

Balance Sheet Report

Greatwood Community Assoc, Inc

As of November 30, 2013

	<u>Balance</u>	<u>Balance</u>	<u>Change</u>
	<u>Nov 30, 2013</u>	<u>Oct 31, 2013</u>	
<u>Assets</u>			
<u>Operating Funds</u>			
1003 - CAB Operating	178,228.26	148,391.94	29,836.32
1100 - CAB Operating Money Market	953.03	952.91	0.12
1151 - 2013 CDARS	0.00	268,700.57	(268,700.57)
Total Operating Funds	179,181.29	418,045.42	(238,864.13)
<u>Reserve Funds</u>			
1325 - *Prosperity Bank MM	249,670.71	249,629.67	41.04
1326 - *First Community Bank MM	250,733.81	250,644.36	89.45
1327 - *CAB Reserves MM	229,350.62	208,481.18	20,869.44
1350 - *Beal CD 0797 - 10/03/14 0.71% 12M	200,120.31	200,120.31	0.00
Total Reserve Funds	929,875.45	908,875.52	20,999.93
<u>Accounts Receivable</u>			
1500 - Residential Assessments Receivable	292,546.19	288,479.99	4,066.20
Total Accounts Receivable	292,546.19	288,479.99	4,066.20
<u>Prepaid Expenses</u>			
1600 - Prepaid Insurance	21,533.01	26,916.25	(5,383.24)
1640 - Other Prepaid Expenses	0.00	8,762.36	(8,762.36)
Total Prepaid Expenses	21,533.01	35,678.61	(14,145.60)
Total Assets	1,423,135.94	1,651,079.54	(227,943.60)
<u>Liabilities</u>			
<u>Accounts Payable</u>			
2000 - Accounts Payable	823.73	4,329.81	(3,506.08)
Total Accounts Payable	823.73	4,329.81	(3,506.08)

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As of November 30, 2013

	<u>Balance Nov 30, 2013</u>	<u>Balance Oct 31, 2013</u>	<u>Change</u>
<u>Liabilities</u>			
<u>Deposits Held</u>			
2525 - Architectural Review Fees Deposit	0.00	(82.48)	82.48
Total Deposits Held	0.00	(82.48)	82.48
<u>Prepaid Assessments</u>			
2550 - Prepaid Assessments	23,593.03	13,478.81	10,114.22
2595 - Deferred Revenue	253,210.00	510,770.00	(257,560.00)
Total Prepaid Assessments	276,803.03	524,248.81	(247,445.78)
Total Liabilities	277,626.76	528,496.14	(250,869.38)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Owners Equity - Prior Years	348,623.81	348,623.81	0.00
Total Owners Equity - Prior Years	348,623.81	348,623.81	0.00
<u>Capital Reserves</u>			
3268 - General Reserve - Prior Yrs	697,177.75	697,177.75	0.00
3450 - Reserve Contributions - Current Year	232,697.70	211,697.77	20,999.93
Total Capital Reserves	929,875.45	908,875.52	20,999.93
Total Owners' Equity	1,278,499.26	1,257,499.33	20,999.93
Net Income / (Loss)	(132,990.08)	(134,915.93)	1,925.85
Total Liabilities and Equity	1,423,135.94	1,651,079.54	(227,943.60)

