

East Lake Woodlands Community Association Inc.
Balance Sheet
Period Through: 6/30/2024

Assets

Operating

1000-002 - Petty Cash-Gate Cards	\$50.00
1010-005 - Cash-Checking-Servis1st	\$142,753.93
1010-018 - Cash-Op-Enhanced Savings-Raymond James	\$171,877.64
1110-000 - A/R-Maintenance Fees	\$16,809.63
1410-000 - Prepaid Insurance-General	\$124,714.67
1410-001 - Prepaid Insurance-D&O	\$5,268.24
1410-003 - Prepaid Insurance-W/C	\$509.00
1420-001 - Prepaid - Expense	\$901.74
1500-001 - Utility Deposits-Electric	\$585.54
Operating Total	<u>\$463,470.39</u>

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$189,583.79
1041-010 - Cash-MMA-Centennial	\$58,586.22
1041-011 - Cash-Enhanced Savings-Raymond James	\$395,955.28
Reserve Total	<u>\$644,125.29</u>

Assets Total \$1,107,595.68

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$10,211.45
2011-000 - Accounts Payable-Accrued	\$7,277.67
2411-000 - Unearned Rev.-Misc.	\$1,249.01
2450-000 - Unearned Revenue-Prepaid Fees	\$48,836.53
2450-002 - Prepaid Country Club Dues	\$49,883.54
Operating Total	<u>\$117,458.20</u>

Reserve

3028-000 - Reserve Fund-Def Maint	\$136,979.75
3029-000 - Reserve Fund-General	\$204,667.16
3030-000 - Reserve Fund - Cap. Improv.	\$285,183.71
3080-000 - Reserve Fund-Interest	\$17,294.67
Reserve Total	<u>\$644,125.29</u>

Retained Earnings \$276,112.12

Net Income \$69,900.07

Liabilities & Equity Total \$1,107,595.68

East Lake Woodlands Community Association Inc.
Budget Comparison Report
1/1/2024 - 6/30/2024

