

**East Lake Woodlands Community Association Inc.**

**Balance Sheet**

**7/31/2023**

**Assets**

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00	
1010-005 - Cash-Checking-Servis1st	\$143,571.12	
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	\$7,309.79	
1410-000 - Prepaid Insurance-General	\$99,172.29	
1410-001 - Prepaid Insurance-D&O	\$6,762.51	
1410-003 - Prepaid Insurance-W/C	\$517.92	
1420-000 - Prepaid Expense-Security	\$2,046.00	
1500-001 - Utility Deposits-Electric	<u>\$585.54</u>	
<u>Operating Total</u>		\$488,139.72

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$42,366.66	
1041-010 - Cash-MMA-Centennial	\$57,454.57	
1041-011 - Cash-Enhanced Savings- Raymond James	\$125.67	
1041-012 - Cash-CD-5.1%-8/17/2023- Citizens Bank-Raymond James	\$249,000.00	
1041-013 - Cash-CD-5.1%-8/23/2023- Santander Bank-Raymond James	\$10,000.00	
1041-014 - Cash-CD-5.1%-11/17/2023- Valley National-Raymond James	\$130,000.00	
<u>Reserve Total</u>		\$488,946.90

Assets Total

\$977,086.62

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$19,062.22	
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	\$21,203.30	
2450-002 - Prepaid Country Club Dues	<u>\$41,153.75</u>	
<u>Operating Total</u>		\$152,224.96

Reserve

3028-000 - Reserve Fund-Def Maint	\$136,979.75	
3029-000 - Reserve Fund-General	\$225,754.01	
3030-000 - Reserve Fund - Cap. Improv.	\$120,183.71	
3080-000 - Reserve Fund-Interest	<u>\$6,029.43</u>	
<u>Reserve Total</u>		\$488,946.90

Retained Earnings

\$245,494.60

Net Income

\$90,420.16

Liabilities & Equity Total

\$977,086.62

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**7/1/2023 - 7/31/2023**

	7/1/2023 - 7/31/2023			1/1/2023 - 7/31/2023			
	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	\$1,021,586.09	\$1,021,554.94	\$31.15	\$1,751,237.00
6029-000 - Maint Fee-Resv-General	\$26,416.67	\$26,416.67	\$0.00	\$184,916.69	\$184,916.69	\$0.00	\$317,000.00
6030-000 - Maint Fee-Resv-Cap Improv.	\$15,000.00	\$15,000.00	\$0.00	\$105,000.00	\$105,000.00	\$0.00	\$180,000.00
6070-000 - Interest Income-Operating	\$3.02	\$66.67	(\$63.65)	\$454.61	\$466.69	(\$12.08)	\$800.00
6071-000 - Interest Income-Reserve	\$656.27	\$100.00	\$556.27	\$6,029.43	\$700.00	\$5,329.43	\$1,200.00
6076-000 - Interest Income-Owner	\$14.34	\$25.00	(\$10.66)	\$89.08	\$175.00	(\$85.92)	\$300.00
