

East Lake Woodlands Community Association Inc.  
Balance Sheet  
Period Through: 4/30/2024

**Assets**

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00
1010-005 - Cash-Checking-Servis1st	\$271,608.97
1010-018 - Cash-Op-Enhanced Savings-Raymond James	\$171,877.64
1110-000 - A/R-Maintenance Fees	\$38,451.87
1410-000 - Prepaid Insurance-General	\$18,031.35
1410-001 - Prepaid Insurance-D&O	\$1,229.58
1410-003 - Prepaid Insurance-W/C	\$94.20
1420-000 - Prepaid Expense-Security	\$2,046.00
1420-001 - Prepaid - Expense	\$901.74
1500-001 - Utility Deposits-Electric	\$585.54
Operating Total	<u>\$504,876.89</u>

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$88,405.89
1041-010 - Cash-MMA-Centennial	\$58,292.67
1041-011 - Cash-Enhanced Savings-Raymond James	\$395,955.28
Reserve Total	<u>\$542,653.84</u>

Assets Total

\$1,047,530.73

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$15,574.83
2011-000 - Accounts Payable-Accrued	\$7,277.67
2410-000 - Unearned Revenue-Billings	\$66,466.68
2411-000 - Unearned Rev.-Misc.	\$1,249.01
2450-000 - Unearned Revenue-Prepaid Fees	\$28,021.01
2450-002 - Prepaid Country Club Dues	\$66,511.36
Operating Total	<u>\$185,100.56</u>

Reserve

3028-000 - Reserve Fund-Def Maint	\$136,979.75
3029-000 - Reserve Fund-General	\$134,145.16
3030-000 - Reserve Fund - Cap. Improv.	\$255,183.71
3080-000 - Reserve Fund-Interest	\$16,345.22
Reserve Total	<u>\$542,653.84</u>