Income Statement Report

Greatwood Community Assoc, Inc

November 01, 2013 thru November 30, 2013

	Current Period		Year to Date (11 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<u>Income</u>						
<u>Assessment Income</u>						
4000 - Residential Assessments	255,385.00	255,381.00	2,809,220.00	2,809,194.00	3,064,575.00	255,355.00
4005 - Swim Team Income	0.00	250.00	4,000.00	2,750.00	3,000.00	(1,000.00)
Total Assessment Income	255,385.00	255,631.00	2,813,220.00	2,811,944.00	3,067,575.00	254,355.00
<u>User Fee Income</u>						
4265 - Transfer Fees	0.00	0.00	120.00	0.00	0.00	(120.00)
4275 - Social/Recreation/Activity Fees	540.00	1,250.00	13,630.00	13,750.00	15,000.00	1,370.00
Total User Fee Income	540.00	1,250.00	13,750.00	13,750.00	15,000.00	1,250.00
<u>Collections Income</u>						
4700 - Collection Processing Fees	1,905.00	5,834.00	57,350.17	64,167.00	70,000.00	12,649.83
4705 - NSF Service Fees	0.00	0.00	560.00	0.00	0.00	(560.00)
4710 - Late Fees & Interest	962.63	0.00	2,672.56	0.00	0.00	(2,672.56)
4715 - Lien Fees	0.00	0.00	4,263.38	0.00	0.00	(4,263.38)
4720 - Legal Reimbursements	12,710.47	5,000.00	95,536.54	55,000.00	60,000.00	(35,536.54)
Total Collections Income	15,578.10	10,834.00	160,382.65	119,167.00	130,000.00	(30,382.65)
<u>Other Income</u>						
4800 - Antenna Income - T-Mobile Easement	0.00	230.00	2,815.41	2,530.00	2,760.00	(55.41)
Total Other Income	0.00	230.00	2,815.41	2,530.00	2,760.00	(55.41)
<u>Investment Income</u>						
4900 - Interest Earned	203.58	834.00	4,769.65	9,167.00	10,000.00	5,230.35
Total Investment Income	203.58	834.00	4,769.65	9,167.00	10,000.00	5,230.35
Total Income	271,706.68	268,779.00	2,994,937.71	2,956,558.00	3,225,335.00	230,397.29
<u>Expense</u>						
<u>Administrative</u>						
5000 - General Administrative	10.39	0.00	2,493.41	0.00	0.00	(2,493.41)
5005 - Application/Processing	250.00	416.00	4,225.00	4,583.00	5,000.00	775.00

Income Statement Report

Greatwood Community Assoc, Inc

November 01, 2013 thru November 30, 2013

	Current Period		Year to Date (11 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Expense						
Administrative						
5010 - Bad Debt	0.00	2,500.00	15,628.44	27,500.00	(11,871.56)	14,371.56
5015 - Bank Charges	0.00	21.00	150.00	229.00	(79.00)	100.00
5025 - Collection Charges	2,399.73	2,916.00	35,100.18	32,083.00	3,017.18	(100.18)
5035 - Decorations	349.09	2,084.00	38,536.81	22,917.00	15,619.81	(13,536.81)
5065 - Lien Charges	22.00	1,000.00	726.00	11,000.00	(10,274.00)	11,274.00
5080 - NSF Charges	35.00	0.00	105.00	0.00	105.00	(105.00)
5085 - Office Equipment Lease	199.18	209.00	1,991.80	2,292.00	(300.20)	508.20
5090 - Office Supplies	48.06	1,250.00	2,571.04	13,750.00	(11,178.96)	12,428.96
5100 - Records Storage	245.08	406.00	1,915.67	4,469.00	(2,553.33)	2,959.33
5105 - Reserve Studies	0.00	0.00	5,100.00	5,100.00	0.00	0.00
5115 - Web Site Maintenance	257.00	200.00	1,071.50	2,200.00	(1,128.50)	1,328.50
5195 - Other Administrative Services	120.00	0.00	120.00	0.00	120.00	(120.00)
Total Administrative	3,935.53	11,002.00	109,734.85	126,123.00	(16,388.15)	27,390.15
Communications						
5200 - Community Events	1,344.94	1,195.00	4,857.63	12,935.00	(8,077.37)	9,242.37
5210 - Printing & Copying	549.47	541.00	10,042.26	5,958.00	4,084.26	(3,542.26)
5215 - Postage	738.03	1,500.00	14,807.07	16,500.00	(1,692.93)	3,192.93
Total Communications	2,632.44	3,236.00	29,706.96	35,393.00	(5,686.04)	8,893.04
Insurance						
5400 - Insurance Premiums	5,383.24	5,166.00	58,386.67	56,833.00	1,553.67	3,613.33
Total Insurance	5,383.24	5,166.00	58,386.67	56,833.00	1,553.67	3,613.33
Utilities						
6000 - Electric Service	31,832.74	31,666.00	345,601.76	348,333.00	(2,731.24)	34,398.24
6025 - Water Service	26,078.35	29,166.00	349,623.08	320,833.00	28,790.08	376.92
6050 - Telephone Service	805.43	750.00	10,457.51	8,250.00	2,207.51	(1,457.51)
Total Utilities	58,716.52	61,582.00	705,682.35	677,416.00	28,266.35	33,317.65

