

East Lake Woodlands Community Association Inc.  
Balance Sheet  
Period Through: 3/31/2024

**Assets**

Operating	
1000-002 - Petty Cash-Gate Cards	\$50.00
1010-005 - Cash-Checking-Servis1st	\$229,521.34
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	\$14,607.36
1410-000 - Prepaid Insurance-General	\$27,047.01
1410-001 - Prepaid Insurance-D&O	\$1,844.35
1410-003 - Prepaid Insurance-W/C	\$141.28
1420-000 - Prepaid Expense-Security	\$2,046.00
1420-001 - Prepaid - Expense	\$901.74
1500-001 - Utility Deposits-Electric	\$585.54
Operating Total	<u>\$504,869.17</u>

Reserve	
1041-005 - Cash-MMA-Servis1st Bank	\$37,902.96
1041-010 - Cash-MMA-Centennial	\$58,292.67
1041-011 - Cash-Enhanced Savings-Raymond James	\$395,955.28
Reserve Total	<u>\$492,150.91</u>

Assets Total	<u>\$997,020.08</u>
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**Liabilities and Equity**

Operating	
2010-000 - Accounts Payable	\$32,391.13
2011-000 - Accounts Payable-Accrued	\$6,993.00
2411-000 - Unearned Rev.-Misc.	\$1,249.01
2450-000 - Unearned Revenue-Prepaid Fees	\$50,559.59
2450-002 - Prepaid Country Club Dues	\$74,825.27
Operating Total	<u>\$166,018.00</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	\$16,103.29
Reserve Total	<u>\$492,150.91</u>

Retained Earnings	<u>\$276,112.12</u>
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Net Income	\$62,739.05
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Liabilities & Equity Total	<u>\$997,020.08</u>
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**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**1/1/2024 - 3/31/2024**

