

**East Lake Woodlands Community Association Inc.**

**Balance Sheet**

**1/31/2024**

**Assets**

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00	
1010-005 - Cash-Checking-Servis1st	\$254,977.00	
1010-012 - Cash-CD-FCB-4/4/2024 .02%	\$56,246.91	
1010-018 - Cash-Op-Enhanced Savings-Raymond James	\$171,877.64	
1110-000 - A/R-Maintenance Fees	\$24,742.41	
1410-000 - Prepaid Insurance-General	\$45,078.33	
1410-001 - Prepaid Insurance-D&O	\$3,073.89	
1410-003 - Prepaid Insurance-W/C	\$235.44	
1420-001 - Prepaid - Expense	\$4,568.34	
1500-001 - Utility Deposits-Electric	<u>\$585.54</u>	
<u>Operating Total</u>		\$561,435.50

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$47,234.69	
1041-010 - Cash-MMA-Centennial	\$58,003.72	
1041-011 - Cash-Enhanced Savings- Raymond James	\$395,955.28	
<u>Reserve Total</u>		\$501,193.69

*Assets Total*

\$1,062,629.19

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$40,393.19	
2011-000 - Accounts Payable-Accrued	\$26,219.00	
2410-000 - Unearned Revenue-Billings	\$66,466.68	
2411-000 - Unearned Rev.-Misc.	\$1,249.01	
2450-000 - Unearned Revenue-Prepaid Fees	\$32,093.01	
2450-002 - Prepaid Country Club Dues	<u>\$91,453.09</u>	
<u>Operating Total</u>		\$257,873.98

Reserve

3028-000 - Reserve Fund-Def Maint	\$136,979.75	
3029-000 - Reserve Fund-General	\$138,516.16	
3030-000 - Reserve Fund - Cap. Improv.	\$210,183.71	
3080-000 - Reserve Fund-Interest	<u>\$15,514.07</u>	
<u>Reserve Total</u>		\$501,193.69

Retained Earnings

\$276,112.12

Net Income

\$27,449.40

*Liabilities & Equity Total*

\$1,062,629.19

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**1/1/2024 - 1/31/2024**

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$149,726.75	\$149,721.17	\$5.58	\$149,726.75	\$149,721.17	\$5.58	\$1,796,654.00
6029-000 - Maint Fee-Resv-General	\$35,261.00	\$35,261.00	\$0.00	\$35,261.00	\$35,261.00	\$0.00	\$423,132.00
6030-000 - Maint Fee-Resv-Cap Improv.	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	\$0.00	\$180,000.00
6070-000 - Interest Income-Operating	\$11.07	\$58.33	(\$47.26)	\$11.07	\$58.33	(\$47.26)	\$700.00
6071-000 - Interest Income-Reserve	\$414.20	\$166.67	\$247.53	\$414.20	\$166.67	\$247.53	\$2,000.00
6076-000 - Interest Income-Owner	\$0.00	\$25.00	(\$25.00)	\$0.00	\$25.00	(\$25.00)	\$300.00
6082-000 - Late Fee Income	\$0.00	\$208.33	(\$208.33)	\$0.00	\$208.33	(\$208.33)	\$2,500.00
6083-001 - ELW Gate Income	\$1,291.00	\$1,250.00	\$41.00	\$1,291.00	\$1,250.00	\$41.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$29.17	(\$29.17)	\$0.00	\$29.17	(\$29.17)	\$350.00
6084-001 - ELW Country Club Fees	\$8,313.91	\$8,313.67	\$0.24	\$8,313.91	\$8,313.67	\$0.24	\$99,764.00
6084-002 - ELW Shopping Center Fees	\$2,373.75	\$2,373.75	\$0.00	\$2,373.75	\$2,373.75	\$0.00	\$28,485.00
6900-000 - Income Transfer to Resv Funds	(\$35,261.00)	(\$35,261.00)	\$0.00	(\$35,261.00)	(\$35,261.00)	\$0.00	(\$423,132.00)
6900-003 - Income Transfer to Capital Improvements	(\$15,000.00)	(\$15,000.00)	\$0.00	(\$15,000.00)	(\$15,000.00)	\$0.00	(\$180,000.00)
6901-000 - Interest Transfer to Reserves	(\$414.20)	(\$166.67)	(\$247.53)	(\$414.20)	(\$166.67)	(\$247.53)	(\$2,000.00)
<u>Total Revenues</u>	\$161,716.48	\$161,979.42	(\$262.94)	\$161,716.48	\$161,979.42	(\$262.94)	\$1,943,753.00
<b>Total Income</b>	\$161,716.48	\$161,979.42	(\$262.94)	\$161,716.48	\$161,979.42	(\$262.94)	\$1,943,753.00
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$9,015.66	\$9,691.83	\$676.17	\$9,015.66	\$9,691.83	\$676.17	\$116,302.00
7110-001 - Insurance-Workers Comp	\$47.08	\$50.58	\$3.50	\$47.08	\$50.58	\$3.50	\$607.00
7110-002 - Insurance-D&O	\$614.77	\$660.92	\$46.15	\$614.77	\$660.92	\$46.15	\$7,931.00
7211-000 - Legal-General	\$1,347.00	\$2,083.33	\$736.33	\$1,347.00	\$2,083.33	\$736.33	\$25,000.00
7212-000 - Professional-General	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$583.33	\$583.33	\$0.00	\$583.33	\$583.33	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.42	\$5.42	\$0.00	\$5.42	\$5.42	\$65.00
7310-008 - Taxes-Federal Income	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
7410-000 - Management Fee	\$19,958.33	\$19,958.33	\$0.00	\$19,958.33	\$19,958.33	\$0.00	\$239,500.00
7510-000 - Admin Expenses-General	\$212.16	\$2,026.42	\$1,814.26	\$212.16	\$2,026.42	\$1,814.26	\$24,317.00
7510-001 - Meetings-Community	\$1,052.60	\$0.00	(\$1,052.60)	\$1,052.60	\$0.00	(\$1,052.60)	\$0.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$75.00	\$75.00	\$0.00	\$900.00
7514-000 - Member Communications	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$1,800.00
7810-000 - Uncollectible Assessments	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7950-000 - Board Expense-Dues	\$0.00	\$32.92	\$32.92	\$0.00	\$32.92	\$32.92	\$395.00
<u>Total Administrative</u>	\$32,322.60	\$35,651.41	\$3,328.81	\$32,322.60	\$35,651.41	\$3,328.81	\$427,817.00
<u>Services &amp; Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$58,709.53	\$56,980.33	(\$1,729.20)	\$58,709.53	\$56,980.33	(\$1,729.20)	\$683,764.00
8012-001 - Controlled Access-Sheriff's Patrol	\$2,046.00	\$2,083.33	\$37.33	\$2,046.00	\$2,083.33	\$37.33	\$25,000.00
8013-000 - Gate Maintenance Contract	\$669.90	\$170.83	(\$499.07)	\$669.90	\$170.83	(\$499.07)	\$2,050.00
8013-001 - Gate Decals/Stickers	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
8013-003 - Ctl Access-Gate Comm Svcs	\$1,392.29	\$1,200.00	(\$192.29)	\$1,392.29	\$1,200.00	(\$192.29)	\$14,400.00
8110-000 - Repair & Maintenance-General	\$749.00	\$1,458.33	\$709.33	\$749.00	\$1,458.33	\$709.33	\$17,500.00
8110-002 - R&M-Guard House	\$313.48	\$750.00	\$436.52	\$313.48	\$750.00	\$436.52	\$9,000.00
8110-005 - R&M Sidewalks	\$0.00	\$8,333.33	\$8,333.33	\$0.00	\$8,333.33	\$8,333.33	\$100,000.00

