

**East Lake Woodlands Community Association Inc.****Balance Sheet****10/31/2023****Assets**Operating

1000-002 - Petty Cash-Gate Cards	\$50.00	
1010-005 - Cash-Checking-Servis1st	\$95,590.81	
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	\$9,420.56	
1410-000 - Prepaid Insurance-General	\$72,125.31	
1410-001 - Prepaid Insurance-D&O	\$4,918.20	
1410-003 - Prepaid Insurance-W/C	\$376.68	
1420-000 - Prepaid Expense-Security	\$2,112.00	
1500-001 - Utility Deposits-Electric	<u>\$585.54</u>	
<u>Operating Total</u>		\$413,303.65

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$167,326.07	
1041-010 - Cash-MMA-Centennial	\$57,810.33	
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>		\$617,593.58

*Assets Total*\$1,030,897.23**Liabilities and Equity**Operating

2010-000 - Accounts Payable	\$35,226.58	
2011-000 - Accounts Payable-Accrued	\$7,311.00	
2410-000 - Unearned Revenue-Billings	\$62,245.68	
2411-000 - Unearned Rev.-Misc.	\$1,249.01	
2450-000 - Unearned Revenue-Prepaid Fees	\$11,712.28	
2450-002 - Prepaid Country Club Dues	<u>\$16,461.50</u>	
<u>Operating Total</u>		\$134,206.05

Reserve

3028-000 - Reserve Fund-Def Maint	\$136,979.75	
3029-000 - Reserve Fund-General	\$305,004.02	
3030-000 - Reserve Fund - Cap. Improv.	\$165,183.71	
3080-000 - Reserve Fund-Interest	<u>\$10,426.10</u>	
<u>Reserve Total</u>		\$617,593.58

