

**East Lake Woodlands Community Association Inc.**

**Balance Sheet**

**12/31/2023**

**Assets**

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00	
1010-005 - Cash-Checking-Servis1st	\$367,339.17	
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	\$7,017.68	
1410-000 - Prepaid Insurance-General	\$54,093.99	
1410-001 - Prepaid Insurance-D&O	\$3,688.66	
1410-003 - Prepaid Insurance-W/C	\$282.52	
1420-000 - Prepaid Expense-Security	\$2,046.00	
1420-001 - Prepaid - Expense	\$7,571.21	
1500-001 - Utility Deposits-Electric	<u>\$585.54</u>	
<u>Operating Total</u>		\$670,799.32

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$4,130.70	
1041-010 - Cash-MMA-Centennial	\$58,003.72	
1041-011 - Cash-Enhanced Savings- Raymond James	\$395,955.28	
<u>Reserve Total</u>		\$458,089.70

*Assets Total*

\$1,128,889.02

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$368,884.34	
2011-000 - Accounts Payable-Accrued	\$7,311.00	
2411-000 - Unearned Rev.-Misc.	\$1,249.01	
2450-000 - Unearned Revenue-Prepaid Fees	\$17,242.85	
<u>Operating Total</u>		\$394,687.20

Reserve

3028-000 - Reserve Fund-Def Maint	\$136,979.75	
3029-000 - Reserve Fund-General	\$110,826.37	
3030-000 - Reserve Fund - Cap. Improv.	\$195,183.71	
3080-000 - Reserve Fund-Interest	<u>\$15,099.87</u>	
<u>Reserve Total</u>		\$458,089.70

Retained Earnings

\$245,494.60

Net Income

\$30,617.52

*Liabilities & Equity Total*

\$1,128,889.02

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**12/1/2023 - 12/31/2023**

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$145,940.87	\$145,936.38	\$4.49	\$1,751,290.44	\$1,751,237.00	\$53.44	\$1,751,237.00
6029-000 - Maint Fee-Resv-General	\$26,416.67	\$26,416.63	\$0.04	\$317,000.04	\$317,000.00	\$0.04	\$317,000.00
6030-000 - Maint Fee-Resv-Cap Improv.	\$15,000.00	\$15,000.00	\$0.00	\$180,000.00	\$180,000.00	\$0.00	\$180,000.00
6070-000 - Interest Income-Operating	\$4.87	\$66.63	(\$61.76)	\$485.16	\$800.00	(\$314.84)	\$800.00
6071-000 - Interest Income-Reserve	\$4,117.50	\$100.00	\$4,017.50	\$15,099.87	\$1,200.00	\$13,899.87	\$1,200.00
6076-000 - Interest Income-Owner	\$0.00	\$25.00	(\$25.00)	\$152.03	\$300.00	(\$147.97)	\$300.00
6082-000 - Late Fee Income	\$0.00	\$133.37	(\$133.37)	\$3,477.34	\$1,600.00	\$1,877.34	\$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	\$762.00	\$1,250.00	(\$488.00)	\$16,547.00	\$15,000.00	\$1,547.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$29.13	(\$29.13)	\$630.00	\$350.00	\$280.00	\$350.00
