

East Lake Woodlands Community Association Inc.**Balance Sheet****9/30/2023****Assets**Operating

1000-002 - Petty Cash-Gate Cards	\$50.00	
1010-005 - Cash-Checking-Servis1st	\$38,311.37	
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	\$7,945.28	
1410-000 - Prepaid Insurance-General	\$81,140.97	
1410-001 - Prepaid Insurance-D&O	\$5,532.97	
1410-003 - Prepaid Insurance-W/C	\$423.76	
1420-000 - Prepaid Expense-Security	\$2,376.00	
1500-001 - Utility Deposits-Electric	<u>\$585.54</u>	
<u>Operating Total</u>		\$364,490.44

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$125,591.73	
1041-010 - Cash-MMA-Centennial	\$57,715.46	
1041-011 - Cash-Enhanced Savings- Raymond James	\$252,457.18	
1041-014 - Cash-CD-5.1%-11/17/2023- Valley National-Raymond James	\$130,000.00	
1041-015 - Cash-CD-5.25%- 11/29/2023-Merchants Bk	\$10,000.00	
<u>Reserve Total</u>		\$575,764.37

Assets Total\$940,254.81**Liabilities and Equity**Operating

2010-000 - Accounts Payable	\$31,064.09	
2011-000 - Accounts Payable-Accrued	\$7,311.00	
2411-000 - Unearned Rev.-Misc.	\$1,249.01	
2450-000 - Unearned Revenue-Prepaid Fees	\$41,113.69	
2450-002 - Prepaid Country Club Dues	<u>\$24,692.25</u>	
<u>Operating Total</u>		\$105,430.04

Reserve

3028-000 - Reserve Fund-Def Maint	\$136,979.75	
3029-000 - Reserve Fund-General	\$278,587.35	
3030-000 - Reserve Fund - Cap. Improv.	\$150,183.71	
3080-000 - Reserve Fund-Interest	<u>\$10,013.56</u>	
<u>Reserve Total</u>		\$575,764.37

