

East Lake Woodlands Community Association Inc.
Balance Sheet
Period Through: 5/31/2024

Assets

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00
1010-005 - Cash-Checking-Servis1st	\$230,273.70
1010-018 - Cash-Op-Enhanced Savings-Raymond James	\$171,877.64
1110-000 - A/R-Maintenance Fees	\$29,756.47
1410-000 - Prepaid Insurance-General	\$9,015.69
1410-001 - Prepaid Insurance-D&O	\$614.81
1410-003 - Prepaid Insurance-W/C	\$47.12
1420-000 - Prepaid Expense-Security	\$2,244.00
1420-001 - Prepaid - Expense	\$901.74
1500-001 - Utility Deposits-Electric	\$585.54
Operating Total	<u>\$445,366.71</u>

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$138,936.66
1041-010 - Cash-MMA-Centennial	\$58,487.14
1041-011 - Cash-Enhanced Savings-Raymond James	\$395,955.28
Reserve Total	<u>\$593,379.08</u>

Assets Total

\$1,038,745.79

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$17,302.28
2011-000 - Accounts Payable-Accrued	\$7,277.67
2410-000 - Unearned Revenue-Billings	\$33,233.34
2411-000 - Unearned Rev.-Misc.	\$1,249.01
2450-000 - Unearned Revenue-Prepaid Fees	\$31,511.64
2450-002 - Prepaid Country Club Dues	\$58,197.45
Operating Total	<u>\$148,771.39</u>

Reserve

3028-000 - Reserve Fund-Def Maint	\$136,979.75
3029-000 - Reserve Fund-General	\$169,406.16
3030-000 - Reserve Fund - Cap. Improv.	\$270,183.71
3080-000 - Reserve Fund-Interest	\$16,809.46
Reserve Total	<u>\$593,379.08</u>

Retained Earnings

\$276,112.12

Net Income

\$20,483.20

Liabilities & Equity Total

\$1,038,745.79

East Lake Woodlands Community Association Inc.
Budget Comparison Report
1/1/2024 - 5/31/2024

