

Nov
2019

ASSETS

1000	Mutual of Omaha Checking	112,166.87
1002	Woodforest Checking	119,133.00
1003	Woodforest Money Market	253,142.17
1004	Petty Cash	500.00
1005	Woodforest sec 5	9,384.38
1007	Woodforest sec 7	60,676.42

TOTAL BANKING ASSETS **555,002.84**

RECEIVABLES & DEPOSITS

1027	Allowance for Bad Debt	(86,440.98)
1028	Accounts Receivable	173,625.10
1032	Prepaid Insurance	45,757.83

TOTAL RECEIVABLES & DEPOSITS **132,941.95**

TOTAL ASSETS **687,944.79**

LIABILITIES & EQUITY

LIABILITIES

2001	Refundable BLD DEP	10,500.00
2005	Prepaid Assessments	2,656.46
2009	Tenant Deposit	1,050.00

TOTAL LIABILITIES **14,206.46**

EQUITY

3000	Retained Earnings	353,163.12
	Current Year Net Income	320,575.21

TOTAL EQUITY **673,738.33**

TOTAL LIABILITIES & EQUITY **687,944.79**

	November Actual	Jan-Nov Actual	Total Budget	Jan-Nov % Diff/Budget	Jan-Nov Variance	
INCOME POA						
POA Assessments						
4000	2019 Assessments	0.00	948,431.14	925,000	2.53 %	23,431.14
4000-0	Assessment Discount	0.00	(94,160.36)	(96,420)	2.34 %	2,259.64
4001	2016 Assessments	0.00	870.00	0	0.00 %	870.00
4002	2017 Assessments	0.00	4,701.64	0	0.00 %	4,701.64
4003	2018 Assessments	0.00	15,337.52	0	0.00 %	15,337.52
4004	Dry Storage Area	0.00	30,942.54	0	0.00 %	30,942.54
	Total POA Assessments	0.00	906,122.48	828,580	9.36 %	77,542.48
POA Other Income						
4100	Quarterly Late Fees	0.00	5,545.00	12,500	(55.64)%	(6,955.00)
4101	Tenant Admin Fee	0.00	1,100.00	1,000	10.00 %	100.00
4102	ACC Application Fee	4,000.00	4,000.00	0	0.00 %	4,000.00
4103	ACC Road Maintenance Fee	0.00	0.00	95,000	(100.00)%	(95,000.00)
4105	Community Center Rental Fee	0.00	4,805.00	3,000	60.17 %	1,805.00
4106	Administration Fees	50.00	2,393.40	1,800	32.97 %	593.40
4108	Transfer Fees	1,000.00	16,425.00	15,000	9.50 %	1,425.00
4110	Non-Refundable Building Deposit	0.00	14,500.00	10,000	45.00 %	4,500.00
4112	Entrance Gate Cards/Stickers	235.00	2,835.00	3,000	(5.50)%	(165.00)
4115	WF Raymond James	19.16	6,453.57	1,500	330.24 %	4,953.57
4115-1	Mutual Interest	0.00	80.12	0	0.00 %	80.12
4117	Other Income	0.00	0.00	200	(100.00)%	(200.00)
	Total POA Other Income	5,304.16	58,137.09	143,000	(59.34)%	(84,862.91)
	TOTAL POA INCOME	5,304.16	964,259.57	971,580	(0.75)%	(7,320.43)
EXPENSES-POA						
GATE RELATED						
Gate Maintenance & Repair						
5012-1	Computer Maintenance	81.19	3,037.76	3,000	1.26 %	37.76
5012-2	Gate Cards/Stickers	0.00	974.25	2,000	(51.29)%	(1,025.75)
5012-3	Gate Repair	0.00	2,283.54	7,000	(67.38)%	(4,716.46)
	Total Gate Maintenance & Repair	81.19	6,295.55	12,000	(47.54)%	(5,704.45)
Security						
5305-1	Contract Police Officers	787.50	21,175.00	30,600	(30.80)%	(9,425.00)
5305-2	Contract Guards	11,573.31	104,252.33	145,000	(28.10)%	(40,747.67)
5305-3	Gate keys Security	0.00	2,100.00	2,100	0.00 %	0.00
5305-4	Security Other	0.00	108.03	250	(56.79)%	(141.97)
5305-5	Pool Security	0.00	3,671.90	4,000	(8.20)%	(328.10)
5305-6	Security Equip/Maintenance	0.00	861.59	6,000	(85.64)%	(5,138.41)
	Total Security	12,360.81	132,168.85	187,950	(29.68)%	(55,781.15)
Roads						
5099	Repairs to Streets	0.00	72,304.01	250,000	(71.08)%	(177,695.99)
	Total Roads	0.00	72,304.01	250,000	(71.08)%	(177,695.99)
	TOTAL GATE RELATED	12,442.00	210,768.41	449,950	(53.16)%	(239,181.59)
BUILDING MAINTENANCE & REPAIR						

