

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

	Current Period		Year to Date (6 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	1,534,002.39	1,532,287.50	3,064,575.00	1,530,572.61
4005 - Swim Team Income	0.00	0.00	3,755.00	4,000.00	4,000.00	245.00
<b>Total Assessment Income</b>	<b>255,385.00</b>	<b>255,381.25</b>	<b>1,537,757.39</b>	<b>1,536,287.50</b>	<b>3,068,575.00</b>	<b>1,530,817.61</b>
<b>User Fee Income</b>						
4275 - Social/Recreation/Activity Fees	1,160.00	1,250.00	4,587.50	7,500.00	15,000.00	10,412.50
4295 - Other User Income	280.00	0.00	280.00	0.00	0.00	(280.00)
<b>Total User Fee Income</b>	<b>1,440.00</b>	<b>1,250.00</b>	<b>4,867.50</b>	<b>7,500.00</b>	<b>15,000.00</b>	<b>10,132.50</b>
<b>Collections Income</b>						
4700 - Collection Processing Fees	4,511.99	5,833.00	35,642.16	35,000.00	70,000.00	34,357.84
4705 - NSF Service Fees	70.00	0.00	420.00	0.00	0.00	(420.00)
4710 - Late Fees & Interest	1,470.45	0.00	12,648.17	0.00	0.00	(12,648.17)
4715 - Lien Fees	84.00	500.00	6,900.00	3,000.00	6,000.00	(900.00)
4720 - Legal Reimbursements	15,661.01	5,000.00	58,900.82	30,000.00	60,000.00	1,099.18
<b>Total Collections Income</b>	<b>21,797.45</b>	<b>11,333.00</b>	<b>114,511.15</b>	<b>68,000.00</b>	<b>136,000.00</b>	<b>21,488.85</b>
<b>Other Income</b>						
4800 - Antenna Income - T-Mobile Easement	2,871.71	0.00	2,871.71	0.00	2,815.00	(56.71)
4835 - Miscellaneous Income	0.00	0.00	930.00	0.00	0.00	(930.00)
<b>Total Other Income</b>	<b>2,871.71</b>	<b>0.00</b>	<b>3,801.71</b>	<b>0.00</b>	<b>2,815.00</b>	<b>(986.71)</b>
<b>Investment Income</b>						
4900 - Interest Earned	33.55	833.00	608.53	5,000.00	10,000.00	9,391.47
<b>Total Investment Income</b>	<b>33.55</b>	<b>833.00</b>	<b>608.53</b>	<b>5,000.00</b>	<b>10,000.00</b>	<b>9,391.47</b>
<b>Total Greatwood Community Assoc., Inc. li</b>	<b>281,527.71</b>	<b>268,797.25</b>	<b>1,661,546.28</b>	<b>1,616,787.50</b>	<b>3,232,390.00</b>	<b>1,570,843.72</b>
<b>Expense</b>						
<b>Administrative</b>						
5000 - General Administrative	632.64	0.00	1,353.54	0.00	0.00	(1,353.54)