6084-001 - ELW Country Club Fees	\$8,230.75	\$8,223.62	\$7.13	\$98,769.00	\$98,683.00	\$86.00	\$98,683.00
6084-002 - ELW Shopping Center Fees	\$2,260.75	\$2,260.75	\$0.00	\$27,129.00	\$27,129.00	\$0.00	\$27,129.00
6900-000 - Income Transfer to Resv Funds	(\$26,416.67)	(\$26,416.63)	(\$0.04)	(\$317,000.04)	(\$317,000.00)	(\$0.04)	(\$317,000.00)
6900-003 - Income Transfer to Capital Improvements	(\$15,000.00)	(\$15,000.00)	\$0.00	(\$180,000.00)	(\$180,000.00)	\$0.00	(\$180,000.00)
6901-000 - Interest Transfer to Reserves	(\$4,117.50)	(\$100.00)	(\$4,017.50)	(\$15,099.87)	(\$1,200.00)	(\$13,899.87)	(\$1,200.00)
<u>Total Revenues</u>	\$157,199.24	\$157,924.88	(\$725.64)	\$1,899,129.29	\$1,895,099.00	\$4,030.29	\$1,895,099.00
<b>Total Income</b>	\$157,199.24	\$157,924.88	(\$725.64)	\$1,899,129.29	\$1,895,099.00	\$4,030.29	\$1,895,099.00
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$9,015.66	\$7,321.63	(\$1,694.03)	\$93,899.27	\$87,860.00	(\$6,039.27)	\$87,860.00
7110-001 - Insurance-Workers Comp	\$47.08	\$51.37	\$4.29	\$580.35	\$616.00	\$35.65	\$616.00
7110-002 - Insurance-D&O	\$614.77	\$523.25	(\$91.52)	\$7,662.92	\$6,279.00	(\$1,383.92)	\$6,279.00
7211-000 - Legal-General	\$1,092.50	\$2,083.37	\$990.87	\$20,712.45	\$25,000.00	\$4,287.55	\$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	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
7212-001 - Accounting/Tax Prep/Audit	\$3,500.00	\$583.37	(\$2,916.63)	\$10,250.00	\$7,000.00	(\$3,250.00)	\$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	\$5.38	\$5.38	\$61.25	\$65.00	\$3.75	\$65.00
7310-008 - Taxes-Federal Income	\$0.00	\$166.63	\$166.63	\$853.00	\$2,000.00	\$1,147.00	\$2,000.00
7410-000 - Management Fee	\$19,164.92	\$19,581.62	\$416.70	\$229,979.04	\$234,979.00	\$4,999.96	\$234,979.00
7510-000 - Admin Expenses-General	\$2,490.16	\$2,083.37	(\$406.79)	\$14,322.00	\$25,000.00	\$10,678.00	\$25,000.00
7510-001 - Meetings-Community	\$766.77	\$0.00	(\$766.77)	\$1,016.77	\$0.00	(\$1,016.77)	\$0.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$900.00	\$900.00	\$0.00	\$900.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$595.00	\$0.00	(\$595.00)	\$0.00
7514-000 - Member Communications	\$0.00	\$150.00	\$150.00	\$0.00	\$1,800.00	\$1,800.00	\$1,800.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$2,013.13	\$0.00	(\$2,013.13)	\$0.00