Retained Earnings

\$245,494.60

Net Income\$13,565.80*Liabilities & Equity Total*\$940,254.81

East Lake Woodlands Community Association Inc.
Budget Comparison Report
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023			1/1/2023 - 9/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$145,940.87	\$145,936.42	\$4.45	\$1,313,467.83	\$1,313,427.78	\$40.05	\$1,751,237.00
6029-000 - Maint Fee-Resv-General	\$26,416.67	\$26,416.67	\$0.00	\$237,750.03	\$237,750.03	\$0.00	\$317,000.00
6030-000 - Maint Fee-Resv-Cap Improv.	\$15,000.00	\$15,000.00	\$0.00	\$135,000.00	\$135,000.00	\$0.00	\$180,000.00
6070-000 - Interest Income-Operating	\$6.72	\$66.67	(\$59.95)	\$470.07	\$600.03	(\$129.96)	\$800.00
6071-000 - Interest Income-Reserve	\$301.95	\$100.00	\$201.95	\$10,013.56	\$900.00	\$9,113.56	\$1,200.00
6076-000 - Interest Income-Owner	\$12.30	\$25.00	(\$12.70)	\$123.86	\$225.00	(\$101.14)	\$300.00
6082-000 - Late Fee Income	(\$25.00)	\$133.33	(\$158.33)	\$2,802.34	\$1,199.97	\$1,602.37	\$1,600.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	\$649.32	\$0.00	\$649.32	\$0.00
6083-001 - ELW Gate Income	\$1,830.00	\$1,250.00	\$580.00	\$13,132.00	\$11,250.00	\$1,882.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$29.17	(\$29.17)	\$490.00	\$262.53	\$227.47	\$350.00
6084-001 - ELW Country Club Fees	\$8,230.75	\$8,223.58	\$7.17	\$74,076.75	\$74,012.22	\$64.53	\$98,683.00
6084-002 - ELW Shopping Center Fees	\$2,260.75	\$2,260.75	\$0.00	\$20,346.75	\$20,346.75	\$0.00	\$27,129.00
6900-000 - Income Transfer to Resv Funds	(\$26,416.67)	(\$26,416.67)	\$0.00	(\$237,750.03)	(\$237,750.03)	\$0.00	(\$317,000.00)
6900-003 - Income Transfer to Capital Improvements	(\$15,000.00)	(\$15,000.00)	\$0.00	(\$135,000.00)	(\$135,000.00)	\$0.00	(\$180,000.00)
6901-000 - Interest Transfer to Reserves	(\$301.95)	(\$100.00)	(\$201.95)	(\$10,013.56)	(\$900.00)	(\$9,113.56)	(\$1,200.00)
<u>Total Revenues</u>	\$158,256.39	\$157,924.92	\$331.47	\$1,425,558.92	\$1,421,324.28	\$4,234.64	\$1,895,099.00
Total Income	\$158,256.39	\$157,924.92	\$331.47	\$1,425,558.92	\$1,421,324.28	\$4,234.64	\$1,895,099.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$9,015.66	\$7,321.67	(\$1,693.99)	\$66,852.29	\$65,895.03	(\$957.26)	\$87,860.00
7110-001 - Insurance-Workers Comp	\$47.08	\$51.33	\$4.25	\$439.11	\$461.97	\$22.86	\$616.00
7110-002 - Insurance-D&O	\$614.77	\$523.25	(\$91.52)	\$5,818.61	\$4,709.25	(\$1,109.36)	\$6,279.00
7211-000 - Legal-General	\$5,550.00	\$2,083.33	(\$3,466.67)	\$18,987.45	\$18,749.97	(\$237.48)	\$25,000.00
7211-002 - Legal Expense-Lien/Foreclosure	\$0.00	\$0.00	\$0.00	\$750.00	\$0.00	(\$750.00)	\$0.00
7212-000 - Professional-General	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$583.33	\$583.33	\$6,750.00	\$5,249.97	(\$1,500.03)	\$7,000.00
7214-000 - Lien/Admin-Lien Reimbursement	\$0.00	\$0.00	\$0.00	(\$50.00)	\$0.00	\$50.00	\$0.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.42	\$5.42	\$61.25	\$48.78	(\$12.47)	\$65.00
7310-008 - Taxes-Federal Income	\$0.00	\$166.67	\$166.67	\$853.00	\$1,500.03	\$647.03	\$2,000.00
7410-000 - Management Fee	\$19,164.92	\$19,581.58	\$416.66	\$172,484.28	\$176,234.22	\$3,749.94	\$234,979.00
7510-000 - Admin Expenses-General	\$265.23	\$2,083.33	\$1,818.10	\$11,044.60	\$18,749.97	\$7,705.37	\$25,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$675.00	\$675.00	\$0.00	\$900.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$455.00	\$0.00	(\$455.00)	\$0.00
7514-000 - Member Communications	\$0.00	\$150.00	\$150.00	\$0.00	\$1,350.00	\$1,350.00	\$1,800.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$2,013.13	\$0.00	(\$2,013.13)	\$0.00
7950-000 - Board Expense-Dues	\$0.00	\$32.92	\$32.92	\$395.00	\$296.28	(\$98.72)	\$395.00
<u>Total Administrative</u>	\$34,732.66	\$32,741.16	(\$1,991.50)	\$287,528.72	\$294,670.44	\$7,141.72	\$392,894.00
Services & Utilities							