Retained Earnings

\$245,494.60

Net Income\$33,603.00*Liabilities & Equity Total*\$1,030,897.23

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**10/1/2023 - 10/31/2023**

	10/1/2023 - 10/31/2023			1/1/2023 - 10/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$145,940.87	\$145,936.42	\$4.45	\$1,459,408.70	\$1,459,364.20	\$44.50	\$1,751,237.00
6029-000 - Maint Fee-Resv-General	\$26,416.67	\$26,416.67	\$0.00	\$264,166.70	\$264,166.70	\$0.00	\$317,000.00
6030-000 - Maint Fee-Resv-Cap Improv.	\$15,000.00	\$15,000.00	\$0.00	\$150,000.00	\$150,000.00	\$0.00	\$180,000.00
6070-000 - Interest Income-Operating	\$5.08	\$66.67	(\$61.59)	\$475.15	\$666.70	(\$191.55)	\$800.00
6071-000 - Interest Income-Reserve	\$412.54	\$100.00	\$312.54	\$10,426.10	\$1,000.00	\$9,426.10	\$1,200.00
6076-000 - Interest Income-Owner	\$0.00	\$25.00	(\$25.00)	\$123.86	\$250.00	(\$126.14)	\$300.00
6082-000 - Late Fee Income	\$700.00	\$133.33	\$566.67	\$3,502.34	\$1,333.30	\$2,169.04	\$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	\$1,232.00	\$1,250.00	(\$18.00)	\$14,364.00	\$12,500.00	\$1,864.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$29.17	(\$29.17)	\$490.00	\$291.70	\$198.30	\$350.00
6084-001 - ELW Country Club Fees	\$8,230.75	\$8,223.58	\$7.17	\$82,307.50	\$82,235.80	\$71.70	\$98,683.00
6084-002 - ELW Shopping Center Fees	\$2,260.75	\$2,260.75	\$0.00	\$22,607.50	\$22,607.50	\$0.00	\$27,129.00
6900-000 - Income Transfer to Resv Funds	(\$26,416.67)	(\$26,416.67)	\$0.00	(\$264,166.70)	(\$264,166.70)	\$0.00	(\$317,000.00)
6900-003 - Income Transfer to Capital Improvements	(\$15,000.00)	(\$15,000.00)	\$0.00	(\$150,000.00)	(\$150,000.00)	\$0.00	(\$180,000.00)
6901-000 - Interest Transfer to Reserves	(\$412.54)	(\$100.00)	(\$312.54)	(\$10,426.10)	(\$1,000.00)	(\$9,426.10)	(\$1,200.00)
<u>Total Revenues</u>	\$158,369.45	\$157,924.92	\$444.53	\$1,583,928.37	\$1,579,249.20	\$4,679.17	\$1,895,099.00
<b>Total Income</b>	\$158,369.45	\$157,924.92	\$444.53	\$1,583,928.37	\$1,579,249.20	\$4,679.17	\$1,895,099.00
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$9,015.66	\$7,321.67	(\$1,693.99)	\$75,867.95	\$73,216.70	(\$2,651.25)	\$87,860.00
7110-001 - Insurance-Workers Comp	\$47.08	\$51.33	\$4.25	\$486.19	\$513.30	\$27.11	\$616.00
7110-002 - Insurance-D&O	\$614.77	\$523.25	(\$91.52)	\$6,433.38	\$5,232.50	(\$1,200.88)	\$6,279.00
7211-000 - Legal-General	\$192.50	\$2,083.33	\$1,890.83	\$19,179.95	\$20,833.30	\$1,653.35	\$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	\$833.30	\$833.30	\$1,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$583.33	\$583.33	\$6,750.00	\$5,833.30	(\$916.70)	\$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	\$54.20	(\$7.05)	\$65.00
7310-008 - Taxes-Federal Income	\$0.00	\$166.67	\$166.67	\$853.00	\$1,666.70	\$813.70	\$2,000.00
7410-000 - Management Fee	\$19,164.92	\$19,581.58	\$416.66	\$191,649.20	\$195,815.80	\$4,166.60	\$234,979.00
7510-000 - Admin Expenses-General	\$452.53	\$2,083.33	\$1,630.80	\$11,497.13	\$20,833.30	\$9,336.17	\$25,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$750.00	\$750.00	\$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	\$1,500.00	\$1,500.00	\$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	\$329.20	(\$65.80)	\$395.00
<u>Total Administrative</u>	\$29,562.46	\$32,741.16	\$3,178.70	\$317,091.18	\$327,411.60	\$10,320.42	\$392,894.00
<u>Services &amp; Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$57,637.97	\$59,675.00	\$2,037.03	\$572,311.24	\$596,750.00	\$24,438.76	\$716,100.00