1/1/2024 - 6/30/2024

1/1/2024 - 6/30/2024

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$898,360.50	\$898,327.02	\$33.48	\$898,360.50	\$898,327.02	\$33.48	\$1,796,654.00
6029-000 - Maint Fee-Resv-General	\$211,566.00	\$211,566.00	\$0.00	\$211,566.00	\$211,566.00	\$0.00	\$423,132.00
6030-000 - Maint Fee-Resv-Cap Improv.	\$90,000.00	\$90,000.00	\$0.00	\$90,000.00	\$90,000.00	\$0.00	\$180,000.00
6070-000 - Interest Income-Operating	\$67.98	\$349.98	(\$282.00)	\$67.98	\$349.98	(\$282.00)	\$700.00
6071-000 - Interest Income-Reserve	\$2,201.75	\$1,000.02	\$1,201.73	\$2,201.75	\$1,000.02	\$1,201.73	\$2,000.00
6076-000 - Interest Income-Owner	\$528.51	\$150.00	\$378.51	\$528.51	\$150.00	\$378.51	\$300.00
6082-000 - Late Fee Income	\$675.00	\$1,249.98	(\$574.98)	\$675.00	\$1,249.98	(\$574.98)	\$2,500.00
6083-001 - ELW Gate Income	\$6,796.00	\$7,500.00	(\$704.00)	\$6,796.00	\$7,500.00	(\$704.00)	\$15,000.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$175.02	(\$175.02)	\$0.00	\$175.02	(\$175.02)	\$350.00
6084-001 - ELW Country Club Fees	\$49,883.46	\$49,882.02	\$1.44	\$49,883.46	\$49,882.02	\$1.44	\$99,764.00
6084-002 - ELW Shopping Center Fees	\$14,242.50	\$14,242.50	\$0.00	\$14,242.50	\$14,242.50	\$0.00	\$28,485.00
6900-000 - Income Transfer to Resv Funds	(\$211,566.00)	(\$211,566.00)	\$0.00	(\$211,566.00)	(\$211,566.00)	\$0.00	(\$423,132.00)
6900-003 - Income Transfer to Capital Improvements	(\$90,000.00)	(\$90,000.00)	\$0.00	(\$90,000.00)	(\$90,000.00)	\$0.00	(\$180,000.00)
6901-000 - Interest Transfer to Reserves	(\$2,194.80)	(\$1,000.02)	(\$1,194.78)	(\$2,194.80)	(\$1,000.02)	(\$1,194.78)	(\$2,000.00)
<u>Total Revenues</u>	\$970,560.90	\$971,876.52	(\$1,315.62)	\$970,560.90	\$971,876.52	(\$1,315.62)	\$1,943,753.00
Total Income	\$970,560.90	\$971,876.52	(\$1,315.62)	\$970,560.90	\$971,876.52	(\$1,315.62)	\$1,943,753.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$54,093.99	\$58,150.98	\$4,056.99	\$54,093.99	\$58,150.98	\$4,056.99	\$116,302.00
7110-001 - Insurance-Workers Comp	\$282.52	\$303.48	\$20.96	\$282.52	\$303.48	\$20.96	\$607.00
7110-002 - Insurance-D&O	\$3,688.66	\$3,965.52	\$276.86	\$3,688.66	\$3,965.52	\$276.86	\$7,931.00
7211-000 - Legal-General	\$3,949.88	\$12,499.98	\$8,550.10	\$3,949.88	\$12,499.98	\$8,550.10	\$25,000.00
7212-000 - Professional-General	\$0.00	\$499.98	\$499.98	\$0.00	\$499.98	\$499.98	\$1,000.00
7212-001 - Accounting/Tax Prep/Audit	\$3,850.00	\$3,499.98	(\$350.02)	\$3,850.00	\$3,499.98	(\$350.02)	\$7,000.00
7310-002 - Taxes-Corp Annual	\$61.25	\$32.52	(\$28.73)	\$61.25	\$32.52	(\$28.73)	\$65.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,000.02	\$1,000.02	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00
7410-000 - Management Fee	\$119,749.98	\$119,749.98	\$0.00	\$119,749.98	\$119,749.98	\$0.00	\$239,500.00
7510-000 - Admin Expenses-General	\$7,311.59	\$12,158.52	\$4,846.93	\$7,311.59	\$12,158.52	\$4,846.93	\$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	\$450.00	\$450.00	\$0.00	\$450.00	\$450.00	\$0.00	\$900.00
7514-000 - Member Communications	\$1,605.00	\$900.00	(\$705.00)	\$1,605.00	\$900.00	(\$705.00)	\$1,800.00
7810-000 - Uncollectible Assessments	\$0.00	\$499.98	\$499.98	\$0.00	\$499.98	\$499.98	\$1,000.00
7950-000 - Board Expense-Dues	\$395.00	\$197.52	(\$197.48)	\$395.00	\$197.52	(\$197.48)	\$395.00
<u>Total Administrative</u>	\$196,490.47	\$213,908.46	\$17,417.99	\$196,490.47	\$213,908.46	\$17,417.99	\$427,817.00
<u>Services & Utilities</u>							
8012-000 - Controlled Access-Guard Contract	\$333,167.05	\$341,881.98	\$8,714.93	\$333,167.05	\$341,881.98	\$8,714.93	\$683,764.00
8012-001 - Controlled Access-Sheriff's Patrol	\$12,012.00	\$12,499.98	\$487.98	\$12,012.00	\$12,499.98	\$487.98	\$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.	\$31,677.00	\$0.00	(\$31,677.00)	\$31,677.00	\$0.00	(\$31,677.00)	\$0.00
8013-000 - Gate Maintenance Contract	\$2,009.70	\$1,024.98	(\$984.72)	\$2,009.70	\$1,024.98	(\$984.72)	\$2,050.00
8013-001 - Gate Decals/Stickers	\$2,418.60	\$2,500.02	\$81.42	\$2,418.60	\$2,500.02	\$81.42	\$5,000.00
8013-003 - Ctl Access-Gate Comm Svcs	\$8,412.75	\$7,200.00	(\$1,212.75)	\$8,412.75	\$7,200.00	(\$1,212.75)	\$14,400.00
8020-000 - ELW Custodial Labor	\$630.00	\$0.00	(\$630.00)	\$630.00	\$0.00	(\$630.00)	\$0.00

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Budget Comparison Report
1/1/2024 - 6/30/2024