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**1/1/2024 - 1/31/2024**

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8110-006 - R&M Inlet Repairs	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
8110-007 - R&M Curb Repairs	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
8110-008 - R&M Asphalt Repairs	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
8110-009 - R&M Lndscp Lighting	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
8110-011 - R&M-CTL Access Gates	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
8110-016 - R&M-Signs	\$695.50	\$250.00	(\$445.50)	\$695.50	\$250.00	(\$445.50)	\$3,000.00
8110-023 - R&M-Drainage	\$6,599.63	\$7,500.00	\$900.37	\$6,599.63	\$7,500.00	\$900.37	\$90,000.00
8110-031 - R&M-Holiday Decorations	\$28.87	\$770.50	\$741.63	\$28.87	\$770.50	\$741.63	\$9,246.00
8210-001 - Grounds-Lawn Service	\$17,600.00	\$17,600.00	\$0.00	\$17,600.00	\$17,600.00	\$0.00	\$211,200.00
8210-003 - Grounds-Landscape Mgmt Contract	\$990.00	\$990.00	\$0.00	\$990.00	\$990.00	\$0.00	\$11,880.00
8210-004 - R&M -Grounds/Trees/Shrubs	\$0.00	\$9,166.67	\$9,166.67	\$0.00	\$9,166.67	\$9,166.67	\$110,000.00
8210-005 - R&M Dead Tree Removal	\$0.00	\$3,333.33	\$3,333.33	\$0.00	\$3,333.33	\$3,333.33	\$40,000.00
8210-008 - Grounds-Irrigation General	\$1,833.30	\$1,925.00	\$91.70	\$1,833.30	\$1,925.00	\$91.70	\$23,100.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00	\$2,100.00
8210-012 - Grounds-Lake Treatments	\$284.67	\$284.67	\$0.00	\$284.67	\$284.67	\$0.00	\$3,416.00
8210-013 - Grounds-Fountain Maint Contract	\$33.33	\$33.33	\$0.00	\$33.33	\$33.33	\$0.00	\$400.00
8210-014 - Grounds-Drainage Sys Inspect Contr	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
8210-015 - Grounds-Drainage Consult Engr	\$0.00	\$625.00	\$625.00	\$0.00	\$625.00	\$625.00	\$7,500.00
8710-000 - Utilities-General	\$9,998.98	\$7,950.00	(\$2,048.98)	\$9,998.98	\$7,950.00	(\$2,048.98)	\$95,400.00
8710-005 - WE Contract Agreement	\$0.00	\$581.67	\$581.67	\$0.00	\$581.67	\$581.67	\$6,980.00
<u>Total Services &amp; Utilities</u>	\$101,944.48	\$126,328.00	\$24,383.52	\$101,944.48	\$126,328.00	\$24,383.52	\$1,515,936.00
<b>Total Expense</b>	\$134,267.08	\$161,979.41	\$27,712.33	\$134,267.08	\$161,979.41	\$27,712.33	\$1,943,753.00
Operating Net Income	\$27,449.40	\$0.01	\$27,449.39	\$27,449.40	\$0.01	\$27,449.39	\$0.00
Net Income	\$27,449.40	\$0.01	\$27,449.39	\$27,449.40	\$0.01	\$27,449.39	\$0.00