

East Lake Woodlands Community Association Inc.

Balance Sheet

11/30/2023

Assets

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00	
1010-005 - Cash-Checking-Servis1st	\$102,313.62	
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	\$2,315.34	
1410-000 - Prepaid Insurance-General	\$63,109.65	
1410-001 - Prepaid Insurance-D&O	\$4,303.43	
1410-003 - Prepaid Insurance-W/C	\$329.60	
1420-000 - Prepaid Expense-Security	\$2,310.00	
1420-001 - Prepaid - Expense	\$39,699.00	
1500-001 - Utility Deposits-Electric	<u>\$585.54</u>	
<u>Operating Total</u>		\$443,140.73

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$209,200.81	
1041-010 - Cash-MMA-Centennial	\$57,908.53	
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>		\$659,566.52

Assets Total

\$1,102,707.25

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$84,921.32	
2011-000 - Accounts Payable-Accrued	\$7,311.00	
2410-000 - Unearned Revenue-Billings	\$31,122.84	
2411-000 - Unearned Rev.-Misc.	\$1,249.01	
2450-000 - Unearned Revenue-Prepaid Fees	\$13,371.29	
2450-002 - Prepaid Country Club Dues	<u>\$8,230.75</u>	
<u>Operating Total</u>		\$146,206.21

Reserve

3028-000 - Reserve Fund-Def Maint	\$136,979.75	
3029-000 - Reserve Fund-General	\$331,420.69	
3030-000 - Reserve Fund - Cap. Improv.	\$180,183.71	
3080-000 - Reserve Fund-Interest	<u>\$10,982.37</u>	
<u>Reserve Total</u>		\$659,566.52