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November 01, 2013 thru November 30, 2013

	Current Period		Year to Date (11 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Expense						
Landscaping						
6100 - Grounds & Landscaping - Contract	58,308.04	56,584.00	671,667.76	622,417.00	49,250.76	7,332.24
6140 - Mowing & Edging	0.00	241.00	4,311.46	13,325.00	(9,013.54)	10,588.54
6150 - Seasonal Color/Plantings	252.22	10,750.00	71,085.97	118,250.00	(47,164.03)	57,914.03
6160 - Tree Maintenance	0.00	0.00	14,804.91	15,000.00	(195.09)	195.09
6165 - Tree Removal	1,921.44	2,500.00	42,477.11	27,500.00	14,977.11	(12,477.11)
6199 - Landscape Other	0.00	1,250.00	8,539.23	13,750.00	(5,210.77)	6,460.77
Total Landscaping	60,481.70	71,325.00	812,886.44	810,242.00	2,644.44	70,013.56
Irrigation						
6200 - Irrigation Repair & Maintenance	3,362.97	5,834.00	97,177.96	64,167.00	33,010.96	(27,177.96)
Total Irrigation	3,362.97	5,834.00	97,177.96	64,167.00	33,010.96	(27,177.96)
Operations						
6300 - Permits & Licenses	0.00	0.00	450.00	0.00	450.00	(450.00)
Total Operations	0.00	0.00	450.00	0.00	450.00	(450.00)
Contracted Services						
6418 - Fountains/Ponds/Lakes Services	2,200.00	2,200.00	24,150.00	24,200.00	(50.00)	2,250.00
6434 - Pest Control	3,890.06	2,293.00	29,097.91	25,209.00	3,888.91	(1,597.91)
6438 - Pool Management	2,091.38	15,634.00	168,230.08	189,433.00	(21,202.92)	36,836.92
6440 - Safety & Security	30,540.00	30,459.00	345,756.00	335,042.00	10,714.00	19,744.00
Total Contracted Services	38,721.44	50,586.00	567,233.99	573,884.00	(6,650.01)	57,233.01
Repair & Maintenance						
6545 - Electrical Supplies/Repair & Maintenance	2,056.19	2,084.00	16,517.46	22,917.00	(6,399.54)	8,482.54
6560 - Fence Repair & Maintenance	0.00	1,250.00	3,317.15	13,750.00	(10,432.85)	11,682.85
6585 - Fountain/Pond/Lake Repair & Maintenance	1,455.55	1,016.00	13,766.29	11,183.00	2,583.29	(1,566.29)
6595 - Gate & Monument Repair & Maintenance	0.00	1,250.00	500.00	13,750.00	(13,250.00)	14,500.00
6600 - General Repair & Maintenance	553.76	1,666.00	22,761.26	18,333.00	4,428.26	(2,761.26)
6635 - Janitorial Supplies & Maintenance	830.00	875.00	6,396.18	9,625.00	(3,228.82)	4,103.82
6645 - Locks & Keys Repair & Maintenance	0.00	0.00	43.19	0.00	43.19	(43.19)