	November Actual	Jan-Nov Actual	Total Budget	Jan-Nov % Diff/Budget	Jan-Nov Variance
5060 Building Repair	0.00	4,143.95	9,150	(54.71)%	(5,006.05)
5060-1 Building maintenance- Other	0.00	1,931.60	1,500	28.77 %	431.60
5060-2 Community Center Cleaning	439.44	5,320.61	7,000	(23.99)%	(1,679.39)
TOTAL BUILDING MAINTENANCE & REPAIR	439.44	11,396.16	17,650	(35.43)%	(6,253.84)
AMENITIES					
Grounds & Landscaping					
5000 Mowing Contract	6,925.85	80,422.27	90,000	(10.64)%	(9,577.73)
5000-1 Grounds Maintenance/Landscaping	484.42	20,936.36	30,000	(30.21)%	(9,063.64)
5002 Beautification	1,081.88	4,202.40	7,000	(39.97)%	(2,797.60)
5003 Dry Storage Expense	0.00	25,138.71	7,000	259.12 %	18,138.71
5005 Equipment Repairs	0.00	10,574.90	1,500	604.99 %	9,074.90
5005-1 Fuel	0.00	37.13	400	(90.72)%	(362.87)
5005-2 Equipment Purchases	149.76	149.76	500	(70.05)%	(350.24)
5006 Signs	0.00	965.05	1,000	(3.50)%	(34.95)
5007 Tree Removal	0.00	2,862.50	9,000	(68.19)%	(6,137.50)
5008 Recreational Amenities	0.00	3,347.32	8,000	(58.16)%	(4,652.68)
5009 Pond Maintenance	0.00	12,143.20	10,000	21.43 %	2,143.20
5010 Buoys	0.00	24.57	600	(95.91)%	(575.43)
5011 Boat Ramp Maintenance	0.00	1,000.00	10,000	(90.00)%	(9,000.00)
Total Grounds & Landscaping	8,641.91	161,804.17	175,000	(7.54)%	(13,195.83)
Swimming Pool Maintenance					
5021 Pool Maintenance & Repairs	601.55	14,251.80	25,000	(42.99)%	(10,748.20)
5022 Pool Contract	0.00	9,466.55	8,000	18.33 %	1,466.55
Total Swimming Pool Maintenance	601.55	23,718.35	33,000	(28.13)%	(9,281.65)
TOTAL AMENITIES	9,243.46	185,522.52	208,000	(10.81)%	(22,477.48)
POA UTILITIES					
5100 Electric	1,370.37	15,799.18	18,000	(12.23)%	(2,200.82)
5101 Water & Sewer	867.00	7,964.59	10,000	(20.35)%	(2,035.41)
5102 Phone/Internet	949.83	4,584.15	6,000	(23.60)%	(1,415.85)
5102-1 Internet Service	0.00	4,400.77	8,000	(44.99)%	(3,599.23)
5104 Trash Removal	527.59	5,268.07	6,000	(12.20)%	(731.93)
TOTAL POA UTILITIES	3,714.79	38,016.76	48,000	(20.80)%	(9,983.24)
OPERATIONS & ADMINISTRATION					
Management					
5200 Management Fee	10,200.00	116,358.10	123,600	(5.86)%	(7,241.90)
5200-2 Second Monthly Drive Thru	300.00	3,000.00	3,600	(16.67)%	(600.00)
5200-3 Mileage and Telephone Reimbursement	466.75	3,915.60	4,000	(2.11)%	(84.40)
5200-4 additional Hours- Mgmt Contract	0.00	0.00	800	(100.00)%	(800.00)
Total Management	10,966.75	123,273.70	132,000	(6.61)%	(8,726.30)
Insurance					
5401 General Liability	0.00	43,328.00	45,000	(3.72)%	(1,672.00)
Total Insurance	0.00	43,328.00	45,000	(3.72)%	(1,672.00)