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Expense	Current Period		Year to Date (6 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Administrative</b>						
5005 - Application/Processing	900.00	417.00	2,800.00	2,500.00	300.00	2,200.00
5010 - Bad Debt	0.00	2,500.00	15,754.70	15,000.00	754.70	14,245.30
5015 - Bank Charges	10.00	21.00	70.00	125.00	(55.00)	180.00
5025 - Collection Charges	4,930.36	2,917.00	15,511.49	17,500.00	(1,988.51)	19,488.51
5035 - Decorations	0.00	0.00	5,659.86	7,000.00	(1,340.14)	19,340.14
5065 - Lien Charges	242.00	625.00	7,125.08	3,750.00	3,375.08	374.92
5080 - NSF Charges	113.67	0.00	379.44	0.00	379.44	(379.44)
5085 - Office Equipment Lease	199.18	208.00	1,195.08	1,250.00	(54.92)	1,304.92
5090 - Office Supplies	78.69	625.00	136.28	3,750.00	(3,613.72)	7,363.72
5100 - Records Storage	152.00	407.00	752.00	2,438.00	(1,686.00)	4,123.00
5115 - Web Site Maintenance	103.00	200.00	556.50	1,200.00	(643.50)	1,843.50
5195 - Other Administrative Services	42.98	0.00	497.06	0.00	497.06	(497.06)
<b>Total Administrative</b>	<b>7,404.52</b>	<b>7,920.00</b>	<b>51,791.03</b>	<b>54,513.00</b>	<b>(2,721.97)</b>	<b>68,233.97</b>
<b>Communications</b>						
5200 - Community Events	0.00	1,175.00	3,771.52	7,050.00	(3,278.48)	10,328.48
5210 - Printing & Copying	1,225.37	583.33	3,222.27	3,499.98	(277.71)	3,777.73
5215 - Postage	2,111.51	1,333.00	9,088.97	8,000.00	1,088.97	6,911.03
<b>Total Communications</b>	<b>3,336.88</b>	<b>3,091.33</b>	<b>16,082.76</b>	<b>18,549.98</b>	<b>(2,467.22)</b>	<b>21,017.24</b>
<b>Insurance</b>						
5400 - Insurance Premiums	6,490.09	5,583.33	35,620.04	33,500.02	2,120.02	31,379.96
<b>Total Insurance</b>	<b>6,490.09</b>	<b>5,583.33</b>	<b>35,620.04</b>	<b>33,500.02</b>	<b>2,120.02</b>	<b>31,379.96</b>
<b>Utilities</b>						
6000 - Electric Service	32,510.43	32,083.00	193,079.40	192,500.00	579.40	191,920.60
6025 - Water Service	37,083.94	29,170.00	133,480.88	175,000.00	(41,519.12)	216,519.12
6050 - Telephone Service	882.76	833.00	7,498.33	5,000.00	2,498.33	2,501.67
<b>Total Utilities</b>	<b>70,477.13</b>	<b>62,086.00</b>	<b>334,058.61</b>	<b>372,500.00</b>	<b>(38,441.39)</b>	<b>410,941.39</b>

# Income Statement Report

## Greatwood Community Assoc, Inc

### Greatwood Community Assoc., Inc.

June 01, 2014 thru June 30, 2014

Expense	Current Period		Year to Date (6 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Landscaping</b>						
6100 - Grounds & Landscaping - Contract	79,293.23	79,293.23	375,484.21	375,480.97	735,103.30	359,619.09
6140 - Mowing & Edging	1,851.08	1,242.00	2,045.93	7,452.00	14,900.00	12,854.07
6150 - Seasonal Color/Plantings	26,590.74	25,000.00	71,056.65	47,727.25	75,000.00	3,943.35
6160 - Tree Maintenance	0.00	0.00	22,135.43	20,000.00	20,000.00	(2,135.43)
6165 - Tree Removal	6,408.41	4,167.00	12,253.93	25,000.00	50,000.00	37,746.07
6199 - Landscape Other	2,706.25	2,084.00	15,525.59	12,499.00	25,000.00	9,474.41
<b>Total Landscaping</b>	<b>116,849.71</b>	<b>111,786.23</b>	<b>498,501.74</b>	<b>488,159.22</b>	<b>920,003.30</b>	<b>421,501.56</b>
<b>Irrigation</b>						
6200 - Irrigation Repair & Maintenance	5,461.11	6,250.00	25,883.74	37,500.00	75,000.00	49,116.26
<b>Total Irrigation</b>	<b>5,461.11</b>	<b>6,250.00</b>	<b>25,883.74</b>	<b>37,500.00</b>	<b>75,000.00</b>	<b>49,116.26</b>
<b>Contracted Services</b>						
6418 - Fountains/Ponds/Lakes Services	2,200.00	2,200.00	13,200.00	13,200.00	26,400.00	13,200.00
6434 - Pest Control	3,784.54	4,000.00	9,756.44	12,600.00	32,000.00	22,243.56
6438 - Pool Management	21,613.00	45,700.44	84,695.89	121,781.69	206,000.00	121,304.11
6440 - Safety & Security	50,475.40	30,458.00	171,551.00	182,750.00	365,500.00	193,949.00
<b>Total Contracted Services</b>	<b>78,072.94</b>	<b>82,358.44</b>	<b>279,203.33</b>	<b>330,331.69</b>	<b>629,900.00</b>	<b>350,696.67</b>
<b>Repair &amp; Maintenance</b>						
6545 - Electrical Supplies/Repair & Maintena	4,985.27	1,667.00	13,605.89	10,000.00	20,000.00	6,394.11
6560 - Fence Repair & Maintenance	0.00	833.00	6,256.62	5,000.00	10,000.00	3,743.38
6585 - Fountain/Pond/Lake Repair & Mainte	2,713.82	1,333.00	14,606.70	8,002.00	16,000.00	1,393.30
6595 - Gate & Monument Repair & Maintena	0.00	833.00	0.00	5,000.00	10,000.00	10,000.00
6600 - General Repair & Maintenance	5,965.95	1,667.00	9,924.21	10,000.00	20,000.00	10,075.79
6635 - Janitorial Supplies & Maintenance	410.00	625.00	4,409.14	3,750.00	7,500.00	3,090.86
6655 - Mailbox Repair & Maintenance	0.00	417.00	0.00	2,500.00	5,000.00	5,000.00
6685 - Park/Playground Repair & Maintenan	22,163.92	1,667.00	42,975.82	10,002.00	20,000.00	(22,975.82)
6695 - Plumbing Supplies/Repair & Maintena	75.78	83.00	1,188.26	500.00	1,000.00	(188.26)