6082-000 - Late Fee Income	\$600.00	\$133.33	\$466.67	\$2,802.34	\$933.31	\$1,869.03	\$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	\$1,271.00	\$1,250.00	\$21.00	\$10,419.00	\$8,750.00	\$1,669.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$29.17	(\$29.17)	\$385.00	\$204.19	\$180.81	\$350.00
6084-001 - ELW Country Club Fees	\$8,230.75	\$8,223.58	\$7.17	\$57,615.25	\$57,565.06	\$50.19	\$98,683.00
6084-002 - ELW Shopping Center Fees	\$2,260.75	\$2,260.75	\$0.00	\$15,825.25	\$15,825.25	\$0.00	\$27,129.00
6900-000 - Income Transfer to Resv Funds	(\$26,416.67)	(\$26,416.67)	\$0.00	(\$184,916.69)	(\$184,916.69)	\$0.00	(\$317,000.00)
6900-003 - Income Transfer to Capital Improvements	(\$15,000.00)	(\$15,000.00)	\$0.00	(\$105,000.00)	(\$105,000.00)	\$0.00	(\$180,000.00)
6901-000 - Interest Transfer to Reserves	(\$656.27)	(\$100.00)	(\$556.27)	(\$6,029.43)	(\$700.00)	(\$5,329.43)	(\$1,200.00)
<b>Total Revenues</b>	<b>\$158,320.73</b>	<b>\$157,924.92</b>	<b>\$395.81</b>	<b>\$1,109,825.94</b>	<b>\$1,105,474.44</b>	<b>\$4,351.50</b>	<b>\$1,895,099.00</b>
<b>Total Income</b>	<b>\$158,320.73</b>	<b>\$157,924.92</b>	<b>\$395.81</b>	<b>\$1,109,825.94</b>	<b>\$1,105,474.44</b>	<b>\$4,351.50</b>	<b>\$1,895,099.00</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$9,015.66	\$7,321.67	(\$1,693.99)	\$48,820.97	\$51,251.69	\$2,430.72	\$87,860.00
7110-001 - Insurance-Workers Comp	\$47.08	\$51.33	\$4.25	\$344.95	\$359.31	\$14.36	\$616.00
7110-002 - Insurance-D&O	\$614.77	\$523.25	(\$91.52)	\$4,589.07	\$3,662.75	(\$926.32)	\$6,279.00
7211-000 - Legal-General	\$825.00	\$2,083.33	\$1,258.33	\$11,237.45	\$14,583.31	\$3,345.86	\$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	\$583.31	\$583.31	\$1,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$583.33	\$583.33	\$6,750.00	\$4,083.31	(\$2,666.69)	\$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	\$37.94	(\$23.31)	\$65.00
7310-008 - Taxes-Federal Income	\$0.00	\$166.67	\$166.67	\$853.00	\$1,166.69	\$313.69	\$2,000.00
7410-000 - Management Fee	\$19,164.92	\$19,581.58	\$416.66	\$134,154.44	\$137,071.06	\$2,916.62	\$234,979.00
7510-000 - Admin Expenses-General	\$202.38	\$2,083.33	\$1,880.95	\$10,502.38	\$14,583.31	\$4,080.93	\$25,000.00
7510-002 - Website	\$75.00	\$75.00	\$0.00	\$525.00	\$525.00	\$0.00	\$900.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	(\$350.00)	\$0.00
7514-000 - Member Communications	\$0.00	\$150.00	\$150.00	\$0.00	\$1,050.00	\$1,050.00	\$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	\$230.44	(\$164.56)	\$395.00