	1/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$748,633.75	\$748,605.85	\$27.90	\$748,633.75	\$748,605.85	\$27.90	\$1,796,654.00
6029-000 - Maint Fee-Resv-General	\$176,305.00	\$176,305.00	\$0.00	\$176,305.00	\$176,305.00	\$0.00	\$423,132.00
6030-000 - Maint Fee-Resv-Cap Improv.	\$75,000.00	\$75,000.00	\$0.00	\$75,000.00	\$75,000.00	\$0.00	\$180,000.00
6070-000 - Interest Income-Operating	\$56.81	\$291.65	(\$234.84)	\$56.81	\$291.65	(\$234.84)	\$700.00
6071-000 - Interest Income-Reserve	\$1,716.54	\$833.35	\$883.19	\$1,716.54	\$833.35	\$883.19	\$2,000.00
6076-000 - Interest Income-Owner	\$0.00	\$125.00	(\$125.00)	\$0.00	\$125.00	(\$125.00)	\$300.00
6082-000 - Late Fee Income	\$0.00	\$1,041.65	(\$1,041.65)	\$0.00	\$1,041.65	(\$1,041.65)	\$2,500.00
6083-001 - ELW Gate Income	\$6,018.00	\$6,250.00	(\$232.00)	\$6,018.00	\$6,250.00	(\$232.00)	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$145.85	(\$145.85)	\$0.00	\$145.85	(\$145.85)	\$350.00
6084-001 - ELW Country Club Fees	\$41,569.55	\$41,568.35	\$1.20	\$41,569.55	\$41,568.35	\$1.20	\$99,764.00
6084-002 - ELW Shopping Center Fees	\$11,868.75	\$11,868.75	\$0.00	\$11,868.75	\$11,868.75	\$0.00	\$28,485.00
6900-000 - Income Transfer to Resv Funds	(\$176,305.00)	(\$176,305.00)	\$0.00	(\$176,305.00)	(\$176,305.00)	\$0.00	(\$423,132.00)
6900-003 - Income Transfer to Capital Improvements	(\$75,000.00)	(\$75,000.00)	\$0.00	(\$75,000.00)	(\$75,000.00)	\$0.00	(\$180,000.00)
6901-000 - Interest Transfer to Reserves	(\$1,709.59)	(\$833.35)	(\$876.24)	(\$1,709.59)	(\$833.35)	(\$876.24)	(\$2,000.00)
<u>Total Revenues</u>	\$808,153.81	\$809,897.10	(\$1,743.29)	\$808,153.81	\$809,897.10	(\$1,743.29)	\$1,943,753.00
Total Income	\$808,153.81	\$809,897.10	(\$1,743.29)	\$808,153.81	\$809,897.10	(\$1,743.29)	\$1,943,753.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$45,078.30	\$48,459.15	\$3,380.85	\$45,078.30	\$48,459.15	\$3,380.85	\$116,302.00
7110-001 - Insurance-Workers Comp	\$235.40	\$252.90	\$17.50	\$235.40	\$252.90	\$17.50	\$607.00
7110-002 - Insurance-D&O	\$3,073.85	\$3,304.60	\$230.75	\$3,073.85	\$3,304.60	\$230.75	\$7,931.00
7211-000 - Legal-General	\$3,619.88	\$10,416.65	\$6,796.77	\$3,619.88	\$10,416.65	\$6,796.77	\$25,000.00
7212-000 - Professional-General	\$0.00	\$416.65	\$416.65	\$0.00	\$416.65	\$416.65	\$1,000.00
7212-001 - Accounting/Tax Prep/Audit	\$3,850.00	\$2,916.65	(\$933.35)	\$3,850.00	\$2,916.65	(\$933.35)	\$7,000.00
7310-002 - Taxes-Corp Annual	\$61.25	\$27.10	(\$34.15)	\$61.25	\$27.10	(\$34.15)	\$65.00
7310-008 - Taxes-Federal Income	\$0.00	\$833.35	\$833.35	\$0.00	\$833.35	\$833.35	\$2,000.00
7410-000 - Management Fee	\$99,791.65	\$99,791.65	\$0.00	\$99,791.65	\$99,791.65	\$0.00	\$239,500.00
7510-000 - Admin Expenses-General	\$6,988.43	\$10,132.10	\$3,143.67	\$6,988.43	\$10,132.10	\$3,143.67	\$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	\$375.00	\$375.00	\$0.00	\$375.00	\$375.00	\$0.00	\$900.00
7514-000 - Member Communications	\$1,605.00	\$750.00	(\$855.00)	\$1,605.00	\$750.00	(\$855.00)	\$1,800.00
7810-000 - Uncollectible Assessments	\$0.00	\$416.65	\$416.65	\$0.00	\$416.65	\$416.65	\$1,000.00
7950-000 - Board Expense-Dues	\$395.00	\$164.60	(\$230.40)	\$395.00	\$164.60	(\$230.40)	\$395.00
<u>Total Administrative</u>	\$166,126.36	\$178,257.05	\$12,130.69	\$166,126.36	\$178,257.05	\$12,130.69	\$427,817.00
<u>Services & Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$306,649.89	\$284,901.65	(\$21,748.24)	\$306,649.89	\$284,901.65	(\$21,748.24)	\$683,764.00
8012-001 - Controlled Access-Sheriff's Patrol	\$9,966.00	\$10,416.65	\$450.65	\$9,966.00	\$10,416.65	\$450.65	\$25,000.00
8012-002 - Gate-Envera Equipment	\$25,493.22	\$0.00	(\$25,493.22)	\$25,493.22	\$0.00	(\$25,493.22)	\$0.00
8012-003 - Gate-Envera Monthly Maint.	\$10,150.36	\$0.00	(\$10,150.36)	\$10,150.36	\$0.00	(\$10,150.36)	\$0.00
8013-000 - Gate Maintenance Contract	\$2,009.70	\$854.15	(\$1,155.55)	\$2,009.70	\$854.15	(\$1,155.55)	\$2,050.00
8013-001 - Gate Decals/Stickers	\$2,418.60	\$2,083.35	(\$335.25)	\$2,418.60	\$2,083.35	(\$335.25)	\$5,000.00
8013-003 - Ctl Access-Gate Comm Svcs	\$7,282.90	\$6,000.00	(\$1,282.90)	\$7,282.90	\$6,000.00	(\$1,282.90)	\$14,400.00
8020-000 - ELW Custodial Labor	\$630.00	\$0.00	(\$630.00)	\$630.00	\$0.00	(\$630.00)	\$0.00

East Lake Woodlands Community Association Inc.

