

# Balance Sheet Report

## Greatwood Community Assoc, Inc

As of March 31, 2014

	<u>Balance Mar 31, 2014</u>	<u>Balance Feb 28, 2014</u>	<u>Change</u>
<b>Assets</b>			
<b>Operating Funds</b>			
1003 - CAB Operating # 5476	1,196,170.18	1,393,232.61	(197,062.43)
1100 - CAB Operating Money Market # 7605	953.50	953.38	0.12
1152 - 2014 CDARS	1,000,122.74	1,000,061.37	61.37
1220 - Petty Cash - CAB	300.00	300.00	0.00
<b>Total Operating Funds</b>	<b><u>2,197,546.42</u></b>	<b><u>2,394,547.36</u></b>	<b><u>(197,000.94)</u></b>
<b>Reserve Funds</b>			
1325 - *Prosperity Bank MM # 1742	249,836.29	249,793.86	42.43
1326 - *First Community Bank MM # 1808	251,001.70	251,001.70	0.00
1327 - *CAB Reserves MM # 7761	250,348.40	250,305.88	42.52
1350 - *Beal CD 0797 - 10/03/14 0.71% 12M	200,470.65	200,470.65	0.00
<b>Total Reserve Funds</b>	<b><u>951,657.04</u></b>	<b><u>951,572.09</u></b>	<b><u>84.95</u></b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	436,693.25	560,087.76	(123,394.51)
<b>Total Accounts Receivable</b>	<b><u>436,693.25</u></b>	<b><u>560,087.76</u></b>	<b><u>(123,394.51)</u></b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	0.00	5,383.29	(5,383.29)
<b>Total Prepaid Expenses</b>	<b><u>0.00</u></b>	<b><u>5,383.29</u></b>	<b><u>(5,383.29)</u></b>
<b>Total Assets</b>	<b><u>3,585,896.71</u></b>	<b><u>3,911,590.50</u></b>	<b><u>(325,693.79)</u></b>
<b>Liabilities</b>			
<b>Accounts Payable</b>			
2000 - Accounts Payable	306.86	583.06	(276.20)
<b>Total Accounts Payable</b>	<b><u>306.86</u></b>	<b><u>583.06</u></b>	<b><u>(276.20)</u></b>

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As of March 31, 2014

	<u>Balance Mar 31, 2014</u>	<u>Balance Feb 28, 2014</u>	<u>Change</u>
<b>Liabilities</b>			
<b>Deposits Held</b>			
2525 - Architectural Review Fees Deposit	(120.00)	(80.00)	(40.00)
<b>Total Deposits Held</b>	<b>(120.00)</b>	<b>(80.00)</b>	<b>(40.00)</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	14,532.55	13,506.38	1,026.17
2595 - Deferred Revenue	2,300,595.00	2,555,980.00	(255,385.00)
<b>Total Prepaid Assessments</b>	<b>2,315,127.55</b>	<b>2,569,486.38</b>	<b>(254,358.83)</b>
<b>Total Liabilities</b>	<b>2,315,314.41</b>	<b>2,569,989.44</b>	<b>(254,675.03)</b>
<b>Owners' Equity</b>			
<b>Owners Equity - Prior Years</b>			
3000 - Owners Equity - Prior Years	210,929.44	210,929.44	0.00
<b>Total Owners Equity - Prior Years</b>	<b>210,929.44</b>	<b>210,929.44</b>	<b>0.00</b>
<b>Capital Reserves</b>			
3268 - General Reserve - Prior Yrs	950,890.96	950,890.96	0.00
3450 - Reserve Contributions - Current Year	766.08	681.13	84.95
<b>Total Capital Reserves</b>	<b>951,657.04</b>	<b>951,572.09</b>	<b>84.95</b>
<b>Total Owners' Equity</b>	<b>1,162,586.48</b>	<b>1,162,501.53</b>	<b>84.95</b>
<b>Net Income / (Loss)</b>	<b>107,995.82</b>	<b>179,099.53</b>	<b>(71,103.71)</b>
<b>Total Liabilities and Equity</b>	<b>3,585,896.71</b>	<b>3,911,590.50</b>	<b>(325,693.79)</b>