	1/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$449,180.25	\$449,163.51	\$16.74	\$449,180.25	\$449,163.51	\$16.74	\$1,796,654.00
6029-000 - Maint Fee-Resv-General	\$105,783.00	\$105,783.00	\$0.00	\$105,783.00	\$105,783.00	\$0.00	\$423,132.00
6030-000 - Maint Fee-Resv-Cap Improv.	\$45,000.00	\$45,000.00	\$0.00	\$45,000.00	\$45,000.00	\$0.00	\$180,000.00
6070-000 - Interest Income-Operating	\$30.09	\$174.99	(\$144.90)	\$30.09	\$174.99	(\$144.90)	\$700.00
6071-000 - Interest Income-Reserve	\$1,003.42	\$500.01	\$503.41	\$1,003.42	\$500.01	\$503.41	\$2,000.00
6076-000 - Interest Income-Owner	\$0.00	\$75.00	(\$75.00)	\$0.00	\$75.00	(\$75.00)	\$300.00
6082-000 - Late Fee Income	\$0.00	\$624.99	(\$624.99)	\$0.00	\$624.99	(\$624.99)	\$2,500.00
6083-001 - ELW Gate Income	\$4,305.00	\$3,750.00	\$555.00	\$4,305.00	\$3,750.00	\$555.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$87.51	(\$87.51)	\$0.00	\$87.51	(\$87.51)	\$350.00
6084-001 - ELW Country Club Fees	\$24,941.73	\$24,941.01	\$0.72	\$24,941.73	\$24,941.01	\$0.72	\$99,764.00
6084-002 - ELW Shopping Center Fees	\$7,121.25	\$7,121.25	\$0.00	\$7,121.25	\$7,121.25	\$0.00	\$28,485.00
6900-000 - Income Transfer to Resv Funds	(\$105,783.00)	(\$105,783.00)	\$0.00	(\$105,783.00)	(\$105,783.00)	\$0.00	(\$423,132.00)
6900-003 - Income Transfer to Capital Improvements	(\$45,000.00)	(\$45,000.00)	\$0.00	(\$45,000.00)	(\$45,000.00)	\$0.00	(\$180,000.00)
6901-000 - Interest Transfer to Reserves	(\$1,003.42)	(\$500.01)	(\$503.41)	(\$1,003.42)	(\$500.01)	(\$503.41)	(\$2,000.00)
<u>Total Revenues</u>	\$485,578.32	\$485,938.26	(\$359.94)	\$485,578.32	\$485,938.26	(\$359.94)	\$1,943,753.00
<b>Total Income</b>	\$485,578.32	\$485,938.26	(\$359.94)	\$485,578.32	\$485,938.26	(\$359.94)	\$1,943,753.00
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$27,046.98	\$29,075.49	\$2,028.51	\$27,046.98	\$29,075.49	\$2,028.51	\$116,302.00
7110-001 - Insurance-Workers Comp	\$141.24	\$151.74	\$10.50	\$141.24	\$151.74	\$10.50	\$607.00
7110-002 - Insurance-D&O	\$1,844.31	\$1,982.76	\$138.45	\$1,844.31	\$1,982.76	\$138.45	\$7,931.00
7211-000 - Legal-General	\$3,489.88	\$6,249.99	\$2,760.11	\$3,489.88	\$6,249.99	\$2,760.11	\$25,000.00
7212-000 - Professional-General	\$0.00	\$249.99	\$249.99	\$0.00	\$249.99	\$249.99	\$1,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$1,749.99	\$1,749.99	\$0.00	\$1,749.99	\$1,749.99	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$16.26	\$16.26	\$0.00	\$16.26	\$16.26	\$65.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.01	\$500.01	\$0.00	\$500.01	\$500.01	\$2,000.00
7410-000 - Management Fee	\$59,874.99	\$59,874.99	\$0.00	\$59,874.99	\$59,874.99	\$0.00	\$239,500.00
7510-000 - Admin Expenses-General	\$5,448.22	\$6,079.26	\$631.04	\$5,448.22	\$6,079.26	\$631.04	\$24,317.00
7510-001 - Meetings-Community	\$3,727.60	\$0.00	(\$3,727.60)	\$3,727.60	\$0.00	(\$3,727.60)	\$0.00
7510-002 - Website	\$225.00	\$225.00	\$0.00	\$225.00	\$225.00	\$0.00	\$900.00
7514-000 - Member Communications	\$0.00	\$450.00	\$450.00	\$0.00	\$450.00	\$450.00	\$1,800.00
7810-000 - Uncollectible Assessments	\$0.00	\$249.99	\$249.99	\$0.00	\$249.99	\$249.99	\$1,000.00
7950-000 - Board Expense-Dues	\$75.00	\$98.76	\$23.76	\$75.00	\$98.76	\$23.76	\$395.00
<u>Total Administrative</u>	\$101,873.22	\$106,954.23	\$5,081.01	\$101,873.22	\$106,954.23	\$5,081.01	\$427,817.00
<u>Services &amp; Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$170,415.33	\$170,940.99	\$525.66	\$170,415.33	\$170,940.99	\$525.66	\$683,764.00
8012-001 - Controlled Access-Sheriff's Patrol	\$6,138.00	\$6,249.99	\$111.99	\$6,138.00	\$6,249.99	\$111.99	\$25,000.00
8013-000 - Gate Maintenance Contract	\$2,009.70	\$512.49	(\$1,497.21)	\$2,009.70	\$512.49	(\$1,497.21)	\$2,050.00
8013-001 - Gate Decals/Stickers	\$1,059.30	\$1,250.01	\$190.71	\$1,059.30	\$1,250.01	\$190.71	\$5,000.00
8013-003 - Ctl Access-Gate Comm Svcs	\$3,930.79	\$3,600.00	(\$330.79)	\$3,930.79	\$3,600.00	(\$330.79)	\$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	\$4,374.99	\$3,493.45	\$881.54	\$4,374.99	\$3,493.45	\$17,500.00
8110-002 - R&M-Guard House	\$1,232.22	\$2,250.00	\$1,017.78	\$1,232.22	\$2,250.00	\$1,017.78	\$9,000.00

