


# Balance Sheet Report

## Greatwood Community Assoc, Inc

As of April 30, 2014



Nikkole Luna, CMICA, AMS  
Community Association Manager

	Balance Apr 30, 2014	Balance Mar 31, 2014	Change
<b>Assets</b>			
<b>Operating Funds</b>			
1003 - CAB Operating # 5476	916,169.25	1,196,120.18	(279,950.93)
1100 - CAB Operating Money Market # 7605	953.62	953.50	0.12
1152 - 2014 CDARS	1,000,122.74	1,000,122.74	0.00
1220 - Petty Cash - CAB	300.02	300.00	0.02
<b>Total Operating Funds</b>	<b>1,917,545.63</b>	<b>2,197,496.42</b>	<b>(279,950.79)</b>
<b>Reserve Funds</b>			
1325 - *Prosperity Bank MM # 1742	249,877.36	249,836.29	41.07
1326 - *First Community Bank MM # 1808	251,001.70	251,001.70	0.00
1327 - *CAB Reserves MM # 7761	333,732.71	250,348.40	83,384.31
1350 - *Beal CD 0797 - 10/03/14 0.71% 12M	200,470.65	200,470.65	0.00
<b>Total Reserve Funds</b>	<b>1,035,082.42</b>	<b>951,657.04</b>	<b>83,425.38</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	480,655.74	436,693.25	43,962.49
<b>Total Accounts Receivable</b>	<b>480,655.74</b>	<b>436,693.25</b>	<b>43,962.49</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	71,390.95	0.00	71,390.95
<b>Total Prepaid Expenses</b>	<b>71,390.95</b>	<b>0.00</b>	<b>71,390.95</b>
<b>Other Current Assets</b>			
1799 - Clearing Account	(9,961.56)	0.00	(9,961.56)
<b>Total Other Current Assets</b>	<b>(9,961.56)</b>	<b>0.00</b>	<b>(9,961.56)</b>
<b>Total Assets</b>	<b>3,494,713.18</b>	<b>3,585,846.71</b>	<b>(91,133.53)</b>

# Balance Sheet Report

## Greatwood Community Assoc, Inc

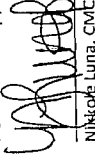
As of April 30, 2014

	<u>Balance</u> <u>Apr 30, 2014</u>	<u>Balance</u> <u>Mar 31, 2014</u>	<u>Change</u>
<u>Liabilities</u>			
<b>Accounts Payable</b>			
2000 - Accounts Payable	5,578.58	306.86	5,271.72
2010 - Delinquency Fee Payable	3,975.00	0.00	3,975.00
<b>Total Accounts Payable</b>	<b>9,553.58</b>	<b>306.86</b>	<b>9,246.72</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	83,740.99	14,532.55	69,208.44
2595 - Deferred Revenue	2,046,690.05	2,302,075.05	(255,385.00)
<b>Total Prepaid Assessments</b>	<b>2,130,431.04</b>	<b>2,316,607.60</b>	<b>(186,176.56)</b>
<b>Total Liabilities</b>	<b>2,139,864.62</b>	<b>2,316,794.46</b>	<b>(176,929.84)</b>
<u>Owners' Equity</u>			
<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

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

As of April 30, 2014

	<u>Balance Apr 30, 2014</u>	<u>Balance Mar 31, 2014</u>	<u>Change</u>
<u>Owners' Equity</u>			
<u>Capital Reserves</u>			
3450 - Reserve Contributions - Current Year	84,191.46	766.08	83,425.38
Total Capital Reserves	<u>1,035,082.42</u>	<u>951,657.04</u>	<u>83,425.38</u>
Total Owners' Equity	<u>1,246,011.86</u>	<u>1,162,586.48</u>	<u>83,425.38</u>
Net Income / (Loss)	108,836.70	106,465.77	2,370.93
Total Liabilities and Equity	<u>3,494,713.18</u>	<u>3,585,846.71</u>	<u>(91,133.53)</u>