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**12/1/2023 - 12/31/2023**

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7950-000 - Board Expense-Dues	\$0.00	\$32.88	\$32.88	\$395.00	\$395.00	\$0.00	\$395.00
<u>Total Administrative</u>	\$36,766.86	\$32,741.24	(\$4,025.62)	\$383,940.18	\$392,894.00	\$8,953.82	\$392,894.00
<u>Services &amp; Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$58,271.95	\$59,675.00	\$1,403.05	\$687,502.30	\$716,100.00	\$28,597.70	\$716,100.00
8012-001 - Controlled Access-Sheriff's Patrol	\$2,112.00	\$2,083.37	(\$28.63)	\$23,133.00	\$25,000.00	\$1,867.00	\$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	\$670.87	\$0.97	\$8,838.00	\$8,050.00	(\$788.00)	\$8,050.00
8013-001 - Gate Decals/Stickers	\$0.00	\$833.37	\$833.37	\$4,900.60	\$10,000.00	\$5,099.40	\$10,000.00
8013-003 - Ctl Access-Gate Comm Srvs	\$1,349.79	\$1,200.00	(\$149.79)	\$15,041.28	\$14,400.00	(\$641.28)	\$14,400.00
8013-004 - Cntrl Access - Security Cameras	\$0.00	\$416.63	\$416.63	\$3,308.13	\$5,000.00	\$1,691.87	\$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	\$19,345.00	\$19,200.00	(\$145.00)	\$19,200.00
8110-000 - Repair & Maintenance-General	\$135.00	\$1,666.63	\$1,531.63	\$26,438.44	\$20,000.00	(\$6,438.44)	\$20,000.00
8110-002 - R&M-Guard House	\$282.05	\$1,025.00	\$742.95	\$5,253.78	\$12,300.00	\$7,046.22	\$12,300.00
8110-004 - R&M-Roads/Sidewalks	\$7,685.00	\$3,500.00	(\$4,185.00)	\$27,610.00	\$42,000.00	\$14,390.00	\$42,000.00
8110-009 - R&M Lndscp Lighting	\$397.85	\$295.00	(\$102.85)	\$4,701.76	\$3,540.00	(\$1,161.76)	\$3,540.00
8110-011 - R&M-CTL Access Gates	\$225.60	\$3,416.63	\$3,191.03	\$45,808.62	\$41,000.00	(\$4,808.62)	\$41,000.00
8110-016 - R&M-Signs	\$0.00	\$250.00	\$250.00	\$2,675.54	\$3,000.00	\$324.46	\$3,000.00
8110-023 - R&M-Drainage	\$2,871.80	\$8,750.00	\$5,878.20	\$49,588.42	\$105,000.00	\$55,411.58	\$105,000.00
8110-031 - R&M-Holiday Decorations	\$0.00	\$708.37	\$708.37	\$8,904.02	\$8,500.00	(\$404.02)	\$8,500.00
8210-001 - Grounds-Lawn Service	\$17,600.00	\$17,600.00	\$0.00	\$211,200.00	\$211,200.00	\$0.00	\$211,200.00
8210-003 - Grounds-Landscape Mgmt Contract	\$990.00	\$990.00	\$0.00	\$12,180.00	\$11,880.00	(\$300.00)	\$11,880.00
8210-004 - R&M - Grounds/Trees/Shrubs	\$33,000.00	\$9,166.63	(\$23,833.37)	\$115,233.00	\$110,000.00	(\$5,233.00)	\$110,000.00
8210-008 - Grounds-Irrigation General	\$1,833.30	\$1,746.00	(\$87.30)	\$21,999.60	\$20,952.00	(\$1,047.60)	\$20,952.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$500.00	\$500.00	\$1,981.00	\$6,000.00	\$4,019.00	\$6,000.00
8210-012 - Grounds-Lake Treatments	\$284.67	\$156.88	(\$127.79)	\$3,678.02	\$1,883.00	(\$1,795.02)	\$1,883.00
8210-013 - Grounds-Fountain Maint Contract	\$208.33	\$50.00	(\$158.33)	\$474.98	\$600.00	\$125.02	\$600.00
8210-014 - Grounds-Drainage Sys Inspect Contr	\$850.00	\$416.63	(\$433.37)	\$1,900.00	\$5,000.00	\$3,100.00	\$5,000.00
8210-015 - Grounds-Drainage Consult Engr	\$0.00	\$416.63	\$416.63	\$19,160.00	\$5,000.00	(\$14,160.00)	\$5,000.00
8710-000 - Utilities-General	\$8,902.92	\$7,500.00	(\$1,402.92)	\$106,968.34	\$90,000.00	(\$16,968.34)	\$90,000.00
8710-005 - WE Contract Agreement	\$1,984.62	\$550.00	(\$1,434.62)	\$8,279.45	\$6,600.00	(\$1,679.45)	\$6,600.00
<u>Total Services &amp; Utilities</u>	\$141,254.78	\$125,183.64	(\$16,071.14)	\$1,484,571.59	\$1,502,205.00	\$17,633.41	\$1,502,205.00
<b>Total Expense</b>	\$178,021.64	\$157,924.88	(\$20,096.76)	\$1,868,511.77	\$1,895,099.00	\$26,587.23	\$1,895,099.00
Operating Net Income	(\$20,822.40)	\$0.00	(\$20,822.40)	\$30,617.52	\$0.00	\$30,617.52	\$0.00

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**12/1/2023 - 12/31/2023**

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9629-000 - Reserve Expense-General	\$214,883.20	\$0.00	(\$214,883.20)	\$548,975.97	\$0.00	(\$548,975.97)	\$0.00
9900-000 - Reserve Expense-Funding	(\$214,883.20)	\$0.00	\$214,883.20	(\$548,975.97)	\$0.00	\$548,975.97	\$0.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expense</b>	\$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	(\$20,822.40)	\$0.00	(\$20,822.40)	\$30,617.52	\$0.00	\$30,617.52	\$0.00