# Income Statement Report

## Greatwood Community Assoc, Inc

March 01, 2014 thru March 31, 2014

	Current Period		Year to Date (3 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Income</b>						
<b>Assessment Income</b>						
4000 - Residential Assessments	255,385.00	255,381.25	766,155.00	766,143.75	3,064,575.00	2,298,420.00
4005 - Swim Team Income	0.00	4,000.00	3,500.00	4,000.00	4,000.00	500.00
<b>Total Assessment Income</b>	<b>255,385.00</b>	<b>259,381.25</b>	<b>769,655.00</b>	<b>770,143.75</b>	<b>3,068,575.00</b>	<b>2,298,920.00</b>
<b>User Fee Income</b>						
4275 - Social/Recreation/Activity Fees	520.00	1,250.00	3,092.50	3,750.00	15,000.00	11,907.50
<b>Total User Fee Income</b>	<b>520.00</b>	<b>1,250.00</b>	<b>3,092.50</b>	<b>3,750.00</b>	<b>15,000.00</b>	<b>11,907.50</b>
<b>Collections Income</b>						
4700 - Collection Processing Fees	3,659.33	5,833.00	16,341.96	17,500.00	70,000.00	53,658.04
4705 - NSF Service Fees	0.00	0.00	70.00	0.00	0.00	(70.00)
4710 - Late Fees & Interest	2,077.31	0.00	7,710.21	0.00	0.00	(7,710.21)
4715 - Lien Fees	5,650.00	500.00	5,650.00	1,500.00	6,000.00	350.00
4720 - Legal Reimbursements	4,035.81	5,000.00	23,960.76	15,000.00	60,000.00	36,039.24
<b>Total Collections Income</b>	<b>15,422.45</b>	<b>11,333.00</b>	<b>53,732.93</b>	<b>34,000.00</b>	<b>136,000.00</b>	<b>82,267.07</b>
<b>Other Income</b>						
4800 - Antenna Income - T-Mobile Easement	0.00	0.00	0.00	0.00	2,815.00	2,815.00
4835 - Miscellaneous Income	0.00	0.00	930.00	0.00	0.00	(930.00)
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>930.00</b>	<b>0.00</b>	<b>2,815.00</b>	<b>1,885.00</b>
<b>Investment Income</b>						
4900 - Interest Earned	259.18	833.00	1,189.14	2,500.00	10,000.00	8,810.86
<b>Total Investment Income</b>	<b>259.18</b>	<b>833.00</b>	<b>1,189.14</b>	<b>2,500.00</b>	<b>10,000.00</b>	<b>8,810.86</b>
<b>Total Income</b>	<b>271,586.63</b>	<b>272,797.25</b>	<b>828,599.57</b>	<b>810,393.75</b>	<b>3,232,390.00</b>	<b>2,403,790.43</b>
<b>Expense</b>						
<b>Administrative</b>						
5000 - General Administrative	106.49	0.00	386.81	0.00	0.00	(386.81)
5005 - Application/Processing	675.00	417.00	1,400.00	1,250.00	5,000.00	3,600.00

# Income Statement Report Greatwood Community Assoc, Inc

March 01, 2014 thru March 31, 2014

	Current Period		Year to Date (3 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Expense</b>						
<b>Administrative</b>						
5010 - Bad Debt	5,690.29	0.00	9,323.67	0.00	9,323.67	(9,323.67)
5015 - Bank Charges	0.00	21.00	30.00	63.00	(33.00)	220.00
5025 - Collection Charges	2,586.21	2,917.00	6,061.91	8,750.00	(2,688.09)	28,938.09
5035 - Decorations	0.00	0.00	5,659.86	7,000.00	(1,340.14)	19,340.14
5065 - Lien Charges	209.00	625.00	1,001.00	1,875.00	(874.00)	6,499.00
5080 - NSF Charges	0.00	0.00	70.00	0.00	70.00	(70.00)
5085 - Office Equipment Lease	199.18	208.00	597.54	625.00	(27.46)	1,902.46
5090 - Office Supplies	0.00	625.00	57.59	1,875.00	(1,817.41)	7,442.41
5100 - Records Storage	148.00	406.00	296.00	1,219.00	(923.00)	4,579.00
5115 - Web Site Maintenance	47.00	200.00	220.50	600.00	(379.50)	2,179.50
5195 - Other Administrative Services	0.00	0.00	161.83	0.00	161.83	(161.83)
<b>Total Administrative</b>	<b>9,661.17</b>	<b>5,419.00</b>	<b>25,266.71</b>	<b>23,257.00</b>	<b>2,009.71</b>	<b>64,758.29</b>
<b>Communications</b>						
5200 - Community Events	1,430.00	1,175.00	2,081.82	3,525.00	(1,443.18)	12,018.18
5210 - Printing & Copying	358.14	583.33	1,580.93	1,749.99	(169.06)	5,419.07
5215 - Postage	1,005.35	1,333.00	6,016.42	4,000.00	2,016.42	9,983.58
<b>Total Communications</b>	<b>2,793.49</b>	<b>3,091.33</b>	<b>9,679.17</b>	<b>9,274.99</b>	<b>404.18</b>	<b>27,420.83</b>
<b>Insurance</b>						
5400 - Insurance Premiums	5,383.29	5,583.34	16,149.77	16,750.02	(600.25)	50,850.23
<b>Total Insurance</b>	<b>5,383.29</b>	<b>5,583.34</b>	<b>16,149.77</b>	<b>16,750.02</b>	<b>(600.25)</b>	<b>50,850.23</b>
<b>Utilities</b>						
6000 - Electric Service	32,033.85	32,083.00	97,098.12	96,250.00	848.12	287,901.88
6025 - Water Service	15,993.88	29,166.00	52,819.56	87,498.00	(34,678.44)	297,180.44
6050 - Telephone Service	1,671.08	833.00	3,303.74	2,500.00	803.74	6,696.26
<b>Total Utilities</b>	<b>49,698.81</b>	<b>62,082.00</b>	<b>153,221.42</b>	<b>186,248.00</b>	<b>(33,026.58)</b>	<b>591,778.58</b>
<b>Landscaping</b>						
6100 - Grounds & Landscaping - Contract	79,293.23	105,883.98	142,727.81	169,318.56	(26,590.75)	592,375.49