**Income Statement Report**  
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 June 01, 2014 thru June 30, 2014

Expense	Current Period		Year to Date (6 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Repair &amp; Maintenance</b>						
6700 - Pool Supplies/Repair & Maintenance	1,823.59	2,085.00	16,676.67	12,500.00	4,176.67	8,323.33
6710 - Recreation Supplies/Repair & Mainte	1,440.04	1,667.00	9,124.35	10,002.00	(877.65)	10,875.65
6730 - Security System Repair & Maintenan	1,621.87	0.00	9,546.41	0.00	9,546.41	(9,546.41)
6740 - Sidewalk/Concrete Repair & Maintene	0.00	208.00	3,995.00	1,250.00	2,745.00	(1,495.00)
6745 - Signage Repair & Maintenance	0.00	0.00	58.48	0.00	58.48	(58.48)
6765 - Tennis Court Repair & Maintenance	0.00	834.00	6,753.26	5,000.00	1,753.26	3,246.74
<b>Total Repair &amp; Maintenance</b>	<b>41,200.24</b>	<b>13,919.00</b>	<b>139,120.81</b>	<b>83,506.00</b>	<b>55,614.81</b>	<b>27,879.19</b>
<b>Professional Services</b>						
7000 - Audit & Tax Services	0.00	0.00	7,923.71	8,000.00	(76.29)	76.29
7020 - Legal Services	4,331.25	833.00	7,843.75	5,000.00	2,843.75	2,156.25
7025 - Legal Services - Collections	10,322.33	6,667.00	52,222.29	40,000.00	12,222.29	27,777.71
7035 - Legal Services - Deed Restrictions	8,105.23	1,417.00	22,670.80	8,500.00	14,170.80	(5,670.80)
7040 - Management Fees	7,548.61	7,549.00	45,291.66	45,292.00	(0.34)	45,291.69
<b>Total Professional Services</b>	<b>30,307.42</b>	<b>16,466.00</b>	<b>135,952.21</b>	<b>106,792.00</b>	<b>29,160.21</b>	<b>69,631.14</b>
<b>Taxes</b>						
9000 - Federal Income Tax	(14.00)	0.00	1,406.00	3,000.00	(1,594.00)	1,594.00
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	0.00	1,000.00
<b>Total Taxes</b>	<b>(14.00)</b>	<b>0.00</b>	<b>1,406.00</b>	<b>3,000.00</b>	<b>(1,594.00)</b>	<b>2,594.00</b>
<b>Other Expenses</b>						
9105 - Reserve Contribution Expense	19,916.60	20,833.00	124,999.00	125,002.00	(3.00)	125,001.00
<b>Total Other Expenses</b>	<b>19,916.60</b>	<b>20,833.00</b>	<b>124,999.00</b>	<b>125,002.00</b>	<b>(3.00)</b>	<b>125,001.00</b>
<b>Total Greatwood Community Assoc., Inc. E</b>	<b>379,502.64</b>	<b>330,293.33</b>	<b>1,642,619.27</b>	<b>1,653,353.91</b>	<b>(10,734.64)</b>	<b>1,577,992.38</b>
<b>Total Greatwood Community Assoc., Inc. li</b>	<b>(97,974.93)</b>	<b>(61,496.08)</b>	<b>18,927.01</b>	<b>(36,566.41)</b>	<b>55,493.42</b>	<b>(7,148.66)</b>

