

Balance Sheet Report
Greatwood Community Assoc, Inc

As of January 31, 2019

	<u>Balance Jan 31, 2019</u>	<u>Balance Dec 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1003 - CAB Operating # 5476	603,586.87	490,685.44	112,901.43
1004 - CAB WM Sweep Account# 6026 OL	2,255,096.31	945,491.19	1,309,605.12
1008 - Independent Bank - OPR #3568	51,537.65	51,526.71	10.94
1100 - CAB Operating Money Market # 7605	961.54	961.21	0.33
1220 - Petty Cash - CAB # 2591	557.16	557.14	0.02
1650 - Due To/From Reserves	(725.28)	0.00	(725.28)
Total Operating Funds	2,911,014.25	1,489,221.69	1,421,792.56
Reserve Funds			
1300 - CAB Reserve Operating # 0045	10.71	10.71	0.00
1325 - *Prosperity Bank MM # 1742	203,184.82	203,026.57	158.25
1326 - *Pioneer Bank MM # 1808	256,379.91	256,379.91	0.00
1327 - *CAB Reserves MM # 7761	90,916.44	90,885.56	30.88
1352 - Independent Bank CD-10/20/18 .85% 12M	207,417.81	207,417.81	0.00
1651 - Due To/From Operating	725.28	0.00	725.28
Total Reserve Funds	758,634.97	757,720.56	914.41
Accounts Receivable			
1500 - Residential Assessments Receivable	956,776.94	238,996.03	717,780.91
1530 - Allowance for Doubtful accounts	(90,000.00)	(90,000.00)	0.00
Total Accounts Receivable	866,776.94	148,996.03	717,780.91
Prepaid Expenses			
1600 - Prepaid Insurance	64,900.00	73,012.50	(8,112.50)
1640 - Other Prepaid Expenses	2,769.87	4,173.45	(1,403.58)
Total Prepaid Expenses	67,669.87	77,185.95	(9,516.08)

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<u>Assets</u>			
Other Current Assets			
1735 - Other Receivables	97,078.00	97,078.00	0.00
1745 - Taxes Receivable	612.00	612.00	0.00
1799 - Clearing Account	(7,772.72)	(7,732.72)	(40.00)
Total Other Current Assets	<u>89,917.28</u>	<u>89,957.28</u>	<u>(40.00)</u>
Total Assets	<u><u>4,694,013.31</u></u>	<u><u>2,563,081.51</u></u>	<u><u>2,130,931.80</u></u>
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	0.00	46,988.00	(46,988.00)
2015 - Returned Check Fee Payable	27.59	27.59	0.00
2025 - Transfer Fee Payable	(635.00)	(835.00)	200.00
2050 - Resident Refunds	(3,932.77)	(3,932.77)	0.00
2060 - Insurance Payable	54,155.00	59,570.50	(5,415.50)
Total Accounts Payable	<u>49,614.82</u>	<u>101,818.32</u>	<u>(52,203.50)</u>
Accrued Expenses			
2395 - Other Accrued Expenses	5,854.00	61,257.01	(55,403.01)
Total Accrued Expenses	<u>5,854.00</u>	<u>61,257.01</u>	<u>(55,403.01)</u>
Prepaid Assessments			
2550 - Prepaid Assessments	23,583.76	1,267,214.34	(1,243,630.58)
2595 - Deferred Revenue	3,293,537.00	0.00	3,293,537.00
Total Prepaid Assessments	<u>3,317,120.76</u>	<u>1,267,214.34</u>	<u>2,049,906.42</u>
Total Liabilities	<u><u>3,372,589.58</u></u>	<u><u>1,430,289.67</u></u>	<u><u>1,942,299.91</u></u>

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Greatwood Community Assoc, Inc

As of January 31, 2019

	<u>Balance Jan 31, 2019</u>	<u>Balance Dec 31, 2018</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Owners Equity - Prior Years	3,722,398.74	3,722,398.74	0.00
3005 - Equity Adjustments - Prior Periods	1,698.17	759.77	938.40
Total Owners Equity - Prior Years	<u>3,724,096.91</u>	<u>3,723,158.51</u>	<u>938.40</u>
Capital Reserves			
3268 - General Reserve - Prior Yrs	502,547.10	502,547.10	0.00
Total Capital Reserves	<u>502,547.10</u>	<u>502,547.10</u>	<u>0.00</u>
Total Owners' Equity	<u>4,226,644.01</u>	<u>4,225,705.61</u>	<u>938.40</u>
Net Income / (Loss)	<u>(2,905,220.28)</u>	<u>(3,092,913.77)</u>	<u>187,693.49</u>
Total Liabilities and Equity	<u><u>4,694,013.31</u></u>	<u><u>2,563,081.51</u></u>	<u><u>2,130,931.80</u></u>