Retained Earnings

\$276,112.12

Net Income

\$43,664.21

Liabilities & Equity Total

\$1,047,530.73

**East Lake Woodlands Community Association Inc.**  
**Budget Comparison Report**  
**1/1/2024 - 4/30/2024**

	1/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$598,907.00	\$598,884.68	\$22.32	\$598,907.00	\$598,884.68	\$22.32	\$1,796,654.00
6029-000 - Maint Fee-Resv-General	\$141,044.00	\$141,044.00	\$0.00	\$141,044.00	\$141,044.00	\$0.00	\$423,132.00
6030-000 - Maint Fee-Resv-Cap Improv.	\$60,000.00	\$60,000.00	\$0.00	\$60,000.00	\$60,000.00	\$0.00	\$180,000.00
6070-000 - Interest Income-Operating	\$42.57	\$233.32	(\$190.75)	\$42.57	\$233.32	(\$190.75)	\$700.00
6071-000 - Interest Income-Reserve	\$1,252.30	\$666.68	\$585.62	\$1,252.30	\$666.68	\$585.62	\$2,000.00
6076-000 - Interest Income-Owner	\$0.00	\$100.00	(\$100.00)	\$0.00	\$100.00	(\$100.00)	\$300.00
6082-000 - Late Fee Income	\$0.00	\$833.32	(\$833.32)	\$0.00	\$833.32	(\$833.32)	\$2,500.00
6083-001 - ELW Gate Income	\$5,355.00	\$5,000.00	\$355.00	\$5,355.00	\$5,000.00	\$355.00	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$116.68	(\$116.68)	\$0.00	\$116.68	(\$116.68)	\$350.00
6084-001 - ELW Country Club Fees	\$33,255.64	\$33,254.68	\$0.96	\$33,255.64	\$33,254.68	\$0.96	\$99,764.00
6084-002 - ELW Shopping Center Fees	\$9,495.00	\$9,495.00	\$0.00	\$9,495.00	\$9,495.00	\$0.00	\$28,485.00
6900-000 - Income Transfer to Resv Funds	(\$141,044.00)	(\$141,044.00)	\$0.00	(\$141,044.00)	(\$141,044.00)	\$0.00	(\$423,132.00)
6900-003 - Income Transfer to Capital Improvements	(\$60,000.00)	(\$60,000.00)	\$0.00	(\$60,000.00)	(\$60,000.00)	\$0.00	(\$180,000.00)
6901-000 - Interest Transfer to Reserves	(\$1,245.35)	(\$666.68)	(\$578.67)	(\$1,245.35)	(\$666.68)	(\$578.67)	(\$2,000.00)
<u>Total Revenues</u>	\$647,062.16	\$647,917.68	(\$855.52)	\$647,062.16	\$647,917.68	(\$855.52)	\$1,943,753.00
<b>Total Income</b>	\$647,062.16	\$647,917.68	(\$855.52)	\$647,062.16	\$647,917.68	(\$855.52)	\$1,943,753.00
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$36,062.64	\$38,767.32	\$2,704.68	\$36,062.64	\$38,767.32	\$2,704.68	\$116,302.00
7110-001 - Insurance-Workers Comp	\$188.32	\$202.32	\$14.00	\$188.32	\$202.32	\$14.00	\$607.00
7110-002 - Insurance-D&O	\$2,459.08	\$2,643.68	\$184.60	\$2,459.08	\$2,643.68	\$184.60	\$7,931.00
7211-000 - Legal-General	\$3,042.38	\$8,333.32	\$5,290.94	\$3,042.38	\$8,333.32	\$5,290.94	\$25,000.00
7212-000 - Professional-General	\$0.00	\$333.32	\$333.32	\$0.00	\$333.32	\$333.32	\$1,000.00
7212-001 - Accounting/Tax Prep/Audit	\$0.00	\$2,333.32	\$2,333.32	\$0.00	\$2,333.32	\$2,333.32	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$21.68	\$21.68	\$0.00	\$21.68	\$21.68	\$65.00
7310-008 - Taxes-Federal Income	\$0.00	\$666.68	\$666.68	\$0.00	\$666.68	\$666.68	\$2,000.00
7410-000 - Management Fee	\$79,833.32	\$79,833.32	\$0.00	\$79,833.32	\$79,833.32	\$0.00	\$239,500.00
7510-000 - Admin Expenses-General	\$6,824.45	\$8,105.68	\$1,281.23	\$6,824.45	\$8,105.68	\$1,281.23	\$24,317.00
7510-001 - Meetings-Community	\$1,052.60	\$0.00	(\$1,052.60)	\$1,052.60	\$0.00	(\$1,052.60)	\$0.00
7510-002 - Website	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$0.00	\$900.00
7514-000 - Member Communications	\$1,605.00	\$600.00	(\$1,005.00)	\$1,605.00	\$600.00	(\$1,005.00)	\$1,800.00
7810-000 - Uncollectible Assessments	\$0.00	\$333.32	\$333.32	\$0.00	\$333.32	\$333.32	\$1,000.00
7950-000 - Board Expense-Dues	\$75.00	\$131.68	\$56.68	\$75.00	\$131.68	\$56.68	\$395.00
<u>Total Administrative</u>	\$131,442.79	\$142,605.64	\$11,162.85	\$131,442.79	\$142,605.64	\$11,162.85	\$427,817.00
<u>Services &amp; Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$243,488.80	\$227,921.32	(\$15,567.48)	\$243,488.80	\$227,921.32	(\$15,567.48)	\$683,764.00
8012-001 - Controlled Access-Sheriff's Patrol	\$8,184.00	\$8,333.32	\$149.32	\$8,184.00	\$8,333.32	\$149.32	\$25,000.00
8013-000 - Gate Maintenance Contract	\$2,009.70	\$683.32	(\$1,326.38)	\$2,009.70	\$683.32	(\$1,326.38)	\$2,050.00
8013-001 - Gate Decals/Stickers	\$1,059.30	\$1,666.68	\$607.38	\$1,059.30	\$1,666.68	\$607.38	\$5,000.00
8013-003 - Ctl Access-Gate Comm Svcs	\$5,525.38	\$4,800.00	(\$725.38)	\$5,525.38	\$4,800.00	(\$725.38)	\$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	\$1,031.54	\$5,833.32	\$4,801.78	\$1,031.54	\$5,833.32	\$4,801.78	\$17,500.00
8110-002 - R&M-Guard House	\$1,711.47	\$3,000.00	\$1,288.53	\$1,711.47	\$3,000.00	\$1,288.53	\$9,000.00