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

	Current Period		Year to Date (6 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Income</b>						
<b>Investment Income</b>						
4905 - Reserve Contribution Income	124,999.00	20,833.00	124,999.00	125,000.00	(1.00)	125,001.00
4910 - Interest Earned - Reserve Accounts	60.01	0.00	976.41	0.00	976.41	(976.41)
<b>Total Investment Income</b>	<b>125,059.01</b>	<b>20,833.00</b>	<b>125,975.41</b>	<b>125,000.00</b>	<b>975.41</b>	<b>124,024.59</b>
<b>Total Greatwood Community Assoc Reser</b>	<b>125,059.01</b>	<b>20,833.00</b>	<b>125,975.41</b>	<b>125,000.00</b>	<b>975.41</b>	<b>124,024.59</b>
<b>Expense</b>						
<b>Reserve Expenses</b>						
9826 - Common Area Expenses	0.00	2,917.00	35,851.00	17,500.00	18,351.00	(851.00)
9828 - Concrete Expenses	0.00	1,250.00	9,665.00	7,500.00	2,165.00	5,335.00
9852 - Fences, Gates & Walls Expenses	0.00	20,000.00	28,256.11	50,000.00	(21,743.89)	66,743.89
9910 - Monuments Expenses	0.00	833.00	0.00	5,000.00	(5,000.00)	10,000.00
9924 - Pools & Spas Expenses	16,829.17	6,667.00	42,220.62	40,000.00	2,220.62	37,779.38
9958 - Tennis Court Expenses	0.00	833.00	6,590.00	5,000.00	1,590.00	3,410.00
<b>Total Reserve Expenses</b>	<b>16,829.17</b>	<b>32,500.00</b>	<b>122,582.73</b>	<b>125,000.00</b>	<b>(2,417.27)</b>	<b>122,417.27</b>
<b>Total Greatwood Community Assoc Reser</b>	<b>16,829.17</b>	<b>32,500.00</b>	<b>122,582.73</b>	<b>125,000.00</b>	<b>(2,417.27)</b>	<b>122,417.27</b>
<b>Total Greatwood Community Assoc Reserv</b>	<b>108,229.84</b>	<b>(11,667.00)</b>	<b>3,392.68</b>	<b>0.00</b>	<b>3,392.68</b>	<b>1,607.32</b>
<b>Total Association Net Income / (Loss)</b>	<b>10,254.91</b>	<b>(73,163.08)</b>	<b>22,319.69</b>	<b>(36,566.41)</b>	<b>58,886.10</b>	<b>(5,541.34)</b>