Retained Earnings

\$245,494.60

Net Income

\$51,439.92

Liabilities & Equity Total

\$1,102,707.25

East Lake Woodlands Community Association Inc.
Budget Comparison Report
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			
	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	\$1,605,349.57	\$1,605,300.62	\$48.95	\$1,751,237.00
6029-000 - Maint Fee-Resv-General	\$26,416.67	\$26,416.67	\$0.00	\$290,583.37	\$290,583.37	\$0.00	\$317,000.00
6030-000 - Maint Fee-Resv-Cap Improv.	\$15,000.00	\$15,000.00	\$0.00	\$165,000.00	\$165,000.00	\$0.00	\$180,000.00
6070-000 - Interest Income-Operating	\$5.14	\$66.67	(\$61.53)	\$480.29	\$733.37	(\$253.08)	\$800.00
6071-000 - Interest Income-Reserve	\$556.27	\$100.00	\$456.27	\$10,982.37	\$1,100.00	\$9,882.37	\$1,200.00
6076-000 - Interest Income-Owner	\$28.17	\$25.00	\$3.17	\$152.03	\$275.00	(\$122.97)	\$300.00
6082-000 - Late Fee Income	(\$25.00)	\$133.33	(\$158.33)	\$3,477.34	\$1,466.63	\$2,010.71	\$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	\$1,421.00	\$1,250.00	\$171.00	\$15,785.00	\$13,750.00	\$2,035.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$140.00	\$29.17	\$110.83	\$630.00	\$320.87	\$309.13	\$350.00
6084-001 - ELW Country Club Fees	\$8,230.75	\$8,223.58	\$7.17	\$90,538.25	\$90,459.38	\$78.87	\$98,683.00
6084-002 - ELW Shopping Center Fees	\$2,260.75	\$2,260.75	\$0.00	\$24,868.25	\$24,868.25	\$0.00	\$27,129.00
6900-000 - Income Transfer to Resv Funds	(\$26,416.67)	(\$26,416.67)	\$0.00	(\$290,583.37)	(\$290,583.37)	\$0.00	(\$317,000.00)
6900-003 - Income Transfer to Capital Improvements	(\$15,000.00)	(\$15,000.00)	\$0.00	(\$165,000.00)	(\$165,000.00)	\$0.00	(\$180,000.00)
6901-000 - Interest Transfer to Reserves	(\$556.27)	(\$100.00)	(\$456.27)	(\$10,982.37)	(\$1,100.00)	(\$9,882.37)	(\$1,200.00)
<u>Total Revenues</u>	\$158,001.68	\$157,924.92	\$76.76	\$1,741,930.05	\$1,737,174.12	\$4,755.93	\$1,895,099.00
Total Income	\$158,001.68	\$157,924.92	\$76.76	\$1,741,930.05	\$1,737,174.12	\$4,755.93	\$1,895,099.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$9,015.66	\$7,321.67	(\$1,693.99)	\$84,883.61	\$80,538.37	(\$4,345.24)	\$87,860.00
7110-001 - Insurance-Workers Comp	\$47.08	\$51.33	\$4.25	\$533.27	\$564.63	\$31.36	\$616.00
7110-002 - Insurance-D&O	\$614.77	\$523.25	(\$91.52)	\$7,048.15	\$5,755.75	(\$1,292.40)	\$6,279.00
7211-000 - Legal-General	\$440.00	\$2,083.33	\$1,643.33	\$19,619.95	\$22,916.63	\$3,296.68	\$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	\$916.63	\$916.63	\$1,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$583.33	\$583.33	\$6,750.00	\$6,416.63	(\$333.37)	\$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	\$59.62	(\$1.63)	\$65.00
7310-008 - Taxes-Federal Income	\$0.00	\$166.67	\$166.67	\$853.00	\$1,833.37	\$980.37	\$2,000.00
7410-000 - Management Fee	\$19,164.92	\$19,581.58	\$416.66	\$210,814.12	\$215,397.38	\$4,583.26	\$234,979.00
7510-000 - Admin Expenses-General	\$334.71	\$2,083.33	\$1,748.62	\$11,831.84	\$22,916.63	\$11,084.79	\$25,000.00
7510-001 - Meetings-Community	\$250.00	\$0.00	(\$250.00)	\$250.00	\$0.00	(\$250.00)	\$0.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$825.00	\$825.00	\$0.00	\$900.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$140.00	\$0.00	(\$140.00)	\$595.00	\$0.00	(\$595.00)	\$0.00
7514-000 - Member Communications	\$0.00	\$150.00	\$150.00	\$0.00	\$1,650.00	\$1,650.00	\$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	\$362.12	(\$32.88)	\$395.00
<u>Total Administrative</u>	\$30,082.14	\$32,741.16	\$2,659.02	\$347,173.32	\$360,152.76	\$12,979.44	\$392,894.00

