

East Lake Woodlands Community Association Inc.  
Balance Sheet  
Period Through: 2/29/2024

**Assets**

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00
1010-005 - Cash-Checking-Servis1st	\$159,257.55
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	\$64,369.01
1410-000 - Prepaid Insurance-General	\$36,062.67
1410-001 - Prepaid Insurance-D&O	\$2,459.12
1410-003 - Prepaid Insurance-W/C	\$188.36
1420-000 - Prepaid Expense-Security	\$2,046.00
1420-001 - Prepaid - Expense	\$56,434.34
1500-001 - Utility Deposits-Electric	\$585.54
Operating Total	<u>\$549,577.14</u>

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$37,742.94
1041-010 - Cash-MMA-Centennial	\$58,003.72
1041-011 - Cash-Enhanced Savings-Raymond James	\$395,955.28
Reserve Total	<u>\$491,701.94</u>

Assets Total

\$1,041,279.08

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$79,038.41
2011-000 - Accounts Payable-Accrued	\$7,629.00
2410-000 - Unearned Revenue-Billings	\$33,233.34
2411-000 - Unearned Rev.-Misc.	\$1,249.01
2450-000 - Unearned Revenue-Prepaid Fees	\$33,776.07
2450-002 - Prepaid Country Club Dues	\$83,139.18
Operating Total	<u>\$238,065.01</u>

Reserve

3028-000 - Reserve Fund-Def Maint	\$136,979.75
3029-000 - Reserve Fund-General	\$98,884.16
3030-000 - Reserve Fund - Cap. Improv.	\$240,183.71
3080-000 - Reserve Fund-Interest	\$15,654.32
Reserve Total	<u>\$491,701.94</u>

