(2,893.77)	174,106.26	183,696.47	(9,590.21)	195,000.00	20,893.74
6440 - Safety & Security	30,000.00	32,000.00	(2,000.00)	238,699.19	256,000.00	(17,300.81)	384,000.00	145,300.81
Total Contracted Services	53,400.63	59,013.02	(5,612.39)	445,405.95	479,296.47	(33,890.52)	637,400.00	191,994.05
Repair & Maintenance								
6545 - Electrical Supplies/Repair & Maintena	5,464.49	2,709.00	2,755.49	31,673.47	21,667.00	10,006.47	32,500.00	826.53
6560 - Fence Repair & Maintenance	0.00	1,666.00	(1,666.00)	1,390.00	13,333.00	(11,943.00)	20,000.00	18,610.00
6585 - Fountain/Pond/Lake Repair & Mainte	2,642.57	1,458.33	1,184.24	18,652.14	11,666.68	6,985.46	17,500.00	(1,152.14)

Income Statement Report

Greatwood Community Assoc, Inc

Operating

August 01, 2015 thru August 31, 2015

Expense	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Repair & Maintenance								
6595 - Gate & Monument Repair & Maintena	0.00	1,666.00	(1,666.00)	6,644.00	13,333.00	(6,689.00)	20,000.00	13,356.00
6600 - General Repair & Maintenance	2,863.25	2,291.00	572.25	25,552.60	18,333.00	7,219.60	27,500.00	1,947.40
6635 - Janitorial Supplies & Maintenance	1,090.00	833.33	256.67	6,521.98	6,666.68	(144.70)	10,000.00	3,478.02
6685 - Park/Playground Repair & Maintenance	94.05	2,727.27	(2,633.22)	9,578.47	39,090.89	(29,512.42)	50,000.00	40,421.53
6695 - Plumbing Supplies/Repair & Maintena	1,028.38	166.00	862.38	4,000.93	1,333.00	2,667.93	2,000.00	(2,000.93)
6700 - Pool Supplies/Repair & Maintenance	2,740.98	2,083.33	657.65	19,593.51	16,666.68	2,926.83	25,000.00	5,406.49
6710 - Recreation Supplies/Repair & Mainte	0.00	1,458.33	(1,458.33)	20,123.32	11,666.68	8,456.64	17,500.00	(2,623.32)
6730 - Security System Repair & Maintenan	656.57	209.00	447.57	14,555.61	1,667.00	12,888.61	2,500.00	(12,055.61)
6740 - Sidewalk/Concrete Repair & Maintene	0.00	625.00	(625.00)	10,836.60	5,000.00	5,836.60	7,500.00	(3,336.60)
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	833.33	(833.33)	673.85	6,666.68	(5,992.83)	10,000.00	9,326.15
Total Repair & Maintenance	16,580.29	18,725.92	(2,145.63)	169,951.26	167,090.29	2,860.97	242,000.00	72,048.74
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	48.71	8,000.00	(7,951.29)	8,000.00	7,951.29
7020 - Legal Services	2,004.00	1,250.00	754.00	9,207.16	10,000.00	(792.84)	15,000.00	5,792.84
7025 - Legal Services - Collections	9,578.79	7,500.00	2,078.79	66,009.15	60,000.00	6,009.15	90,000.00	23,990.85
7035 - Legal Services - Deed Restrictions	4,827.68	2,500.00	2,327.68	25,551.37	20,000.00	5,551.37	30,000.00	4,448.63
7040 - Management Fees	8,077.00	8,077.00	0.00	64,616.00	64,616.00	0.00	96,924.18	32,308.18
Total Professional Services	24,487.47	19,327.00	5,160.47	165,432.39	162,616.00	2,816.39	239,924.18	74,491.79
Taxes								
9000 - Federal Income Tax	0.00	150.00	(150.00)	0.00	900.00	(900.00)	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	900.00	(896.27)	4,000.00	3,996.27
Other Expenses								
9105 - Reserve Contribution Expense	0.00	27,916.67	(27,916.67)	249,977.59	223,333.36	26,644.23	335,000.00	85,022.41
Total Other Expenses	0.00	27,916.67	(27,916.67)	249,977.59	223,333.36	26,644.23	335,000.00	85,022.41

Income Statement Report

Greatwood Community Assoc, Inc

Operating

August 01, 2015 thru August 31, 2015

Expense	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Expenses								
9924 - Pools & Spas Expenses	499.76	0.00	499.76	499.76	0.00	499.76	0.00	(499.76)
Total Reserve Expenses	499.76	0.00	499.76	499.76	0.00	499.76	0.00	(499.76)
Total Operating Expense	291,238.58	293,366.55	(2,127.97)	2,339,984.77	2,429,643.71	(89,658.94)	3,537,974.18	1,197,989.41
Total Operating Income / (Loss)	4,023.80	910.62	3,113.18	4,457.56	(68,724.35)	73,182.01	55.82	(4,401.84)

Income Statement Report

Greatwood Community Assoc, Inc

Reserves

August 01, 2015 thru August 31, 2015

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4905 - Reserve Contribution Income	557.00	0.00	557.00	250,557.00	0.00	250,557.00	0.00	(250,557.00)
4910 - Interest Earned - Reserve Accounts	294.94	0.00	294.94	1,004.21	0.00	1,004.21	0.00	(1,004.21)
Total Investment Income	851.94	0.00	851.94	251,561.21	0.00	251,561.21	0.00	(251,561.21)
Total Reserves Income	851.94	0.00	851.94	251,561.21	0.00	251,561.21	0.00	(251,561.21)
Expense								
Reserve Expenses								
9826 - Playground Equipment Replacement	0.00	0.00	0.00	39,571.00	35,000.00	4,571.00	35,000.00	(4,571.00)
9828 - Concrete Expenses	0.00	1,666.00	(1,666.00)	2,080.00	13,333.00	(11,253.00)	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)	76,350.46	80,000.00	(3,649.54)	120,000.00	43,649.54
9862 - Fountain Expenses	0.00	834.00	(834.00)	11,904.59	6,667.00	5,237.59	10,000.00	(1,904.59)
9910 - Monuments Expenses	0.00	1,250.00	(1,250.00)	0.00	10,000.00	(10,000.00)	15,000.00	15,000.00
9924 - Pools & Spas Expenses	0.00	1,363.64	(1,363.64)	17,017.12	29,545.48	(12,528.36)	35,000.00	17,982.88
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	17,021.77	15,000.00	2,021.77	15,000.00	(2,021.77)
Total Reserve Expenses	0.00	15,113.64	(15,113.64)	200,511.33	189,545.48	10,965.85	250,000.00	49,488.67
Total Reserves Expense	0.00	15,113.64	(15,113.64)	200,511.33	189,545.48	10,965.85	250,000.00	49,488.67
Total Reserves Income / (Loss)	851.94	(15,113.64)	15,965.58	51,049.88	(189,545.48)	240,595.36	(250,000.00)	(301,049.88)
Total Association Net Income / (Loss)	4,875.74	(14,203.02)	19,078.76	55,507.54	(258,269.83)	313,777.37	(259,944.18)	(305,451.72)