East Lake Woodlands Community Association Inc.
Budget Comparison Report
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Services & Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$56,919.11	\$59,675.00	\$2,755.89	\$629,230.35	\$656,425.00	\$27,194.65	\$716,100.00
8012-001 - Controlled Access-Sheriff's Patrol	\$1,716.00	\$2,083.33	\$367.33	\$21,021.00	\$22,916.63	\$1,895.63	\$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	\$8,168.10	\$7,379.13	(\$788.97)	\$8,050.00
8013-001 - Gate Decals/Stickers	\$2,584.05	\$833.33	(\$1,750.72)	\$4,900.60	\$9,166.63	\$4,266.03	\$10,000.00
8013-003 - Ctl Access-Gate Comm Svcs	\$1,349.79	\$1,200.00	(\$149.79)	\$13,691.49	\$13,200.00	(\$491.49)	\$14,400.00
8013-004 - Cntrl Access - Security Cameras	\$0.00	\$416.67	\$416.67	\$3,308.13	\$4,583.37	\$1,275.24	\$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	\$1,745.00	\$1,600.00	(\$145.00)	\$17,745.00	\$17,600.00	(\$145.00)	\$19,200.00
8110-000 - Repair & Maintenance-General	\$100.00	\$1,666.67	\$1,566.67	\$26,303.44	\$18,333.37	(\$7,970.07)	\$20,000.00
8110-002 - R&M-Guard House	\$379.26	\$1,025.00	\$645.74	\$4,971.73	\$11,275.00	\$6,303.27	\$12,300.00
8110-004 - R&M-Roads/Sidewalks	\$3,500.00	\$3,500.00	\$0.00	\$19,925.00	\$38,500.00	\$18,575.00	\$42,000.00
8110-009 - R&M Lndscp Lighting	\$430.00	\$295.00	(\$135.00)	\$4,303.91	\$3,245.00	(\$1,058.91)	\$3,540.00
8110-011 - R&M-CTL Access Gates	\$2,528.39	\$3,416.67	\$888.28	\$45,583.02	\$37,583.37	(\$7,999.65)	\$41,000.00
8110-016 - R&M-Signs	\$0.00	\$250.00	\$250.00	\$2,675.54	\$2,750.00	\$74.46	\$3,000.00
8110-023 - R&M-Drainage	\$500.00	\$8,750.00	\$8,250.00	\$46,716.62	\$96,250.00	\$49,533.38	\$105,000.00
8110-031 - R&M-Holiday Decorations	\$5,724.85	\$708.33	(\$5,016.52)	\$8,904.02	\$7,791.63	(\$1,112.39)	\$8,500.00
8210-001 - Grounds-Lawn Service	\$17,600.00	\$17,600.00	\$0.00	\$193,600.00	\$193,600.00	\$0.00	\$211,200.00
8210-003 - Grounds-Landscape Mgmt Contract	\$990.00	\$990.00	\$0.00	\$11,190.00	\$10,890.00	(\$300.00)	\$11,880.00
8210-004 - R&M - Grounds/Trees/Shrubs	\$2,100.00	\$9,166.67	\$7,066.67	\$82,233.00	\$100,833.37	\$18,600.37	\$110,000.00
8210-008 - Grounds-Irrigation General	\$1,833.30	\$1,746.00	(\$87.30)	\$20,166.30	\$19,206.00	(\$960.30)	\$20,952.00
8210-009 - Grounds-Irrigation Repairs	\$545.00	\$500.00	(\$45.00)	\$1,981.00	\$5,500.00	\$3,519.00	\$6,000.00
8210-012 - Grounds-Lake Treatments	\$284.67	\$156.92	(\$127.75)	\$3,393.35	\$1,726.12	(\$1,667.23)	\$1,883.00
8210-013 - Grounds-Fountain Maint Contract	\$33.33	\$50.00	\$16.67	\$266.65	\$550.00	\$283.35	\$600.00
8210-014 - Grounds-Drainage Sys Inspect Contr	\$0.00	\$416.67	\$416.67	\$1,050.00	\$4,583.37	\$3,533.37	\$5,000.00
8210-015 - Grounds-Drainage Consult Engr	\$0.00	\$416.67	\$416.67	\$19,160.00	\$4,583.37	(\$14,576.63)	\$5,000.00
8710-000 - Utilities-General	\$8,549.97	\$7,500.00	(\$1,049.97)	\$98,065.42	\$82,500.00	(\$15,565.42)	\$90,000.00
8710-005 - WE Contract Agreement	\$0.00	\$550.00	\$550.00	\$6,294.83	\$6,050.00	(\$244.83)	\$6,600.00
<u>Total Services & Utilities</u>	\$110,082.62	\$125,183.76	\$15,101.14	\$1,343,316.81	\$1,377,021.36	\$33,704.55	\$1,502,205.00
Total Expense	\$140,164.76	\$157,924.92	\$17,760.16	\$1,690,490.13	\$1,737,174.12	\$46,683.99	\$1,895,099.00
Operating Net Income	\$17,836.92	\$0.00	\$17,836.92	\$51,439.92	\$0.00	\$51,439.92	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9629-000 - Reserve Expense-General	\$39,699.00	\$0.00	(\$39,699.00)	\$334,092.77	\$0.00	(\$334,092.77)	\$0.00
9900-000 - Reserve Expense-Funding	(\$39,699.00)	\$0.00	\$39,699.00	(\$334,092.77)	\$0.00	\$334,092.77	\$0.00
<u>Total Reserve Expense</u>	\$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	\$17,836.92	\$0.00	\$17,836.92	\$51,439.92	\$0.00	\$51,439.92	\$0.00