	1/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8110-000 - Repair & Maintenance-General	\$2,234.50	\$8,749.98	\$6,515.48	\$2,234.50	\$8,749.98	\$6,515.48	\$17,500.00
8110-002 - R&M-Guard House	\$2,034.86	\$4,500.00	\$2,465.14	\$2,034.86	\$4,500.00	\$2,465.14	\$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	\$49,999.98	\$44,399.98	\$5,600.00	\$49,999.98	\$44,399.98	\$100,000.00
8110-006 - R&M Inlet Repairs	\$0.00	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	\$15,000.00
8110-007 - R&M Curb Repairs	\$0.00	\$2,500.02	\$2,500.02	\$0.00	\$2,500.02	\$2,500.02	\$5,000.00
8110-008 - R&M Asphalt Repairs	\$0.00	\$4,999.98	\$4,999.98	\$0.00	\$4,999.98	\$4,999.98	\$10,000.00
8110-009 - R&M Lndscp Lighting	\$1,608.05	\$2,500.02	\$891.97	\$1,608.05	\$2,500.02	\$891.97	\$5,000.00
8110-011 - R&M-CTL Access Gates	\$3,213.62	\$2,500.02	(\$713.60)	\$3,213.62	\$2,500.02	(\$713.60)	\$5,000.00
8110-016 - R&M-Signs	\$2,328.84	\$1,500.00	(\$828.84)	\$2,328.84	\$1,500.00	(\$828.84)	\$3,000.00
8110-023 - R&M-Drainage	\$28,968.97	\$45,000.00	\$16,031.03	\$28,968.97	\$45,000.00	\$16,031.03	\$90,000.00
8110-031 - R&M-Holiday Decorations	\$28.87	\$4,623.00	\$4,594.13	\$28.87	\$4,623.00	\$4,594.13	\$9,246.00
8210-001 - Grounds-Lawn Service	\$105,600.00	\$105,600.00	\$0.00	\$105,600.00	\$105,600.00	\$0.00	\$211,200.00
8210-003 - Grounds-Landscape Mgmt Contract	\$5,800.00	\$5,940.00	\$140.00	\$5,800.00	\$5,940.00	\$140.00	\$11,880.00
8210-004 - R&M -Grounds/Trees/Shrubs	\$47,290.00	\$55,000.02	\$7,710.02	\$47,290.00	\$55,000.02	\$7,710.02	\$110,000.00
8210-005 - R&M Dead Tree Removal	\$6,150.00	\$19,999.98	\$13,849.98	\$6,150.00	\$19,999.98	\$13,849.98	\$40,000.00
8210-008 - Grounds-Irrigation General	\$10,999.80	\$11,550.00	\$550.20	\$10,999.80	\$11,550.00	\$550.20	\$23,100.00
8210-009 - Grounds-Irrigation Repairs	\$1,120.00	\$1,050.00	(\$70.00)	\$1,120.00	\$1,050.00	(\$70.00)	\$2,100.00
8210-012 - Grounds-Lake Treatments	\$1,708.66	\$1,708.02	(\$0.64)	\$1,708.66	\$1,708.02	(\$0.64)	\$3,416.00
8210-013 - Grounds-Fountain Maint Contract	\$997.56	\$199.98	(\$797.58)	\$997.56	\$199.98	(\$797.58)	\$400.00
8210-014 - Grounds-Drainage Sys Inspect Contr	\$0.00	\$2,500.02	\$2,500.02	\$0.00	\$2,500.02	\$2,500.02	\$5,000.00
8210-015 - Grounds-Drainage Consult Engr	\$420.00	\$3,750.00	\$3,330.00	\$420.00	\$3,750.00	\$3,330.00	\$7,500.00
8710-000 - Utilities-General	\$55,886.31	\$47,700.00	(\$8,186.31)	\$55,886.31	\$47,700.00	(\$8,186.31)	\$95,400.00
8710-005 - WE Contract Agreement	\$0.00	\$3,490.02	\$3,490.02	\$0.00	\$3,490.02	\$3,490.02	\$6,980.00
<u>Total Services & Utilities</u>	\$704,170.36	\$757,968.00	\$53,797.64	\$704,170.36	\$757,968.00	\$53,797.64	\$1,515,936.00
Total Expense	\$900,660.83	\$971,876.46	\$71,215.63	\$900,660.83	\$971,876.46	\$71,215.63	\$1,943,753.00
Operating Net Income	\$69,900.07	\$0.06	\$69,900.01	\$69,900.07	\$0.06	\$69,900.01	\$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	\$69,900.07	\$0.06	\$69,900.01	\$69,900.07	\$0.06	\$69,900.01	\$0.00