Retained Earnings

\$276,112.12

Net Income

\$35,400.01

Liabilities & Equity Total

\$1,041,279.08

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**1/1/2024 - 2/29/2024**

	1/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$299,453.50	\$299,442.34	\$11.16	\$299,453.50	\$299,442.34	\$11.16	\$1,796,654.00
6029-000 - Maint Fee-Resv-General	\$70,522.00	\$70,522.00	\$0.00	\$70,522.00	\$70,522.00	\$0.00	\$423,132.00
6030-000 - Maint Fee-Resv-Cap Improv.	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$180,000.00
6070-000 - Interest Income-Operating	\$21.73	\$116.66	(\$94.93)	\$21.73	\$116.66	(\$94.93)	\$700.00
6071-000 - Interest Income-Reserve	\$554.45	\$333.34	\$221.11	\$554.45	\$333.34	\$221.11	\$2,000.00
6076-000 - Interest Income-Owner	\$0.00	\$50.00	(\$50.00)	\$0.00	\$50.00	(\$50.00)	\$300.00
6082-000 - Late Fee Income	\$0.00	\$416.66	(\$416.66)	\$0.00	\$416.66	(\$416.66)	\$2,500.00
6083-001 - ELW Gate Income	\$3,355.00	\$2,500.00	\$855.00	\$3,355.00	\$2,500.00	\$855.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$58.34	(\$58.34)	\$0.00	\$58.34	(\$58.34)	\$350.00
6084-001 - ELW Country Club Fees	\$16,627.82	\$16,627.34	\$0.48	\$16,627.82	\$16,627.34	\$0.48	\$99,764.00
6084-002 - ELW Shopping Center Fees	\$4,747.50	\$4,747.50	\$0.00	\$4,747.50	\$4,747.50	\$0.00	\$28,485.00
6900-000 - Income Transfer to Resv Funds	(\$70,522.00)	(\$70,522.00)	\$0.00	(\$70,522.00)	(\$70,522.00)	\$0.00	(\$423,132.00)
6900-003 - Income Transfer to Capital Improvements	(\$30,000.00)	(\$30,000.00)	\$0.00	(\$30,000.00)	(\$30,000.00)	\$0.00	(\$180,000.00)
6901-000 - Interest Transfer to Reserves	(\$554.45)	(\$333.34)	(\$221.11)	(\$554.45)	(\$333.34)	(\$221.11)	(\$2,000.00)
<u>Total Revenues</u>	\$324,205.55	\$323,958.84	\$246.71	\$324,205.55	\$323,958.84	\$246.71	\$1,943,753.00
<b>Total Income</b>	\$324,205.55	\$323,958.84	\$246.71	\$324,205.55	\$323,958.84	\$246.71	\$1,943,753.00
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$18,031.32	\$19,383.66	\$1,352.34	\$18,031.32	\$19,383.66	\$1,352.34	\$116,302.00
7110-001 - Insurance-Workers Comp	\$94.16	\$101.16	\$7.00	\$94.16	\$101.16	\$7.00	\$607.00
7110-002 - Insurance-D&O	\$1,229.54	\$1,321.84	\$92.30	\$1,229.54	\$1,321.84	\$92.30	\$7,931.00
7211-000 - Legal-General	\$2,859.50	\$4,166.66	\$1,307.16	\$2,859.50	\$4,166.66	\$1,307.16	\$25,000.00
7212-000 - Professional-General	\$0.00	\$166.66	\$166.66	\$0.00	\$166.66	\$166.66	\$1,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$1,166.66	\$1,166.66	\$0.00	\$1,166.66	\$1,166.66	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.84	\$10.84	\$0.00	\$10.84	\$10.84	\$65.00
7310-008 - Taxes-Federal Income	\$0.00	\$333.34	\$333.34	\$0.00	\$333.34	\$333.34	\$2,000.00
7410-000 - Management Fee	\$39,916.66	\$39,916.66	\$0.00	\$39,916.66	\$39,916.66	\$0.00	\$239,500.00
7510-000 - Admin Expenses-General	\$5,267.44	\$4,052.84	(\$1,214.60)	\$5,267.44	\$4,052.84	(\$1,214.60)	\$24,317.00
7510-001 - Meetings-Community	\$2,122.60	\$0.00	(\$2,122.60)	\$2,122.60	\$0.00	(\$2,122.60)	\$0.00
7510-002 - Website	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$0.00	\$900.00
7514-000 - Member Communications	\$0.00	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$1,800.00
7810-000 - Uncollectible Assessments	\$0.00	\$166.66	\$166.66	\$0.00	\$166.66	\$166.66	\$1,000.00
7950-000 - Board Expense-Dues	\$0.00	\$65.84	\$65.84	\$0.00	\$65.84	\$65.84	\$395.00
<u>Total Administrative</u>	\$69,671.22	\$71,302.82	\$1,631.60	\$69,671.22	\$71,302.82	\$1,631.60	\$427,817.00
<u>Services &amp; Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$112,942.77	\$113,960.66	\$1,017.89	\$112,942.77	\$113,960.66	\$1,017.89	\$683,764.00
8012-001 - Controlled Access-Sheriff's Patrol	\$4,092.00	\$4,166.66	\$74.66	\$4,092.00	\$4,166.66	\$74.66	\$25,000.00
8013-000 - Gate Maintenance Contract	\$1,339.80	\$341.66	(\$998.14)	\$1,339.80	\$341.66	(\$998.14)	\$2,050.00
8013-001 - Gate Decals/Stickers	\$1,059.30	\$833.34	(\$225.96)	\$1,059.30	\$833.34	(\$225.96)	\$5,000.00
8013-003 - Ctl Access-Gate Comm Svcs	\$2,653.99	\$2,400.00	(\$253.99)	\$2,653.99	\$2,400.00	(\$253.99)	\$14,400.00
8020-000 - ELW Custodial Labor	\$630.00	\$0.00	(\$630.00)	\$630.00	\$0.00	(\$630.00)	\$0.00
8110-000 - Repair & Maintenance-General	\$881.54	\$2,916.66	\$2,035.12	\$881.54	\$2,916.66	\$2,035.12	\$17,500.00
8110-002 - R&M-Guard House	\$878.74	\$1,500.00	\$621.26	\$878.74	\$1,500.00	\$621.26	\$9,000.00