Income Statement Report
Greatwood Community Assoc, Inc
Operating

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	299,434.49	299,413.00	21.49	299,434.49	299,413.00	21.49	3,592,950.00	3,293,515.51
4005 - Swim Team Income	0.00	292.00	(292.00)	0.00	292.00	(292.00)	3,500.00	3,500.00
Total Assessment Income	299,434.49	299,705.00	(270.51)	299,434.49	299,705.00	(270.51)	3,596,450.00	3,297,015.51
User Fee Income								
4265 - Transfer Fees	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
4275 - Social/Recreation/Activity Fees	1,675.00	2,083.00	(408.00)	1,675.00	2,083.00	(408.00)	25,000.00	23,325.00
Total User Fee Income	1,675.00	2,125.00	(450.00)	1,675.00	2,125.00	(450.00)	25,500.00	23,825.00
Collections Income								
4700 - Collection Processing Fees	12,016.07	2,083.00	9,933.07	12,016.07	2,083.00	9,933.07	25,000.00	12,983.93
4705 - NSF Service Fees	10.00	17.00	(7.00)	10.00	17.00	(7.00)	200.00	190.00
4710 - Late Fees & Interest	5,974.94	1,250.00	4,724.94	5,974.94	1,250.00	4,724.94	15,000.00	9,025.06
4720 - Legal Reimbursements	11,529.87	10,833.00	696.87	11,529.87	10,833.00	696.87	130,000.00	118,470.13
Total Collections Income	29,530.88	14,183.00	15,347.88	29,530.88	14,183.00	15,347.88	170,200.00	140,669.12
Other Income								
4800 - Antenna Income - T-Mobile Easement	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
4814 - City of Sugar Land Reimbursement	0.00	2,083.00	(2,083.00)	0.00	2,083.00	(2,083.00)	25,000.00	25,000.00
4835 - Miscellaneous Income	502.80	0.00	502.80	502.80	0.00	502.80	0.00	(502.80)
Total Other Income	502.80	2,333.00	(1,830.20)	502.80	2,333.00	(1,830.20)	28,000.00	27,497.20
Investment Income								
4900 - Interest Earned	30.40	83.00	(52.60)	30.40	83.00	(52.60)	1,000.00	969.60
Total Investment Income	30.40	83.00	(52.60)	30.40	83.00	(52.60)	1,000.00	969.60
Total Operating Income	331,173.57	318,429.00	12,744.57	331,173.57	318,429.00	12,744.57	3,821,150.00	3,489,976.43
Expense								
Administrative								
5000 - General Administrative	0.00	583.00	(583.00)	0.00	583.00	(583.00)	7,000.00	7,000.00

Income Statement Report
Greatwood Community Assoc, Inc
Operating

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5005 - Application/Processing	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
5010 - Bad Debt	1,950.29	2,500.00	(549.71)	1,950.29	2,500.00	(549.71)	30,000.00	28,049.71
5015 - Bank Charges	10.00	25.00	(15.00)	10.00	25.00	(15.00)	300.00	290.00
5025 - Collection Charges	0.00	2,500.00	(2,500.00)	0.00	2,500.00	(2,500.00)	30,000.00	30,000.00
5035 - Decorations	0.00	8,000.00	(8,000.00)	0.00	8,000.00	(8,000.00)	96,000.00	96,000.00
5045 - Dues & Subscriptions	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
5080 - NSF Charges	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00	600.00
5085 - Office Equipment Lease	348.21	208.00	140.21	348.21	208.00	140.21	2,500.00	2,151.79
5090 - Office Supplies	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
5100 - Records Storage	314.50	250.00	64.50	314.50	250.00	64.50	3,000.00	2,685.50
5115 - Web Site Maintenance	0.00	333.00	(333.00)	0.00	333.00	(333.00)	4,000.00	4,000.00
5195 - Other Administrative Services	50.31	208.00	(157.69)	50.31	208.00	(157.69)	2,500.00	2,449.69
Total Administrative	2,673.31	15,283.00	(12,609.69)	2,673.31	15,283.00	(12,609.69)	183,400.00	180,726.69
Communications								
5200 - Community Events	(669.03)	1,250.00	(1,919.03)	(669.03)	1,250.00	(1,919.03)	15,000.00	15,669.03
5210 - Printing & Copying	0.00	833.00	(833.00)	0.00	833.00	(833.00)	10,000.00	10,000.00
5215 - Postage	0.00	1,167.00	(1,167.00)	0.00	1,167.00	(1,167.00)	14,000.00	14,000.00
Total Communications	(669.03)	3,250.00	(3,919.03)	(669.03)	3,250.00	(3,919.03)	39,000.00	39,669.03
Insurance								
5400 - Insurance Premiums	8,117.50	6,667.00	1,450.50	8,117.50	6,667.00	1,450.50	80,000.00	71,882.50
Total Insurance	8,117.50	6,667.00	1,450.50	8,117.50	6,667.00	1,450.50	80,000.00	71,882.50
Utilities								
6000 - Electric Service	5,302.80	6,250.00	(947.20)	5,302.80	6,250.00	(947.20)	75,000.00	69,697.20
6025 - Water Service	10,415.05	27,083.00	(16,667.95)	10,415.05	27,083.00	(16,667.95)	325,000.00	314,584.95
6050 - Telephone Service	2,719.83	2,083.00	636.83	2,719.83	2,083.00	636.83	25,000.00	22,280.17
Total Utilities	18,437.68	35,416.00	(16,978.32)	18,437.68	35,416.00	(16,978.32)	425,000.00	406,562.32