Budget Comparison Report

1/1/2024 - 5/31/2024

	1/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8110-000 - Repair & Maintenance-General	\$2,206.54	\$7,291.65	\$5,085.11	\$2,206.54	\$7,291.65	\$5,085.11	\$17,500.00
8110-002 - R&M-Guard House	\$1,971.86	\$3,750.00	\$1,778.14	\$1,971.86	\$3,750.00	\$1,778.14	\$9,000.00
8110-004 - R&M-Roads/Sidewalks	\$6,360.00	\$0.00	(\$6,360.00)	\$6,360.00	\$0.00	(\$6,360.00)	\$0.00
8110-005 - R&M Sidewalks	\$5,600.00	\$41,666.65	\$36,066.65	\$5,600.00	\$41,666.65	\$36,066.65	\$100,000.00
8110-006 - R&M Inlet Repairs	\$0.00	\$6,250.00	\$6,250.00	\$0.00	\$6,250.00	\$6,250.00	\$15,000.00
8110-007 - R&M Curb Repairs	\$0.00	\$2,083.35	\$2,083.35	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00
8110-008 - R&M Asphalt Repairs	\$0.00	\$4,166.65	\$4,166.65	\$0.00	\$4,166.65	\$4,166.65	\$10,000.00
8110-009 - R&M Lndscp Lighting	\$1,608.05	\$2,083.35	\$475.30	\$1,608.05	\$2,083.35	\$475.30	\$5,000.00
8110-011 - R&M-CTL Access Gates	\$3,458.62	\$2,083.35	(\$1,375.27)	\$3,458.62	\$2,083.35	(\$1,375.27)	\$5,000.00
8110-016 - R&M-Signs	\$2,328.84	\$1,250.00	(\$1,078.84)	\$2,328.84	\$1,250.00	(\$1,078.84)	\$3,000.00
8110-023 - R&M-Drainage	\$28,968.97	\$37,500.00	\$8,531.03	\$28,968.97	\$37,500.00	\$8,531.03	\$90,000.00
8110-031 - R&M-Holiday Decorations	\$28.87	\$3,852.50	\$3,823.63	\$28.87	\$3,852.50	\$3,823.63	\$9,246.00
8210-001 - Grounds-Lawn Service	\$88,000.00	\$88,000.00	\$0.00	\$88,000.00	\$88,000.00	\$0.00	\$211,200.00
8210-003 - Grounds-Landscape Mgmt Contract	\$4,950.00	\$4,950.00	\$0.00	\$4,950.00	\$4,950.00	\$0.00	\$11,880.00
8210-004 - R&M -Grounds/Trees/Shrubs	\$47,290.00	\$45,833.35	(\$1,456.65)	\$47,290.00	\$45,833.35	(\$1,456.65)	\$110,000.00
8210-005 - R&M Dead Tree Removal	\$4,800.00	\$16,666.65	\$11,866.65	\$4,800.00	\$16,666.65	\$11,866.65	\$40,000.00
8210-008 - Grounds-Irrigation General	\$9,166.50	\$9,625.00	\$458.50	\$9,166.50	\$9,625.00	\$458.50	\$23,100.00
8210-009 - Grounds-Irrigation Repairs	\$1,120.00	\$875.00	(\$245.00)	\$1,120.00	\$875.00	(\$245.00)	\$2,100.00
8210-012 - Grounds-Lake Treatments	\$1,423.83	\$1,423.35	(\$0.48)	\$1,423.83	\$1,423.35	(\$0.48)	\$3,416.00
8210-013 - Grounds-Fountain Maint Contract	\$930.89	\$166.65	(\$764.24)	\$930.89	\$166.65	(\$764.24)	\$400.00
8210-014 - Grounds-Drainage Sys Inspect Contr	\$0.00	\$2,083.35	\$2,083.35	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00
8210-015 - Grounds-Drainage Consult Engr	\$420.00	\$3,125.00	\$2,705.00	\$420.00	\$3,125.00	\$2,705.00	\$7,500.00
8710-000 - Utilities-General	\$46,310.61	\$39,750.00	(\$6,560.61)	\$46,310.61	\$39,750.00	(\$6,560.61)	\$95,400.00
8710-005 - WE Contract Agreement	\$0.00	\$2,908.35	\$2,908.35	\$0.00	\$2,908.35	\$2,908.35	\$6,980.00
<u>Total Services & Utilities</u>	\$621,544.25	\$631,640.00	\$10,095.75	\$621,544.25	\$631,640.00	\$10,095.75	\$1,515,936.00
Total Expense	\$787,670.61	\$809,897.05	\$22,226.44	\$787,670.61	\$809,897.05	\$22,226.44	\$1,943,753.00
Operating Net Income	\$20,483.20	\$0.05	\$20,483.15	\$20,483.20	\$0.05	\$20,483.15	\$0.00
Reserve Expense							
<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
Total Reserve Expense	\$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	\$20,483.20	\$0.05	\$20,483.15	\$20,483.20	\$0.05	\$20,483.15	\$0.00