East Lake Woodlands Community Association Inc.
Budget Comparison Report
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023			1/1/2023 - 9/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8012-000 - Controlled Access-Guard Contract	\$57,469.79	\$59,675.00	\$2,205.21	\$514,673.27	\$537,075.00	\$22,401.73	\$716,100.00
8012-001 - Controlled Access-Sheriff's Patrol	\$2,112.00	\$2,083.33	(\$28.67)	\$17,193.00	\$18,749.97	\$1,556.97	\$25,000.00
8012-002 - Gate-Envera Equipment	\$24,637.63	\$0.00	(\$24,637.63)	\$24,637.63	\$0.00	(\$24,637.63)	\$0.00
8012-003 - Gate-Envera Monthly Maint.	\$36,550.58	\$0.00	(\$36,550.58)	\$36,550.58	\$0.00	(\$36,550.58)	\$0.00
8013-000 - Gate Maintenance Contract	\$1,339.80	\$670.83	(\$668.97)	\$6,828.30	\$6,037.47	(\$790.83)	\$8,050.00
8013-001 - Gate Decals/Stickers	\$0.00	\$833.33	\$833.33	\$2,316.55	\$7,499.97	\$5,183.42	\$10,000.00
8013-003 - Ctl Access-Gate Comm Srvs	\$1,338.79	\$1,200.00	(\$138.79)	\$10,991.91	\$10,800.00	(\$191.91)	\$14,400.00
8013-004 - Cntrl Access - Security Cameras	\$0.00	\$416.67	\$416.67	\$3,308.13	\$3,750.03	\$441.90	\$5,000.00
8017-000 - Gate Damage Claims	(\$163.00)	\$0.00	\$163.00	(\$12,719.90)	\$0.00	\$12,719.90	\$0.00
8020-000 - ELW Custodial Labor	\$1,600.00	\$1,600.00	\$0.00	\$14,400.00	\$14,400.00	\$0.00	\$19,200.00
8110-000 - Repair & Maintenance-General	\$12,883.47	\$1,666.67	(\$11,216.80)	\$26,213.44	\$15,000.03	(\$11,213.41)	\$20,000.00
8110-002 - R&M-Guard House	\$484.50	\$1,025.00	\$540.50	\$4,254.92	\$9,225.00	\$4,970.08	\$12,300.00
8110-004 - R&M-Roads/Sidewalks	\$250.00	\$3,500.00	\$3,250.00	\$14,175.00	\$31,500.00	\$17,325.00	\$42,000.00
8110-009 - R&M Lndscp Lighting	\$393.50	\$295.00	(\$98.50)	\$3,578.91	\$2,655.00	(\$923.91)	\$3,540.00
8110-011 - R&M-CTL Access Gates	\$3,670.65	\$3,416.67	(\$253.98)	\$42,358.12	\$30,750.03	(\$11,608.09)	\$41,000.00
8110-016 - R&M-Signs	\$0.00	\$250.00	\$250.00	\$2,675.54	\$2,250.00	(\$425.54)	\$3,000.00
8110-023 - R&M-Drainage	\$0.00	\$8,750.00	\$8,750.00	\$38,066.62	\$78,750.00	\$40,683.38	\$105,000.00
8110-031 - R&M-Holiday Decorations	\$0.00	\$708.33	\$708.33	\$3,179.17	\$6,374.97	\$3,195.80	\$8,500.00
8210-001 - Grounds-Lawn Service	\$17,600.00	\$17,600.00	\$0.00	\$158,400.00	\$158,400.00	\$0.00	\$211,200.00
8210-003 - Grounds-Landscape Mgmt Contract	\$990.00	\$990.00	\$0.00	\$9,210.00	\$8,910.00	(\$300.00)	\$11,880.00
8210-004 - R&M - Grounds/Trees/Shrubs	\$0.00	\$9,166.67	\$9,166.67	\$79,683.00	\$82,500.03	\$2,817.03	\$110,000.00
8210-008 - Grounds-Irrigation General	\$1,833.30	\$1,746.00	(\$87.30)	\$16,499.70	\$15,714.00	(\$785.70)	\$20,952.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$500.00	\$500.00	\$268.00	\$4,500.00	\$4,232.00	\$6,000.00
8210-012 - Grounds-Lake Treatments	\$284.67	\$156.92	(\$127.75)	\$2,824.01	\$1,412.28	(\$1,411.73)	\$1,883.00
8210-013 - Grounds-Fountain Maint Contract	\$33.33	\$50.00	\$16.67	\$199.99	\$450.00	\$250.01	\$600.00
8210-014 - Grounds-Drainage Sys Inspect Contr	\$0.00	\$416.67	\$416.67	\$1,050.00	\$3,750.03	\$2,700.03	\$5,000.00
8210-015 - Grounds-Drainage Consult Engr	\$0.00	\$416.67	\$416.67	\$16,910.00	\$3,750.03	(\$13,159.97)	\$5,000.00
8710-000 - Utilities-General	\$9,002.41	\$7,500.00	(\$1,502.41)	\$80,443.68	\$67,500.00	(\$12,943.68)	\$90,000.00
8710-005 - WE Contract Agreement	\$0.00	\$550.00	\$550.00	\$6,294.83	\$4,950.00	(\$1,344.83)	\$6,600.00
Total Services & Utilities	\$172,311.42	\$125,183.76	(\$47,127.66)	\$1,124,464.40	\$1,126,653.84	\$2,189.44	\$1,502,205.00
Total Expense	\$207,044.08	\$157,924.92	(\$49,119.16)	\$1,411,993.12	\$1,421,324.28	\$9,331.16	\$1,895,099.00
Operating Net Income	(\$48,787.69)	\$0.00	(\$48,787.69)	\$13,565.80	\$0.00	\$13,565.80	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9629-000 - Reserve Expense-General	\$0.00	\$0.00	\$0.00	\$294,393.77	\$0.00	(\$294,393.77)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$294,393.77)	\$0.00	\$294,393.77	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	(\$48,787.69)	\$0.00	(\$48,787.69)	\$13,565.80	\$0.00	\$13,565.80	\$0.00