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Operating

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Landscaping								
6100 - Grounds & Landscaping - Contract	36,872.01	71,304.00	(34,431.99)	36,872.01	71,304.00	(34,431.99)	855,643.00	818,770.99
6140 - Mowing & Edging	0.00	1,042.00	(1,042.00)	0.00	1,042.00	(1,042.00)	12,500.00	12,500.00
6150 - Seasonal Color/Plantings	0.00	8,333.00	(8,333.00)	0.00	8,333.00	(8,333.00)	100,000.00	100,000.00
6160 - Tree Maintenance	0.00	3,333.00	(3,333.00)	0.00	3,333.00	(3,333.00)	40,000.00	40,000.00
6165 - Tree Removal	0.00	10,960.00	(10,960.00)	0.00	10,960.00	(10,960.00)	131,524.00	131,524.00
6199 - Landscape Other	0.00	4,167.00	(4,167.00)	0.00	4,167.00	(4,167.00)	50,000.00	50,000.00
Total Landscaping	36,872.01	99,139.00	(62,266.99)	36,872.01	99,139.00	(62,266.99)	1,189,667.00	1,152,794.99
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	7,917.00	(7,917.00)	0.00	7,917.00	(7,917.00)	95,000.00	95,000.00
Total Irrigation	0.00	7,917.00	(7,917.00)	0.00	7,917.00	(7,917.00)	95,000.00	95,000.00
Operations								
6300 - Permits & Licenses	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
Total Operations	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
Contracted Services								
6418 - Fountains/Ponds/Lakes Services	2,320.00	2,320.00	0.00	2,320.00	2,320.00	0.00	27,840.00	25,520.00
6434 - Pest Control	380.00	1,667.00	(1,287.00)	380.00	1,667.00	(1,287.00)	20,000.00	19,620.00
6438 - Pool Management	2,706.25	28,333.00	(25,626.75)	2,706.25	28,333.00	(25,626.75)	340,000.00	337,293.75
6440 - Safety & Security	34,889.42	31,071.00	3,818.42	34,889.42	31,071.00	3,818.42	372,856.00	337,966.58
Total Contracted Services	40,295.67	63,391.00	(23,095.33)	40,295.67	63,391.00	(23,095.33)	760,696.00	720,400.33
Repair & Maintenance								
6545 - Electrical Supplies/Repair & Maintena	4,735.94	5,833.00	(1,097.06)	4,735.94	5,833.00	(1,097.06)	70,000.00	65,264.06
6560 - Fence Repair & Maintenance	0.00	2,083.00	(2,083.00)	0.00	2,083.00	(2,083.00)	25,000.00	25,000.00
6585 - Fountain/Pond/Lake Repair & Maintena	451.56	1,417.00	(965.44)	451.56	1,417.00	(965.44)	17,000.00	16,548.44
6595 - Gate & Monument Repair & Maintena	0.00	2,917.00	(2,917.00)	0.00	2,917.00	(2,917.00)	35,000.00	35,000.00
6600 - General Repair & Maintenance	3,349.36	2,917.00	432.36	3,349.36	2,917.00	432.36	35,000.00	31,650.64
6635 - Janitorial Supplies & Maintenance	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00	15,000.00