# East Lake Woodlands Community Association Inc.

## Budget Comparison Report

1/1/2024 - 4/30/2024

	1/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			
	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	\$600.00	\$33,333.32	\$32,733.32	\$600.00	\$33,333.32	\$32,733.32	\$100,000.00
8110-006 - R&M Inlet Repairs	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$15,000.00
8110-007 - R&M Curb Repairs	\$0.00	\$1,666.68	\$1,666.68	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
8110-008 - R&M Asphalt Repairs	\$0.00	\$3,333.32	\$3,333.32	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
8110-009 - R&M Lndscp Lighting	\$1,608.05	\$1,666.68	\$58.63	\$1,608.05	\$1,666.68	\$58.63	\$5,000.00
8110-011 - R&M-CTL Access Gates	\$3,458.62	\$1,666.68	(\$1,791.94)	\$3,458.62	\$1,666.68	(\$1,791.94)	\$5,000.00
8110-016 - R&M-Signs	\$2,328.84	\$1,000.00	(\$1,328.84)	\$2,328.84	\$1,000.00	(\$1,328.84)	\$3,000.00
8110-023 - R&M-Drainage	\$24,128.97	\$30,000.00	\$5,871.03	\$24,128.97	\$30,000.00	\$5,871.03	\$90,000.00
8110-031 - R&M-Holiday Decorations	\$28.87	\$3,082.00	\$3,053.13	\$28.87	\$3,082.00	\$3,053.13	\$9,246.00
8210-001 - Grounds-Lawn Service	\$70,400.00	\$70,400.00	\$0.00	\$70,400.00	\$70,400.00	\$0.00	\$211,200.00
8210-003 - Grounds-Landscape Mgmt Contract	\$3,960.00	\$3,960.00	\$0.00	\$3,960.00	\$3,960.00	\$0.00	\$11,880.00
8210-004 - R&M -Grounds/Trees/Shrubs	\$45,225.00	\$36,666.68	(\$8,558.32)	\$45,225.00	\$36,666.68	(\$8,558.32)	\$110,000.00
8210-005 - R&M Dead Tree Removal	\$4,800.00	\$13,333.32	\$8,533.32	\$4,800.00	\$13,333.32	\$8,533.32	\$40,000.00
8210-008 - Grounds-Irrigation General	\$7,333.20	\$7,700.00	\$366.80	\$7,333.20	\$7,700.00	\$366.80	\$23,100.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$700.00	\$700.00	\$0.00	\$700.00	\$700.00	\$2,100.00
8210-012 - Grounds-Lake Treatments	\$1,139.00	\$1,138.68	(\$0.32)	\$1,139.00	\$1,138.68	(\$0.32)	\$3,416.00
8210-013 - Grounds-Fountain Maint Contract	\$166.67	\$133.32	(\$33.35)	\$166.67	\$133.32	(\$33.35)	\$400.00
8210-014 - Grounds-Drainage Sys Inspect Contr	\$0.00	\$1,666.68	\$1,666.68	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
8210-015 - Grounds-Drainage Consult Engr	\$420.00	\$2,500.00	\$2,080.00	\$420.00	\$2,500.00	\$2,080.00	\$7,500.00
8710-000 - Utilities-General	\$38,277.75	\$31,800.00	(\$6,477.75)	\$38,277.75	\$31,800.00	(\$6,477.75)	\$95,400.00
8710-005 - WE Contract Agreement	\$0.00	\$2,326.68	\$2,326.68	\$0.00	\$2,326.68	\$2,326.68	\$6,980.00
<u>Total Services &amp; Utilities</u>	\$471,955.16	\$505,312.00	\$33,356.84	\$471,955.16	\$505,312.00	\$33,356.84	\$1,515,936.00
<b>Total Expense</b>	\$603,397.95	\$647,917.64	\$44,519.69	\$603,397.95	\$647,917.64	\$44,519.69	\$1,943,753.00
Operating Net Income	\$43,664.21	\$0.04	\$43,664.17	\$43,664.21	\$0.04	\$43,664.17	\$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	\$43,664.21	\$0.04	\$43,664.17	\$43,664.21	\$0.04	\$43,664.17	\$0.00