Nikkoré Luna, CMCA, AMS  
Community Association Manager

# Income Statement Report

## Greatwood Community Assoc, Inc

April 01, 2014 thru April 30, 2014

	Current Period		Year to Date (4 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Income</b>						
<b>Assessment Income</b>						
4000 - Residential Assessments	256,850.05	255,381.25	1,021,525.00	1,021,525.00	0.00	2,043,050.00
4005 - Swim Team Income	0.00	0.00	3,500.00	4,000.00	(500.00)	500.00
<b>Total Assessment Income</b>	<b>256,850.05</b>	<b>255,381.25</b>	<b>1,025,025.00</b>	<b>1,025,525.00</b>	<b>(500.00)</b>	<b>2,043,550.00</b>
<b>User Fee Income</b>						
4275 - Social/Recreation/Activity Fees	25.00	1,250.00	3,117.50	5,000.00	(1,882.50)	11,882.50
<b>Total User Fee Income</b>	<b>25.00</b>	<b>1,250.00</b>	<b>3,117.50</b>	<b>5,000.00</b>	<b>(1,882.50)</b>	<b>11,882.50</b>
<b>Collections Income</b>						
4700 - Collection Processing Fees	0.00	5,833.00	16,341.96	23,333.00	(6,991.04)	53,658.04
4705 - NSF Service Fees	175.00	0.00	245.00	0.00	245.00	(245.00)
4710 - Late Fees & Interest	1,825.56	0.00	9,535.77	0.00	9,535.77	(9,535.77)
4715 - Lien Fees	0.00	500.00	5,650.00	2,000.00	3,650.00	350.00
4720 - Legal Reimbursements	8,587.52	5,000.00	32,548.28	20,000.00	12,548.28	27,451.72
<b>Total Collections Income</b>	<b>10,588.08</b>	<b>11,333.00</b>	<b>64,321.01</b>	<b>45,333.00</b>	<b>18,988.01</b>	<b>71,678.99</b>
<b>Other Income</b>						
4800 - Antenna Income - T-Mobile Easement	0.00	0.00	0.00	0.00	0.00	2,815.00
4835 - Miscellaneous Income	0.00	0.00	930.00	0.00	930.00	(930.00)
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>930.00</b>	<b>0.00</b>	<b>930.00</b>	<b>1,885.00</b>
<b>Investment Income</b>						
4900 - Interest Earned	181.04	833.00	1,370.18	3,333.00	(1,962.82)	8,629.82
<b>Total Investment Income</b>	<b>181.04</b>	<b>833.00</b>	<b>1,370.18</b>	<b>3,333.00</b>	<b>(1,962.82)</b>	<b>8,629.82</b>
<b>Total Income</b>	<b>267,644.17</b>	<b>268,797.25</b>	<b>1,094,763.69</b>	<b>1,079,191.00</b>	<b>15,572.69</b>	<b>2,137,626.31</b>
<b>Expense</b>						
<b>Administrative</b>						
5000 - General Administrative	141.42	0.00	528.23	0.00	528.23	(528.23)
5005 - Application/Processing	500.00	417.00	1,900.00	1,667.00	233.00	3,100.00

# Income Statement Report

## Greatwood Community Assoc, Inc

April 01, 2014 thru April 30, 2014

Expense	Current Period		Year to Date (4 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Administrative</b>						
5010 - Bad Debt	6,431.03	2,500.00	15,754.70	10,000.00	5,754.70	14,245.30
5015 - Bank Charges	0.00	20.00	30.00	83.00	(53.00)	220.00
5025 - Collection Charges	4,519.22	2,917.00	10,581.13	11,667.00	(1,085.87)	24,418.87
5035 - Decorations	0.00	0.00	5,659.86	7,000.00	(1,340.14)	19,340.14
5065 - Lien Charges	5,750.08	625.00	6,751.08	2,500.00	4,251.08	748.92
5080 - NSF Charges	145.77	0.00	265.77	0.00	265.77	(265.77)
5085 - Office Equipment Lease	199.18	208.00	796.72	833.00	(36.28)	1,703.28
5090 - Office Supplies	0.00	625.00	57.59	2,500.00	(2,442.41)	7,442.41
5100 - Records Storage	152.00	406.00	448.00	1,625.00	(1,177.00)	4,427.00
5115 - Web Site Maintenance	96.50	200.00	317.00	800.00	(483.00)	2,083.00
5195 - Other Administrative Services	292.25	0.00	454.08	0.00	454.08	(454.08)
<b>Total Administrative</b>	<b>18,227.45</b>	<b>7,918.00</b>	<b>43,544.16</b>	<b>38,675.00</b>	<b>4,869.16</b>	<b>76,480.84</b>
<b>Communications</b>						
5200 - Community Events	1,104.69	1,175.00	3,186.51	4,700.00	(1,513.49)	10,913.49
5210 - Printing & Copying	415.97	583.33	1,996.90	2,333.32	(336.42)	5,003.10
5215 - Postage	961.04	1,333.00	6,977.46	5,333.00	1,644.46	9,022.54
<b>Total Communications</b>	<b>2,481.70</b>	<b>3,091.33</b>	<b>12,160.87</b>	<b>12,366.32</b>	<b>(205.45)</b>	<b>24,939.13</b>
<b>Insurance</b>						
5400 - Insurance Premiums	6,490.09	5,583.34	22,639.86	22,333.36	306.50	44,360.14
<b>Total Insurance</b>	<b>6,490.09</b>	<b>5,583.34</b>	<b>22,639.86</b>	<b>22,333.36</b>	<b>306.50</b>	<b>44,360.14</b>
<b>Utilities</b>						
6000 - Electric Service	32,019.41	32,083.00	129,117.53	128,333.00	784.53	255,882.47
6025 - Water Service	16,942.03	29,166.00	69,761.59	116,664.00	(46,902.41)	280,238.41
6050 - Telephone Service	832.58	833.00	4,136.32	3,333.00	803.32	5,863.68
<b>Total Utilities</b>	<b>49,794.02</b>	<b>62,082.00</b>	<b>203,015.44</b>	<b>248,330.00</b>	<b>(45,314.56)</b>	<b>541,984.56</b>
<b>Landscaping</b>						
6100 - Grounds & Landscaping - Contract	26,593.99	63,434.59	169,321.80	232,753.15	(63,431.35)	565,781.50