Income Statement Report
Greatwood Community Assoc, Inc
Operating

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6685 - Park/Playground Repair & Maintenance	0.00	2,917.00	(2,917.00)	0.00	2,917.00	(2,917.00)	35,000.00	35,000.00
6695 - Plumbing Supplies/Repair & Maintenance	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
6700 - Pool Supplies/Repair & Maintenance	764.09	2,500.00	(1,735.91)	764.09	2,500.00	(1,735.91)	30,000.00	29,235.91
6710 - Recreation Supplies/Repair & Maintenance	0.00	1,667.00	(1,667.00)	0.00	1,667.00	(1,667.00)	20,000.00	20,000.00
6730 - Security System Repair & Maintenance	416.76	3,333.00	(2,916.24)	416.76	3,333.00	(2,916.24)	40,000.00	39,583.24
6740 - Sidewalk/Concrete Repair & Maintenance	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
6765 - Tennis Court Repair & Maintenance	0.00	833.00	(833.00)	0.00	833.00	(833.00)	10,000.00	10,000.00
6795 - Other Supplies/Repair & Maintenance	1,955.00	0.00	1,955.00	1,955.00	0.00	1,955.00	0.00	(1,955.00)
Total Repair & Maintenance	11,672.71	28,251.00	(16,578.29)	11,672.71	28,251.00	(16,578.29)	339,000.00	327,327.29
Professional Services								
7000 - Audit & Tax Services	0.00	833.00	(833.00)	0.00	833.00	(833.00)	10,000.00	10,000.00
7020 - Legal Services	1,800.00	2,917.00	(1,117.00)	1,800.00	2,917.00	(1,117.00)	35,000.00	33,200.00
7025 - Legal Services - Collections	10,100.77	9,167.00	933.77	10,100.77	9,167.00	933.77	110,000.00	99,899.23
7035 - Legal Services - Deed Restrictions	4,279.77	3,333.00	946.77	4,279.77	3,333.00	946.77	40,000.00	35,720.23
7040 - Management Fees	8,241.48	8,750.00	(508.52)	8,241.48	8,750.00	(508.52)	105,000.00	96,758.52
Total Professional Services	24,422.02	25,000.00	(577.98)	24,422.02	25,000.00	(577.98)	300,000.00	275,577.98
Taxes								
9000 - Federal Income Tax	0.00	333.00	(333.00)	0.00	333.00	(333.00)	4,000.00	4,000.00
9015 - Property/Real Estate Tax	1,847.34	417.00	1,430.34	1,847.34	417.00	1,430.34	5,000.00	3,152.66
Total Taxes	1,847.34	750.00	1,097.34	1,847.34	750.00	1,097.34	9,000.00	7,152.66
Reserve Expenses								
9958 - Tennis Court Expenses	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
Total Reserve Expenses	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
Total Operating Expense	143,669.21	285,606.00	(141,936.79)	143,669.21	285,606.00	(141,936.79)	3,427,263.00	3,283,593.79
Total Operating Income / (Loss)	187,504.36	32,823.00	154,681.36	187,504.36	32,823.00	154,681.36	393,887.00	206,382.64

Income Statement Report
Greatwood Community Assoc, Inc
Reserves

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4910 - Interest Earned - Reserve Accounts	189.13	0.00	189.13	189.13	0.00	189.13	0.00	(189.13)
Total Investment Income	189.13	0.00	189.13	189.13	0.00	189.13	0.00	(189.13)
Total Reserves Income	189.13	0.00	189.13	189.13	0.00	189.13	0.00	(189.13)
Expense								
Reserve Expenses								
9826 - Playground Equipment Replacement	0.00	4,167.00	(4,167.00)	0.00	4,167.00	(4,167.00)	50,000.00	50,000.00
9828 - Concrete Expenses	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
9848 - Electrical Expenses	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00	15,000.00
9852 - Fences, Gates & Walls Expenses	0.00	12,083.00	(12,083.00)	0.00	12,083.00	(12,083.00)	145,000.00	145,000.00
9910 - Monuments Expenses	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00	15,000.00
9924 - Pools & Spas Expenses	0.00	833.00	(833.00)	0.00	833.00	(833.00)	10,000.00	10,000.00
9934 - Recreation Center Expenses	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
9938 - Security Systems Expenses	0.00	2,083.00	(2,083.00)	0.00	2,083.00	(2,083.00)	25,000.00	25,000.00
Total Reserve Expenses	0.00	22,500.00	(22,500.00)	0.00	22,500.00	(22,500.00)	270,000.00	270,000.00
Total Reserves Expense	0.00	22,500.00	(22,500.00)	0.00	22,500.00	(22,500.00)	270,000.00	270,000.00
Total Reserves Income / (Loss)	189.13	(22,500.00)	22,689.13	189.13	(22,500.00)	22,689.13	(270,000.00)	(270,189.13)
Total Association Net Income / (Loss)	187,693.49	10,323.00	177,370.49	187,693.49	10,323.00	177,370.49	123,887.00	(63,806.49)