

Deerwood Lakes Association, Inc.
Secretary-Treasurer's Report
Annual Property Owners' Meeting
November 15, 2014

Note: The dates for this report are from November 1, 2013 through October 31, 2014.

Available Funds:

Prosperity Bank Checking:	\$16,247.00
Prosperity Bank Savings:	\$11,454.31
Trustmark Money Market Account:	\$95,867.58
Petty Cash	\$ 21.29

TOTAL	\$123,590.18
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Income:

Maintenance Fees: \$66,105.70

Interest Income: \$ 244.99

TOTAL	\$66,350.69
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Maintenance Fees Invoiced in 2014 \$116,649.70*

*This does not include Deerwood North, which was not invoiced under the advisement of the attorneys, nor does it include the properties that went up for auction in 2014 because of county and school district lawsuits filed. The amounts owed to the county and school district take precedent over maintenance fees. Most of these properties also had incorrect addresses for the owners.

Expenditures:

Telephone	\$745.00
Electricity	\$5,820.00
Water	\$2,727.00
DWLA Office Internet - Wireless	\$845.00
Portable Toilet	\$2,030.00
Dumpster Services	\$2,386.00
Security (Service, Internet, Locksmith)	\$509.00
Insurance	\$9,554.00
Taxes (County and Property)	\$4,134.00
Accounting Services	\$650.00
Quickbooks Online	\$129.00
Postal Costs	\$520.00
Office Supplies and Printing	\$461.00
Collections Services	\$393.00
Food Provided	\$178.00
State Fees	\$7.00
Waller County Clerk	\$23.00
Bank Charges	\$73.00
Electrical Repairs	\$1,362.00
Fuel for Tractors	\$367.00
Reimbursements	\$0.00
Signs	\$203.00
Legal	\$14,778.00
Pool Service	\$1,815.00
Pool Chemicals and Supplies	\$3,572.00
Maintenance	\$30,960.00
Road Repairs	\$9,212.00
TOTAL	\$93,453.00

Comparison of Expenditures for Last Three Years

	<i>2014</i>	<i>2013</i>	<i>2012</i>
Telephone	\$745.00	\$1,416.00	\$1,263.00
Electricity	\$5820.00	\$4,982.00	\$4,991.00
Water	2727.00	\$2,554.00	\$2,396.00
DWLA Office Internet - Wireless	845.00	\$652.00	\$0.00
Portable Toilet	2030.00	\$1,870.00	\$2,197.00
Dumpster Services	2386.00	\$4,744.00	\$4,101.00
Security (Service, Internet, Locksmith)	509.00	\$749.00	\$463.00
Insurance	9554.00	\$10,878.00	\$10,030.00
Taxes (County and Property)	4134.00	\$4,174.00	\$4,098.00
Accounting Services	650.00	\$1,050.00	\$8,775.00
Postal Costs	520.00	\$946.00	\$372.00
Office Supplies and Printing	461.00	\$650.00	\$376.00
Collections Services	393.00	\$0.00	\$1,164.00
Food Provided	178.00	\$154.00	\$0.00
State Fees	7.00	\$7.00	\$0.00
Waller County Clerk	23.00	\$23.00	\$0.00
Bank Charges	73.00	\$21.00	\$0.00
Doyle Payne - Reimbursement	0.00	\$411.00	\$10,357.00*
Dennis Payne - Contract Labor	0.00	\$0.00	\$6,344.00
Reimbursements	0.00	\$0.00	\$3,028.00
Legal	14778.00	\$9,166.00	\$0.00
Pool Service	1815.00	\$2,320.00	\$1,800.00
Pool Chemicals and Supplies	3572.00	\$2,363.00	\$3,167.00
Maintenance (including fuel for tractors and signage)	31530.00	\$39,831.00	\$16,096.00
Repairs - all	10574.00	\$57,971.00	\$39,040.00
Quickbooks Online	129.00		
TOTAL	\$93453.00	\$146,932.00	\$120,058.00
Sales Tax	\$190.56	\$956.25	*

*Sales tax was not recorded separately in Quickbooks in previous years.

Proposed Operating Expenses for Upcoming Year
(November 1, 2013 through October 31, 2014)

Telephone	\$1,000.00
Electricity	\$5,000.00
Water	\$2,500.00
DWLA Office Internet - Wireless	\$650.00
Portable Toilet	\$1,900.00
Dumpster Services	\$2,000.00
Security (Service, Internet, Locksmith)	\$500.00
Insurance	\$11,000.00
Taxes (County and Property)	\$4,200.00
Accounting Services	\$1,000.00
Postal Costs	\$750.00
Office Supplies and Printing	\$500.00
Collections Services	\$0.00
Food Provided	\$150.00
State Fees	\$7.00
Waller County Clerk	\$25.00
Bank Charges - Returned Checks	\$0.00
Reimbursements	\$0.00
Legal	\$10,000.00
Pool Service	\$1,800.00
Pool Chemicals and Supplies	\$2,000.00
Maintenance	\$15,000.00
Repairs	\$30,000.00
TOTAL	\$89,982.00
Actual Expenditures	\$93,453.00
Difference between proposed budget and actual	\$3,471.00

Proposed Operating Expenses for Upcoming Year
(November 1, 2014 through October 31, 2015)

Telephone	\$750.00
Electricity	\$5,500.00
Water	\$2,500.00
DWLA Office Internet - Wireless	\$700.00
Portable Toilet	\$2000.00
Dumpster Services	\$2,500.00
Security (Service, Internet, Locksmith)	\$500.00
Insurance	\$11,000.00
Taxes (County and Property)	\$4,200.00
Accounting Services (including Quickbooks)	\$1,000.00
Postal Costs	\$1,000.00
Office Supplies and Printing	\$500.00
Collections Services	\$0.00
Food Provided	\$150.00
State Fees	\$7.00
Waller County Clerk	\$100.00
Legal	\$5,000.00
Pool Service	\$2,500.00
Pool Chemicals,Supplies, & Repairs	\$5,850.00
Maintenance	\$20,000.00
Repairs (Tractor Service, Roads, & Misc)	\$30,000.00
TOTAL	\$95,757.00

Need figures from Teresa