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April 01, 2014 thru April 30, 2014

	Current Period		Year to Date (4 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Expense</b>						
<b>Landscaping</b>						
6140 - Mowing & Edging	0.00	1,242.00	129.90	4,968.00	(4,838.10)	14,770.10
6150 - Seasonal Color/Plantings	0.00	4,545.45	44,465.91	18,181.80	26,284.11	30,534.09
6160 - Tree Maintenance	0.00	0.00	23,272.06	20,000.00	3,272.06	(3,272.06)
6165 - Tree Removal	1,786.13	4,167.00	3,951.14	16,667.00	(12,715.86)	46,048.86
6199 - Landscape Other	4,207.42	2,083.00	10,711.71	8,332.00	2,379.71	14,288.29
<b>Total Landscaping</b>	<b>32,587.54</b>	<b>75,472.04</b>	<b>251,852.52</b>	<b>300,901.95</b>	<b>(49,049.43)</b>	<b>668,150.78</b>
<b>Irrigation</b>						
6200 - Irrigation Repair & Maintenance	2,317.12	6,250.00	10,638.76	25,000.00	(14,361.24)	64,361.24
<b>Total Irrigation</b>	<b>2,317.12</b>	<b>6,250.00</b>	<b>10,638.76</b>	<b>25,000.00</b>	<b>(14,361.24)</b>	<b>64,361.24</b>
<b>Contracted Services</b>						
6418 - Fountains/Ponds/Lakes Services	2,200.00	2,200.00	8,800.00	8,800.00	0.00	17,600.00
6434 - Pest Control	272.74	3,500.00	1,639.16	5,000.00	(3,360.84)	30,360.84
6438 - Pool Management	19,934.75	19,934.75	26,208.89	37,518.75	(11,309.86)	179,791.11
6440 - Safety & Security	30,540.00	30,458.00	121,075.60	121,833.00	(757.40)	244,424.40
<b>Total Contracted Services</b>	<b>52,947.49</b>	<b>56,092.75</b>	<b>157,723.65</b>	<b>173,151.75</b>	<b>(15,428.10)</b>	<b>472,176.35</b>
<b>Repair &amp; Maintenance</b>						
6545 - Electrical Supplies/Repair & Maintenance	2,254.11	1,667.00	4,744.29	6,667.00	(1,922.71)	15,255.71
6560 - Fence Repair & Maintenance	1,250.29	833.00	5,356.62	3,333.00	2,023.62	4,643.38
6585 - Fountain/Pond/Lake Repair & Maintenance	1,823.04	1,334.00	9,461.43	5,336.00	4,125.43	6,538.57
6595 - Gate & Monument Repair & Maintenance	0.00	833.00	0.00	3,333.00	(3,333.00)	10,000.00
6600 - General Repair & Maintenance	1,710.35	1,667.00	2,557.44	6,667.00	(4,109.56)	17,442.56
6635 - Janitorial Supplies & Maintenance	813.49	625.00	3,299.14	2,500.00	799.14	4,200.86
6655 - Mailbox Repair & Maintenance	0.00	417.00	0.00	1,667.00	(1,667.00)	5,000.00
6685 - Park/Playground Repair & Maintenance	6,120.00	1,667.00	7,247.49	6,668.00	579.49	12,752.51
6695 - Plumbing Supplies/Repair & Maintenance	0.00	83.00	1,112.48	333.00	779.48	(112.48)
6700 - Pool Supplies/Repair & Maintenance	1,865.11	2,083.00	8,916.94	8,332.00	584.94	16,083.06
6710 - Recreation Supplies/Repair & Maintenance	5,782.39	1,667.00	7,311.32	6,668.00	643.32	12,688.68
6730 - Security System Repair & Maintenance	2,748.13	0.00	2,748.13	0.00	2,748.13	(2,748.13)