Income Statement Report

Greatwood Community Assoc, Inc

November 01, 2013 thru November 30, 2013

Expense	Current Period		Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget		
Repair & Maintenance							
6655 - Mailbox Repair & Maintenance	750.00	416.00	334.00	750.00	4,583.00	(3,833.00)	4,250.00
6685 - Park/Playground Repair & Maintenance	850.00	1,666.00	(816.00)	21,217.99	18,333.00	2,884.99	(1,217.99)
6695 - Plumbing Supplies/Repair & Maintenance	0.00	84.00	(84.00)	113.66	917.00	(803.34)	886.34
6700 - Pool Supplies/Repair & Maintenance	1,207.18	1,832.00	(624.82)	19,149.26	20,166.00	(1,016.74)	2,850.74
6710 - Recreation Supplies/Repair & Maintenance	0.00	1,666.00	(1,666.00)	15,202.34	18,333.00	(3,130.66)	4,797.66
6730 - Security System Repair & Maintenance	0.00	541.00	(541.00)	709.04	5,958.00	(5,248.96)	5,790.96
6740 - Sidewalk/Concrete Repair & Maintenance	703.63	209.00	494.63	1,868.63	2,292.00	(423.37)	631.37
6745 - Signage Repair & Maintenance	0.00	0.00	0.00	4,717.03	0.00	4,717.03	(4,717.03)
6765 - Tennis Court Repair & Maintenance	189.44	834.00	(644.56)	4,654.73	9,167.00	(4,512.27)	5,345.27
Total Repair & Maintenance	8,595.75	15,389.00	(6,793.25)	131,684.21	169,307.00	(37,622.79)	53,015.79
Professional Services							
7000 - Audit & Tax Services	0.00	0.00	0.00	7,960.00	5,000.00	2,960.00	(2,960.00)
7020 - Legal Services	1,893.22	475.00	1,418.22	12,976.69	5,225.00	7,751.69	(7,276.69)
7025 - Legal Services - Collections	10,621.61	6,666.00	3,955.61	86,308.24	73,333.00	12,975.24	(6,308.24)
7035 - Legal Services - Deed Restrictions	3,955.42	1,666.00	2,289.42	17,456.41	18,333.00	(876.59)	2,543.59
7040 - Management Fees	7,364.50	7,365.00	(0.50)	81,009.50	81,010.00	(0.50)	7,364.50
Total Professional Services	23,834.75	16,172.00	7,662.75	205,710.84	182,901.00	22,809.84	(6,636.84)
Taxes							
9000 - Federal Income Tax	0.00	250.00	(250.00)	267.00	2,750.00	(2,483.00)	2,733.00
9015 - Property/Real Estate Tax	2,134.39	84.00	2,050.39	2,316.62	917.00	1,399.62	(1,316.62)
Total Taxes	2,134.39	334.00	1,800.39	2,583.62	3,667.00	(1,083.38)	1,416.38
Other Expenses							
9105 - Reserve Contribution Expense	20,999.93	20,834.00	165.93	232,697.70	229,167.00	3,530.70	17,302.30
Total Other Expenses	20,999.93	20,834.00	165.93	232,697.70	229,167.00	3,530.70	17,302.30
Reserve Expenses							
9826 - Common Area Expenses	0.00	2,500.00	(2,500.00)	30,803.70	27,500.00	3,303.70	(803.70)
9828 - Concrete Expenses	1,400.00	0.00	1,400.00	1,400.00	0.00	1,400.00	(1,400.00)

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Greatwood Community Assoc, Inc
November 01, 2013 thru November 30, 2013

	Current Period		Year to Date (11 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Expense						
Reserve Expenses						
9852 - Fences, Gates & Walls Expenses	0.00	6,666.00	56,229.33	73,336.00	(17,106.67)	23,770.67
9886 - Landscape Expenses	5,150.00	0.00	5,150.00	0.00	5,150.00	(5,150.00)
9910 - Monuments Expenses	0.00	0.00	2,800.00	0.00	2,800.00	(2,800.00)
9924 - Pools & Spas Expenses	34,432.17	7,917.00	77,609.17	87,083.00	(9,473.83)	17,390.83
Total Reserve Expenses	40,982.17	17,083.00	173,992.20	187,919.00	(13,926.80)	31,007.80
Total Expense	269,780.83	278,543.00	3,127,927.79	3,117,019.00	10,908.79	268,938.21
Net Income / (Loss)	1,925.85	(9,764.00)	(132,990.08)	(160,461.00)	27,470.92	(38,540.92)