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	Actual	Budget	Actual	Budget		
<b>Expense</b>						
<b>Landscaping</b>						
6140 - Mowing & Edging	129.90	1,242.00	129.90	3,726.00	(3,596.10)	14,770.10
6150 - Seasonal Color/Plantings	44,465.91	4,545.45	44,465.91	13,636.35	30,829.56	30,534.09
6160 - Tree Maintenance	568.31	5,000.00	23,272.06	20,000.00	3,272.06	(3,272.06)
6165 - Tree Removal	1,326.07	4,167.00	2,165.01	12,500.00	(10,334.99)	47,834.99
6199 - Landscape Other	5,638.29	2,083.00	6,504.29	6,249.00	255.29	18,495.71
<b>Total Landscaping</b>	<b>131,421.71</b>	<b>122,921.43</b>	<b>219,264.98</b>	<b>225,429.91</b>	<b>(6,164.93)</b>	<b>700,738.32</b>
<b>Irrigation</b>						
6200 - Irrigation Repair & Maintenance	2,027.60	6,250.00	8,321.64	18,750.00	(10,428.36)	66,678.36
<b>Total Irrigation</b>	<b>2,027.60</b>	<b>6,250.00</b>	<b>8,321.64</b>	<b>18,750.00</b>	<b>(10,428.36)</b>	<b>66,678.36</b>
<b>Contracted Services</b>						
6418 - Fountains/Ponds/Lakes Services	2,200.00	2,200.00	6,600.00	6,600.00	0.00	19,800.00
6434 - Pest Control	272.74	500.00	1,366.42	1,500.00	(133.58)	30,633.58
6438 - Pool Management	2,091.38	5,864.00	6,274.14	17,584.00	(11,309.86)	199,725.86
6440 - Safety & Security	30,540.00	30,458.00	90,535.60	91,375.00	(839.40)	274,964.40
<b>Total Contracted Services</b>	<b>35,104.12</b>	<b>39,022.00</b>	<b>104,776.16</b>	<b>117,059.00</b>	<b>(12,282.84)</b>	<b>525,123.84</b>
<b>Repair &amp; Maintenance</b>						
6545 - Electrical Supplies/Repair & Maintenance	37.89	1,667.00	2,490.18	5,000.00	(2,509.82)	17,509.82
6560 - Fence Repair & Maintenance	2,430.59	833.00	4,106.33	2,500.00	1,606.33	5,893.67
6585 - Fountain/Pond/Lake Repair & Maintenance	1,967.98	1,334.00	7,638.39	4,002.00	3,636.39	8,361.61
6595 - Gate & Monument Repair & Maintenance	0.00	833.00	0.00	2,500.00	(2,500.00)	10,000.00
6600 - General Repair & Maintenance	0.00	1,667.00	847.09	5,000.00	(4,152.91)	19,152.91
6635 - Janitorial Supplies & Maintenance	995.65	625.00	2,485.65	1,875.00	610.65	5,014.35
6655 - Mailbox Repair & Maintenance	0.00	417.00	0.00	1,250.00	(1,250.00)	5,000.00
6685 - Park/Playground Repair & Maintenance	0.00	1,667.00	1,127.49	5,001.00	(3,873.51)	18,872.51
6695 - Plumbing Supplies/Repair & Maintenance	0.00	83.00	1,112.48	250.00	862.48	(112.48)
6700 - Pool Supplies/Repair & Maintenance	2,201.28	2,083.00	7,051.83	6,249.00	802.83	17,948.17
6710 - Recreation Supplies/Repair & Maintenance	1,345.72	1,667.00	1,528.93	5,001.00	(3,472.07)	18,471.07
6740 - Sidewalk/Concrete Repair & Maintenance	3,170.00	208.00	3,770.00	625.00	3,145.00	(1,270.00)