# East Lake Woodlands Community Association Inc.

## Budget Comparison Report

1/1/2024 - 3/31/2024

	1/1/2024 - 3/31/2024			1/1/2024 - 3/31/2024			
	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	\$24,999.99	\$24,999.99	\$0.00	\$24,999.99	\$24,999.99	\$100,000.00
8110-006 - R&M Inlet Repairs	\$0.00	\$3,750.00	\$3,750.00	\$0.00	\$3,750.00	\$3,750.00	\$15,000.00
8110-007 - R&M Curb Repairs	\$0.00	\$1,250.01	\$1,250.01	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
8110-008 - R&M Asphalt Repairs	\$0.00	\$2,499.99	\$2,499.99	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
8110-009 - R&M Lndscp Lighting	\$1,165.30	\$1,250.01	\$84.71	\$1,165.30	\$1,250.01	\$84.71	\$5,000.00
8110-011 - R&M-CTL Access Gates	\$2,958.62	\$1,250.01	(\$1,708.61)	\$2,958.62	\$1,250.01	(\$1,708.61)	\$5,000.00
8110-016 - R&M-Signs	\$1,360.69	\$750.00	(\$610.69)	\$1,360.69	\$750.00	(\$610.69)	\$3,000.00
8110-023 - R&M-Drainage	\$6,713.39	\$22,500.00	\$15,786.61	\$6,713.39	\$22,500.00	\$15,786.61	\$90,000.00
8110-031 - R&M-Holiday Decorations	\$28.87	\$2,311.50	\$2,282.63	\$28.87	\$2,311.50	\$2,282.63	\$9,246.00
8210-001 - Grounds-Lawn Service	\$52,800.00	\$52,800.00	\$0.00	\$52,800.00	\$52,800.00	\$0.00	\$211,200.00
8210-003 - Grounds-Landscape Mgmt Contract	\$2,970.00	\$2,970.00	\$0.00	\$2,970.00	\$2,970.00	\$0.00	\$11,880.00
8210-004 - R&M -Grounds/Trees/Shrubs	\$23,725.00	\$27,500.01	\$3,775.01	\$23,725.00	\$27,500.01	\$3,775.01	\$110,000.00
8210-005 - R&M Dead Tree Removal	\$4,800.00	\$9,999.99	\$5,199.99	\$4,800.00	\$9,999.99	\$5,199.99	\$40,000.00
8210-008 - Grounds-Irrigation General	\$5,499.90	\$5,775.00	\$275.10	\$5,499.90	\$5,775.00	\$275.10	\$23,100.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$525.00	\$525.00	\$0.00	\$525.00	\$525.00	\$2,100.00
8210-012 - Grounds-Lake Treatments	\$569.50	\$854.01	\$284.51	\$569.50	\$854.01	\$284.51	\$3,416.00
8210-013 - Grounds-Fountain Maint Contract	\$100.00	\$99.99	(\$0.01)	\$100.00	\$99.99	(\$0.01)	\$400.00
8210-014 - Grounds-Drainage Sys Inspect Contr	\$0.00	\$1,250.01	\$1,250.01	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
8210-015 - Grounds-Drainage Consult Engr	\$420.00	\$1,875.00	\$1,455.00	\$420.00	\$1,875.00	\$1,455.00	\$7,500.00
8710-000 - Utilities-General	\$27,117.90	\$23,850.00	(\$3,267.90)	\$27,117.90	\$23,850.00	(\$3,267.90)	\$95,400.00
8710-005 - WE Contract Agreement	\$0.00	\$1,745.01	\$1,745.01	\$0.00	\$1,745.01	\$1,745.01	\$6,980.00
<u>Total Services &amp; Utilities</u>	\$320,966.05	\$378,984.00	\$58,017.95	\$320,966.05	\$378,984.00	\$58,017.95	\$1,515,936.00
<b>Total Expense</b>	\$422,839.27	\$485,938.23	\$63,098.96	\$422,839.27	\$485,938.23	\$63,098.96	\$1,943,753.00
Operating Net Income	\$62,739.05	\$0.03	\$62,739.02	\$62,739.05	\$0.03	\$62,739.02	\$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	\$62,739.05	\$0.03	\$62,739.02	\$62,739.05	\$0.03	\$62,739.02	\$0.00