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**7/1/2023 - 7/31/2023**

	7/1/2023 - 7/31/2023			1/1/2023 - 7/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Administrative</b>	\$29,944.81	\$32,741.16	\$2,796.35	\$221,296.64	\$229,188.12	\$7,891.48	\$392,894.00
<b>Services &amp; Utilities</b>							
8012-000 - Controlled Access-Guard Contract	\$58,316.36	\$59,675.00	\$1,358.64	\$399,389.41	\$417,725.00	\$18,335.59	\$716,100.00
8012-001 - Controlled Access-Sheriff's Patrol	\$2,310.00	\$2,083.33	(\$226.67)	\$13,299.00	\$14,583.31	\$1,284.31	\$25,000.00
8013-000 - Gate Maintenance Contract	\$0.32	\$670.83	\$670.51	\$5,518.50	\$4,695.81	(\$822.69)	\$8,050.00
8013-001 - Gate Decals/Stickers	\$0.00	\$833.33	\$833.33	\$2,316.55	\$5,833.31	\$3,516.76	\$10,000.00
8013-003 - Ctl Access-Gate Comm Svcs	\$1,246.33	\$1,200.00	(\$46.33)	\$8,392.07	\$8,400.00	\$7.93	\$14,400.00
8013-004 - Cntrl Access - Security Cameras	\$2,821.68	\$416.67	(\$2,405.01)	\$3,105.90	\$2,916.69	(\$189.21)	\$5,000.00
8017-000 - Gate Damage Claims	(\$4,446.25)	\$0.00	\$4,446.25	(\$12,556.90)	\$0.00	\$12,556.90	\$0.00
8020-000 - ELW Custodial Labor	\$1,600.00	\$1,600.00	\$0.00	\$11,200.00	\$11,200.00	\$0.00	\$19,200.00
8110-000 - Repair & Maintenance-General	\$4,464.49	\$1,666.67	(\$2,797.82)	\$13,157.29	\$11,666.69	(\$1,490.60)	\$20,000.00
8110-002 - R&M-Guard House	\$317.22	\$1,025.00	\$707.78	\$3,460.74	\$7,175.00	\$3,714.26	\$12,300.00
8110-004 - R&M-Roads/Sidewalks	\$0.00	\$3,500.00	\$3,500.00	\$10,175.00	\$24,500.00	\$14,325.00	\$42,000.00
8110-009 - R&M Lndscp Lighting	\$344.00	\$295.00	(\$49.00)	\$2,841.41	\$2,065.00	(\$776.41)	\$3,540.00
8110-011 - R&M-CTL Access Gates	\$770.27	\$3,416.67	\$2,646.40	\$28,281.28	\$23,916.69	(\$4,364.59)	\$41,000.00
8110-016 - R&M-Signs	\$0.00	\$250.00	\$250.00	\$2,033.54	\$1,750.00	(\$283.54)	\$3,000.00
8110-023 - R&M-Drainage	\$0.00	\$8,750.00	\$8,750.00	\$28,113.62	\$61,250.00	\$33,136.38	\$105,000.00
8110-031 - R&M-Holiday Decorations	\$0.00	\$708.33	\$708.33	\$95.02	\$4,958.31	\$4,863.29	\$8,500.00
8210-001 - Grounds-Lawn Service	\$17,600.00	\$17,600.00	\$0.00	\$123,200.00	\$123,200.00	\$0.00	\$211,200.00
8210-003 - Grounds-Landscape Mgmt Contract	\$990.00	\$990.00	\$0.00	\$7,230.00	\$6,930.00	(\$300.00)	\$11,880.00
8210-004 - R&M - Grounds/Trees/Shrubs	(\$3,800.00)	\$9,166.67	\$12,966.67	\$50,983.00	\$64,166.69	\$13,183.69	\$110,000.00
8210-008 - Grounds-Irrigation General	\$1,833.30	\$1,746.00	(\$87.30)	\$12,833.10	\$12,222.00	(\$611.10)	\$20,952.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$6,000.00
8210-012 - Grounds-Lake Treatments	\$184.67	\$156.92	(\$27.75)	\$2,254.67	\$1,098.44	(\$1,156.23)	\$1,883.00
8210-013 - Grounds-Fountain Maint Contract	\$133.33	\$50.00	(\$83.33)	\$133.33	\$350.00	\$216.67	\$600.00
8210-014 - Grounds-Drainage Sys Inspect Contr	\$0.00	\$416.67	\$416.67	\$1,050.00	\$2,916.69	\$1,866.69	\$5,000.00
8210-015 - Grounds-Drainage Consult Engr	\$6,720.00	\$416.67	(\$6,303.33)	\$12,980.00	\$2,916.69	(\$10,063.31)	\$5,000.00
8710-000 - Utilities-General	\$8,948.09	\$7,500.00	(\$1,448.09)	\$62,327.78	\$52,500.00	(\$9,827.78)	\$90,000.00
8710-005 - WE Contract Agreement	\$0.00	\$550.00	\$550.00	\$6,294.83	\$3,850.00	(\$2,444.83)	\$6,600.00
<b>Total Services &amp; Utilities</b>	\$100,353.81	\$125,183.76	\$24,829.95	\$798,109.14	\$876,286.32	\$78,177.18	\$1,502,205.00
<b>Total Expense</b>	\$130,298.62	\$157,924.92	\$27,626.30	\$1,019,405.78	\$1,105,474.44	\$86,068.66	\$1,895,099.00
<b>Operating Net Income</b>	\$28,022.11	\$0.00	\$28,022.11	\$90,420.16	\$0.00	\$90,420.16	\$0.00
<b>Reserve Expense</b>							
<b>Reserve Expense</b>							

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**7/1/2023 - 7/31/2023**

	7/1/2023 - 7/31/2023			1/1/2023 - 7/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
9629-000 - Reserve Expense-General	\$282,053.77	\$0.00	(\$282,053.77)	\$294,393.77	\$0.00	(\$294,393.77)	\$0.00
9900-000 - Reserve Expense-Funding	(\$282,053.77)	\$0.00	\$282,053.77	(\$294,393.77)	\$0.00	\$294,393.77	\$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	\$28,022.11	\$0.00	\$28,022.11	\$90,420.16	\$0.00	\$90,420.16	\$0.00