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**10/1/2023 - 10/31/2023**

	10/1/2023 - 10/31/2023			1/1/2023 - 10/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8012-001 - Controlled Access-Sheriff's Patrol	\$2,112.00	\$2,083.33	(\$28.67)	\$19,305.00	\$20,833.30	\$1,528.30	\$25,000.00
8012-002 - Gate-Envera Equipment	\$0.00	\$0.00	\$0.00	\$24,637.63	\$0.00	(\$24,637.63)	\$0.00
8012-003 - Gate-Envera Monthly Maint.	\$0.00	\$0.00	\$0.00	\$36,550.58	\$0.00	(\$36,550.58)	\$0.00
8013-000 - Gate Maintenance Contract	\$669.90	\$670.83	\$0.93	\$7,498.20	\$6,708.30	(\$789.90)	\$8,050.00
8013-001 - Gate Decals/Stickers	\$0.00	\$833.33	\$833.33	\$2,316.55	\$8,333.30	\$6,016.75	\$10,000.00
8013-003 - Ctl Access-Gate Comm Svcs	\$1,349.79	\$1,200.00	(\$149.79)	\$12,341.70	\$12,000.00	(\$341.70)	\$14,400.00
8013-004 - Cntrl Access - Security Cameras	\$0.00	\$416.67	\$416.67	\$3,308.13	\$4,166.70	\$858.57	\$5,000.00
8017-000 - Gate Damage Claims	\$0.00	\$0.00	\$0.00	(\$12,719.90)	\$0.00	\$12,719.90	\$0.00
8020-000 - ELW Custodial Labor	\$1,600.00	\$1,600.00	\$0.00	\$16,000.00	\$16,000.00	\$0.00	\$19,200.00
8110-000 - Repair & Maintenance-General	(\$10.00)	\$1,666.67	\$1,676.67	\$26,203.44	\$16,666.70	(\$9,536.74)	\$20,000.00
8110-002 - R&M-Guard House	\$337.55	\$1,025.00	\$687.45	\$4,592.47	\$10,250.00	\$5,657.53	\$12,300.00
8110-004 - R&M-Roads/Sidewalks	\$2,250.00	\$3,500.00	\$1,250.00	\$16,425.00	\$35,000.00	\$18,575.00	\$42,000.00
8110-009 - R&M Lndscp Lighting	\$295.00	\$295.00	\$0.00	\$3,873.91	\$2,950.00	(\$923.91)	\$3,540.00
8110-011 - R&M-CTL Access Gates	\$696.51	\$3,416.67	\$2,720.16	\$43,054.63	\$34,166.70	(\$8,887.93)	\$41,000.00
8110-016 - R&M-Signs	\$0.00	\$250.00	\$250.00	\$2,675.54	\$2,500.00	(\$175.54)	\$3,000.00
8110-023 - R&M-Drainage	\$8,150.00	\$8,750.00	\$600.00	\$46,216.62	\$87,500.00	\$41,283.38	\$105,000.00
8110-031 - R&M-Holiday Decorations	\$0.00	\$708.33	\$708.33	\$3,179.17	\$7,083.30	\$3,904.13	\$8,500.00
8210-001 - Grounds-Lawn Service	\$17,600.00	\$17,600.00	\$0.00	\$176,000.00	\$176,000.00	\$0.00	\$211,200.00
8210-003 - Grounds-Landscape Mgmt Contract	\$990.00	\$990.00	\$0.00	\$10,200.00	\$9,900.00	(\$300.00)	\$11,880.00
8210-004 - R&M -Grounds/Trees/Shrubs	\$450.00	\$9,166.67	\$8,716.67	\$80,133.00	\$91,666.70	\$11,533.70	\$110,000.00
8210-008 - Grounds-Irrigation General	\$1,833.30	\$1,746.00	(\$87.30)	\$18,333.00	\$17,460.00	(\$873.00)	\$20,952.00
8210-009 - Grounds-Irrigation Repairs	\$1,168.00	\$500.00	(\$668.00)	\$1,436.00	\$5,000.00	\$3,564.00	\$6,000.00
8210-012 - Grounds-Lake Treatments	\$284.67	\$156.92	(\$127.75)	\$3,108.68	\$1,569.20	(\$1,539.48)	\$1,883.00
8210-013 - Grounds-Fountain Maint Contract	\$33.33	\$50.00	\$16.67	\$233.32	\$500.00	\$266.68	\$600.00
8210-014 - Grounds-Drainage Sys Inspect Contr	\$0.00	\$416.67	\$416.67	\$1,050.00	\$4,166.70	\$3,116.70	\$5,000.00
8210-015 - Grounds-Drainage Consult Engr	\$2,250.00	\$416.67	(\$1,833.33)	\$19,160.00	\$4,166.70	(\$14,993.30)	\$5,000.00
8710-000 - Utilities-General	\$9,071.77	\$7,500.00	(\$1,571.77)	\$89,515.45	\$75,000.00	(\$14,515.45)	\$90,000.00
8710-005 - WE Contract Agreement	\$0.00	\$550.00	\$550.00	\$6,294.83	\$5,500.00	(\$794.83)	\$6,600.00
<b>Total Services &amp; Utilities</b>	<b>\$108,769.79</b>	<b>\$125,183.76</b>	<b>\$16,413.97</b>	<b>\$1,233,234.19</b>	<b>\$1,251,837.60</b>	<b>\$18,603.41</b>	<b>\$1,502,205.00</b>
<b>Total Expense</b>	<b>\$138,332.25</b>	<b>\$157,924.92</b>	<b>\$19,592.67</b>	<b>\$1,550,325.37</b>	<b>\$1,579,249.20</b>	<b>\$28,923.83</b>	<b>\$1,895,099.00</b>
Operating Net Income	\$20,037.20	\$0.00	\$20,037.20	\$33,603.00	\$0.00	\$33,603.00	\$0.00
<b>Reserve Expense</b>							
<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
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$20,037.20	\$0.00	\$20,037.20	\$33,603.00	\$0.00	\$33,603.00	\$0.00