# Income Statement Report

## Greatwood Community Assoc, Inc

April 01, 2014 thru April 30, 2014

	Current Period		Year to Date (4 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Expense</b>						
<b>Repair &amp; Maintenance</b>						
6740 - Sidewalk/Concrete Repair & Maintenan	225.00	208.00	3,995.00	833.00	3,162.00	(1,495.00)
6745 - Signage Repair & Maintenance	0.00	0.00	58.48	0.00	58.48	(58.48)
6765 - Tennis Court Repair & Maintenance	37.89	833.00	6,701.84	3,332.00	3,369.84	3,298.16
<b>Total Repair &amp; Maintenance</b>	<b>24,629.80</b>	<b>13,917.00</b>	<b>63,510.60</b>	<b>55,669.00</b>	<b>7,841.60</b>	<b>103,489.40</b>
<b>Professional Services</b>						
7000 - Audit & Tax Services	7,875.00	0.00	7,923.71	0.00	7,923.71	76.29
7020 - Legal Services	2,006.25	833.00	1,623.75	3,333.00	(1,709.25)	8,376.25
7025 - Legal Services - Collections	7,868.10	6,667.00	36,249.92	26,667.00	9,582.92	43,750.08
7035 - Legal Services - Deed Restrictions	1,318.58	1,417.00	8,786.07	5,667.00	3,119.07	8,213.93
7040 - Management Fees	7,548.61	7,548.00	30,194.44	30,194.00	0.44	60,388.91
<b>Total Professional Services</b>	<b>26,616.54</b>	<b>16,465.00</b>	<b>84,777.89</b>	<b>65,861.00</b>	<b>18,916.89</b>	<b>120,805.46</b>
<b>Taxes</b>						
9000 - Federal Income Tax	0.00	0.00	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>0.00</b>	<b>0.00</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	20,925.38	20,833.00	84,191.46	83,336.00	855.46	165,808.54
<b>Total Other Expenses</b>	<b>20,925.38</b>	<b>20,833.00</b>	<b>84,191.46</b>	<b>83,336.00</b>	<b>855.46</b>	<b>165,808.54</b>
<b>Reserve Expenses</b>						
9826 - Common Area Expenses	0.00	2,917.00	0.00	11,667.00	(11,667.00)	35,000.00
9828 - Concrete Expenses	0.00	1,250.00	9,665.00	5,000.00	4,665.00	5,335.00
9852 - Fences, Gates & Walls Expenses	28,256.11	5,000.00	28,256.11	30,000.00	(1,743.89)	66,743.89
9910 - Monuments Expenses	0.00	833.00	0.00	3,333.00	(3,333.00)	10,000.00
9924 - Pools & Spas Expenses	0.00	0.00	6,660.67	80,000.00	(73,339.33)	73,339.33

**Income Statement Report**  
**Greatwood Community Assoc, Inc**  
 April 01, 2014 thru April 30, 2014

	Current Period		Year to Date (4 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<u>Expense</u>						
Reserve Expenses						
9958 - Tennis Court Expenses	0.00	833.00	6,590.00	3,333.00	10,000.00	3,410.00
<b>Total Reserve Expenses</b>	<b>28,256.11</b>	<b>10,833.00</b>	<b>51,171.78</b>	<b>133,333.00</b>	<b>245,000.00</b>	<b>193,828.22</b>
<b>Total Expense</b>	<b>265,273.24</b>	<b>278,537.46</b>	<b>985,926.99</b>	<b>1,161,957.38</b>	<b>3,465,611.65</b>	<b>2,479,684.66</b>
<b>Net Income / (Loss)</b>	<b>2,370.93</b>	<b>(9,740.21)</b>	<b>108,836.70</b>	<b>(82,766.38)</b>	<b>(233,221.65)</b>	<b>(342,058.35)</b>