	November Actual	Jan-Nov Actual	Total Budget	Jan-Nov % Diff/Budget	Jan-Nov Variance
Taxes					
5208 Property Taxes	0.00	7,672.70	2,000	283.64 %	5,672.70
Total Taxes	0.00	7,672.70	2,000	283.64 %	5,672.70
Office					
5201 Postage/Printing/Supplies	0.00	8,598.60	12,000	(28.35)%	(3,401.40)
5201-1 Office Supplies-Copies	22.22	3,369.46	5,500	(38.74)%	(2,130.54)
5201-2 Computer Maintenance	282.93	806.71	1,000	(19.33)%	(193.29)
5201-3 Office Furniture & Equipment	0.00	294.71	700	(57.90)%	(405.29)
5204 Bad Debt	0.00	1,674.06	0	0.00 %	1,674.06
5205 Bank Fees	0.00	87.79	500	(82.44)%	(412.21)
5205-1 Credit Card Fees	689.75	744.39	0	0.00 %	744.39
5205-2 SJRA Fee- Boat Ramp	0.00	205.45	300	(31.52)%	(94.55)
5205-3 Other Expenses	1,420.00	1,420.00	500	184.00 %	920.00
5207 Website Fees	18.17	180.39	0	0.00 %	180.39
Total Office	2,433.07	17,381.56	20,500	(15.21)%	(3,118.44)
Other Expenses					
5301 Legal -Deed Violations	0.00	(3,610.00)	0	0.00 %	(3,610.00)
5302 Legal-Corporate	277.80	10,151.82	25,000	(59.39)%	(14,848.18)
5304 Tax Preparation	0.00	4,287.93	8,000	(46.40)%	(3,712.07)
Total Other Expenses	277.80	10,829.75	33,000	(67.18)%	(22,170.25)
Other Expense					
5205 Bank Fees	0.00	87.79	500	(82.44)%	(412.21)
5205-1 Credit Card Fees	689.75	744.39	0	0.00 %	744.39
5205-2 SJRA Fee- Boat Ramp	0.00	205.45	300	(31.52)%	(94.55)
Total Other Expense	689.75	1,037.63	800	29.70 %	237.63
TOTAL OPERATIONS & ADMINISTRATION	14,367.37	203,523.34	233,300	(12.76)%	(29,776.66)
TOTAL EXPENSES	40,207.06	649,227.19	956,900	(32.15)%	(307,672.81)
NET INCOME	(34,902.90)	315,032.38	14,680	999.99 %	300,352.38

	November Actual	Jan-Nov Actual	Total Budget	Jan-Nov % Diff/Budget	Jan-Nov Variance
INCOME - SECTION 5					
Section 5 Amenities Income					
4050	0.00	9,270.00	9,270	0.00 %	0.00
4050-1	0.00	40.42	10	304.20 %	30.42
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Total Section 5 Amenities Income	0.00	9,310.42	9,280	0.33 %	30.42
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TOTAL INCOME - SECTION 5	0.00	9,310.42	9,280	0.33 %	30.42
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AMENITIES EXPENSE - SECTION 5					
Section 5 Operations					
5470	0.00	100.00	100	0.00 %	0.00
5471	0.00	469.21	800	(41.35)%	(330.79)
5472	0.00	1,400.90	5,000	(71.98)%	(3,599.10)
5473	297.69	4,674.73	1,150	306.50 %	3,524.73
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Total Section 5 Operations	297.69	6,644.84	7,050	(5.75)%	(405.16)
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TOTAL AMENITIES EXPENSE - SECTION 5	297.69	6,644.84	7,050	(5.75)%	(405.16)
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TOTAL EXPENSES	0.00	0.00	0	0.00 %	0.00
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NET INCOME	(297.69)	2,665.58	2,230	19.53 %	435.58
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	November Actual	Jan-Nov Actual	Total Budget	Jan-Nov % Diff/Budget	Jan-Nov Variance	
INCOME - SECTION 7 MARINA						
Section 7 Marina Income						
4005	Marina Uncovered	0.00	58,820.90	60,660	(3.03)%	(1,839.10)
4006	Marina Covered	0.00	203.63	15	999.99 %	188.63
4008	Sec.7 Marina other income	0.00	370.00	525	(29.52)%	(155.00)
4009	Sec. 7 Marina Slip Sales	0.00	0.00	1,800	(100.00)%	(1,800.00)
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	Total Section 7 Marina Income	0.00	59,394.53	63,000	(5.72)%	(3,605.47)
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	TOTAL INCOME - SECTION 7	0.00	59,394.53	63,000	(5.72)%	(3,605.47)
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EXPENSE - SECTION 7 MARINA						
Section 7 Marina						
5450	Marina Admin Fee	0.00	1,500.00	1,500	0.00 %	0.00
5451	Marina Property Tax	0.00	0.00	7,000	(100.00)%	(7,000.00)
5452	Marina Maintenance	0.00	14,332.14	17,000	(15.69)%	(2,667.86)
5453	Marina Insurance	0.00	15,040.00	20,000	(24.80)%	(4,960.00)
5454	Marina SJRA Fees	0.00	7,314.75	7,200	1.59 %	114.75
5455	Marina Utilities Ele	0.00	3,920.24	7,500	(47.73)%	(3,579.76)
5456	Marina Utilities Wat	0.00	393.75	800	(50.78)%	(406.25)
5457	Marina Expense Other	0.00	2,068.67	2,000	3.43 %	68.67
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	Total Section 7 Marina Expense	0.00	44,569.55	63,000	(29.25)%	(18,430.45)
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	TOTAL AMENITIES EXPENSE - SECTION 5	0.00	44,569.55	63,000	(29.25)%	(18,430.45)
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	TOTAL EXPENSES	0.00	0.00	0	0.00 %	0.00
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	NET INCOME	0.00	14,824.98	0	0.00 %	14,824.98
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