# Income Statement Report

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March 01, 2014 thru March 31, 2014

	Current Period		Year to Date (3 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Expense</b>						
<b>Repair &amp; Maintenance</b>						
6745 - Signage Repair & Maintenance	58.48	0.00	58.48	0.00	58.48	(58.48)
6765 - Tennis Court Repair & Maintenance	48.71	833.00	6,663.95	2,499.00	4,164.95	3,336.05
<b>Total Repair &amp; Maintenance</b>	<b>12,256.30</b>	<b>13,917.00</b>	<b>38,880.80</b>	<b>41,752.00</b>	<b>(2,871.20)</b>	<b>128,119.20</b>
<b>Professional Services</b>						
7000 - Audit & Tax Services	48.71	0.00	48.71	0.00	48.71	7,951.29
7020 - Legal Services	(137.50)	833.00	(382.50)	2,500.00	(2,882.50)	10,382.50
7025 - Legal Services - Collections	8,652.70	6,667.00	28,381.82	20,000.00	8,381.82	51,618.18
7035 - Legal Services - Deed Restrictions	5,281.38	1,417.00	7,467.49	4,250.00	3,217.49	9,532.51
7040 - Management Fees	7,548.61	7,549.00	22,645.83	22,646.00	(0.17)	67,937.52
<b>Total Professional Services</b>	<b>21,393.90</b>	<b>16,466.00</b>	<b>58,161.35</b>	<b>49,396.00</b>	<b>8,765.35</b>	<b>147,422.00</b>
<b>Taxes</b>						
9000 - Federal Income Tax	700.00	3,000.00	700.00	3,000.00	(2,300.00)	2,300.00
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	0.00	1,000.00
<b>Total Taxes</b>	<b>700.00</b>	<b>3,000.00</b>	<b>700.00</b>	<b>3,000.00</b>	<b>(2,300.00)</b>	<b>3,300.00</b>
<b>Other Expenses</b>						
9105 - Reserve Contribution Expense	62,584.95	20,833.00	63,266.08	62,503.00	763.08	186,733.92
<b>Total Other Expenses</b>	<b>62,584.95</b>	<b>20,833.00</b>	<b>63,266.08</b>	<b>62,503.00</b>	<b>763.08</b>	<b>186,733.92</b>
<b>Reserve Expenses</b>						
9826 - Common Area Expenses	0.00	2,917.00	0.00	8,750.00	(8,750.00)	35,000.00
9828 - Concrete Expenses	9,665.00	1,250.00	9,665.00	3,750.00	5,915.00	5,335.00
9852 - Fences, Gates & Walls Expenses	0.00	20,000.00	0.00	25,000.00	(25,000.00)	95,000.00
9910 - Monuments Expenses	0.00	833.00	0.00	2,500.00	(2,500.00)	10,000.00
9924 - Pools & Spas Expenses	0.00	0.00	6,660.67	80,000.00	(73,339.33)	73,339.33

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	Actual	Budget	Actual	Budget		
<b>Expense</b>						
<b>Reserve Expenses</b>						
9958 - Tennis Court Expenses	0.00	833.00	6,590.00	2,500.00	4,090.00	3,410.00
<b>Total Reserve Expenses</b>	<b>9,665.00</b>	<b>25,833.00</b>	<b>22,915.67</b>	<b>122,500.00</b>	<b>(99,584.33)</b>	<b>222,084.33</b>
<b>Total Expense</b>	<b>342,690.34</b>	<b>324,418.10</b>	<b>720,603.75</b>	<b>875,919.92</b>	<b>(155,316.17)</b>	<b>2,715,007.90</b>
<b>Net Income / (Loss)</b>	<b>(71,103.71)</b>	<b>(51,620.85)</b>	<b>107,995.82</b>	<b>(65,526.17)</b>	<b>173,521.99</b>	<b>(311,217.47)</b>