# Balance Sheet Report Greatwood Community Assoc, Inc

As of June 30, 2014

<u>Assets</u>	<u>Balance Jun 30, 2014</u>	<u>Balance May 31, 2014</u>	<u>Change</u>
<b>Operating Funds</b>			
1003 - CAB Operating # 5476	231,022.51	552,634.52	(321,612.01)
1100 - CAB Operating Money Market # 7605	953.86	953.75	0.11
1152 - 2014 CDARS	1,000,122.74	1,000,122.74	0.00
1220 - Petty Cash - CAB # 2591	300.03	118.17	181.86
<b>Total Operating Funds</b>	<b>1,232,399.14</b>	<b>1,553,829.18</b>	<b>(321,430.04)</b>
<b>Reserve Funds</b>			
1325 - *Prosperity Bank MM # 1742	249,877.36	249,877.36	0.00
1326 - *First Community Bank MM # 1808	251,001.70	251,001.70	0.00
1327 - *CAB Reserves MM # 7761	375,516.66	354,623.65	20,893.01
1350 - *Beal CD 0797 - 10/03/14 0.71% 12M	200,470.65	200,470.65	0.00
<b>Total Reserve Funds</b>	<b>1,076,866.37</b>	<b>1,055,973.36</b>	<b>20,893.01</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	388,398.61	410,295.75	(21,897.14)
<b>Total Accounts Receivable</b>	<b>388,398.61</b>	<b>410,295.75</b>	<b>(21,897.14)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	58,410.77	64,900.86	(6,490.09)
<b>Total Prepaid Expenses</b>	<b>58,410.77</b>	<b>64,900.86</b>	<b>(6,490.09)</b>
<b>Other Current Assets</b>			
1650 - Due to Operating from Reseve	122,582.73	0.00	122,582.73
1799 - Clearing Account	140.36	844.17	(703.81)
<b>Total Other Current Assets</b>	<b>122,723.09</b>	<b>844.17</b>	<b>121,878.92</b>
<b>Total Assets</b>	<b>2,878,797.98</b>	<b>3,085,843.32</b>	<b>(207,045.34)</b>

# Balance Sheet Report

## Greatwood Community Assoc, Inc

As of June 30, 2014

	<u>Balance Jun 30, 2014</u>	<u>Balance May 31, 2014</u>	<u>Change</u>
<u>Liabilities</u>			
<b>Accounts Payable</b>			
2000 - Accounts Payable	0.00	861.44	(861.44)
2036 - Due from Reserve to Operating	122,582.73	0.00	122,582.73
<b>Total Accounts Payable</b>	<b>122,582.73</b>	<b>861.44</b>	<b>121,721.29</b>
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	19,975.75	0.00	19,975.75
<b>Total Accrued Expenses</b>	<b>19,975.75</b>	<b>0.00</b>	<b>19,975.75</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	16,264.50	14,794.39	1,470.11
2595 - Deferred Revenue	1,535,920.05	1,791,305.05	(255,385.00)
<b>Total Prepaid Assessments</b>	<b>1,552,184.55</b>	<b>1,806,099.44</b>	<b>(253,914.89)</b>
<b>Total Liabilities</b>	<b>1,694,623.03</b>	<b>1,806,840.88</b>	<b>(112,217.85)</b>
<u>Owners' Equity</u>			
<b>Owners Equity - Prior Years</b>			
3000 - Owners Equity - Prior Years	211,999.44	211,999.44	0.00
3005 - Equity Adjustments - Prior Periods	(1,035.14)	(1,035.14)	0.00
<b>Total Owners Equity - Prior Years</b>	<b>210,964.30</b>	<b>210,964.30</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 June 30, 2014

	<u>Balance</u> <u>Jun 30, 2014</u>	<u>Balance</u> <u>May 31, 2014</u>	<u>Change</u>
<u>Owners' Equity</u>			
<u>Capital Reserves</u>			
3450 - Reserve Contributions - Current Year	0.00	105,082.40	(105,082.40)
Total Capital Reserves	<u>950,890.96</u>	<u>1,055,973.36</u>	<u>(105,082.40)</u>
Total Owners' Equity	<u>1,161,855.26</u>	<u>1,266,937.66</u>	<u>(105,082.40)</u>
Net Income / (Loss)	<u>22,319.69</u>	<u>12,064.78</u>	<u>10,254.91</u>
Total Liabilities and Equity	<u>2,878,797.98</u>	<u>3,085,843.32</u>	<u>(207,045.34)</u>