# East Lake Woodlands Community Association Inc.

## Budget Comparison Report

1/1/2024 - 2/29/2024

	1/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8110-004 - R&M-Roads/Sidewalks	\$4,440.00	\$0.00	(\$4,440.00)	\$4,440.00	\$0.00	(\$4,440.00)	\$0.00
8110-005 - R&M Sidewalks	\$0.00	\$16,666.66	\$16,666.66	\$0.00	\$16,666.66	\$16,666.66	\$100,000.00
8110-006 - R&M Inlet Repairs	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$15,000.00
8110-007 - R&M Curb Repairs	\$0.00	\$833.34	\$833.34	\$0.00	\$833.34	\$833.34	\$5,000.00
8110-008 - R&M Asphalt Repairs	\$0.00	\$1,666.66	\$1,666.66	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00
8110-009 - R&M Lndscp Lighting	\$870.30	\$833.34	(\$36.96)	\$870.30	\$833.34	(\$36.96)	\$5,000.00
8110-011 - R&M-CTL Access Gates	\$420.90	\$833.34	\$412.44	\$420.90	\$833.34	\$412.44	\$5,000.00
8110-016 - R&M-Signs	\$695.50	\$500.00	(\$195.50)	\$695.50	\$500.00	(\$195.50)	\$3,000.00
8110-023 - R&M-Drainage	\$7,963.99	\$15,000.00	\$7,036.01	\$7,963.99	\$15,000.00	\$7,036.01	\$90,000.00
8110-031 - R&M-Holiday Decorations	\$28.87	\$1,541.00	\$1,512.13	\$28.87	\$1,541.00	\$1,512.13	\$9,246.00
8210-001 - Grounds-Lawn Service	\$35,200.00	\$35,200.00	\$0.00	\$35,200.00	\$35,200.00	\$0.00	\$211,200.00
8210-003 - Grounds-Landscape Mgmt Contract	\$1,980.00	\$1,980.00	\$0.00	\$1,980.00	\$1,980.00	\$0.00	\$11,880.00
8210-004 - R&M -Grounds/Trees/Shrubs	\$23,725.00	\$18,333.34	(\$5,391.66)	\$23,725.00	\$18,333.34	(\$5,391.66)	\$110,000.00
8210-005 - R&M Dead Tree Removal	\$4,800.00	\$6,666.66	\$1,866.66	\$4,800.00	\$6,666.66	\$1,866.66	\$40,000.00
8210-008 - Grounds-Irrigation General	\$1,833.30	\$3,850.00	\$2,016.70	\$1,833.30	\$3,850.00	\$2,016.70	\$23,100.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$350.00	\$350.00	\$0.00	\$350.00	\$350.00	\$2,100.00
8210-012 - Grounds-Lake Treatments	\$569.34	\$569.34	\$0.00	\$569.34	\$569.34	\$0.00	\$3,416.00
8210-013 - Grounds-Fountain Maint Contract	\$66.66	\$66.66	\$0.00	\$66.66	\$66.66	\$0.00	\$400.00
8210-014 - Grounds-Drainage Sys Inspect Contr	\$0.00	\$833.34	\$833.34	\$0.00	\$833.34	\$833.34	\$5,000.00
8210-015 - Grounds-Drainage Consult Engr	\$420.00	\$1,250.00	\$830.00	\$420.00	\$1,250.00	\$830.00	\$7,500.00
8710-000 - Utilities-General	\$11,642.32	\$15,900.00	\$4,257.68	\$11,642.32	\$15,900.00	\$4,257.68	\$95,400.00
8710-005 - WE Contract Agreement	\$0.00	\$1,163.34	\$1,163.34	\$0.00	\$1,163.34	\$1,163.34	\$6,980.00
<u>Total Services &amp; Utilities</u>	\$219,134.32	\$252,656.00	\$33,521.68	\$219,134.32	\$252,656.00	\$33,521.68	\$1,515,936.00
<b>Total Expense</b>	\$288,805.54	\$323,958.82	\$35,153.28	\$288,805.54	\$323,958.82	\$35,153.28	\$1,943,753.00
Operating Net Income	\$35,400.01	\$0.02	\$35,399.99	\$35,400.01	\$0.02	\$35,399.99	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9629-000 - Reserve Expense-General	\$110,154.00	\$0.00	(\$110,154.00)	\$110,154.00	\$0.00	(\$110,154.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$110,154.00)	\$0.00	\$110,154.00	(\$110,154.00)	\$0.00	\$110,154.00	\$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	\$35,400.01	\$0.02	\$35,399.99	\$35,400.01	\$0.02	\$35,399.99	\$0.00