

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION

2026 Budget Approved

A/C #	CATEGORY	2025 BUDGET	2025 YE Forecast	VARIANCE	2026 BUDGET	Monthly UNIT AVG.
INCOME						
6010-000	MAINT FEE - OPERATING	1,797,120	1,797,081	(39)	1,776,424	\$ 53.54
6029-000	RESERVES INCOME - GENERAL	495,126	495,126	0	505,750	15.24
6030-000	REESRVES INCOME - CAP IMPROV.	180,000	180,000	0	190,000	5.73
6070-000	INTEREST INCOME - OPERATING	8,000	8,000	0	8,000	0.24
6071-000	INTEREST INCOME - RESERVES	20,000	20,000	0	20,000	0.60
6076-000	INTEREST INCOME-OWNER	300	1,613	1,313	300	0.01
6082-000	LATE FEE INCOME	2,000	2,275	275	2,000	0.06
6083-000	Ardea CC Wall Portion - Quarterly payments	0			28,000	0.84
6083-001	ELW GATE INCOME	12,000	12,000	0	12,000	0.36
6083-013	GATE REIMBURSEMENTS		4,176	4,176	0	-
6083-099	OTHER INCOME - PRE-LIEN	0	600	600	0	-
6084-001	Ardea COUNTRY CLUB FEES	99,298	\$99,298.01	0	99,084	2.99
6084-002	ELW SHOPPING CENTER FEES	29,400	\$29,400.00	0	30,282	0.91
6900-000	TRANSFER RESERVES - GENERAL	(495,125.58)	(495,126.00)	(0.42)	(505,750.00)	(15.24)
6900-003	TRANSFER REESRVES - CAP IMPROV.	(180,000.00)	(180,000.00)	0.00	(190,000.00)	(5.73)
6901-000	TRANSFER INTEREST - RESERVES	(20,000.00)	(26,706.99)	(6,706.99)	(20,000.00)	(0.60)
	TOTAL OPERATING INCOME	1,948,118	1,947,736	(382)	1,956,090	\$ 59
	TOTAL RESERVE CONTRIBUTIONS	675,126	695,126	0	695,750	\$ 21
	TOTAL INCOME OPERATING & RESERVES	2,623,244	2,642,862	(381)	2,651,840	\$ 80
ADMINISTRATIVE EXPENSES						
7110-000	INSURANCE - GENERAL	129,705	139,023	(9,318)	165,493	\$ 4.99
7110-001	INSURANCE - W/C	600	503	97	550	0.02
7110-002	INSURANCE - D&O	5,481	5,697	(216)	6,886	0.21
7211-000	LEGAL GENERAL	20,000	9,070	10,930	13,000	0.39
7212-000	PROFESSIONAL - GENERAL	500	495	5	500	0.02
7212-001	ACCOUNTING/TAX PREP/AUDIT	8,000	12,050	(4,050)	5,000	0.15
7214-000	LIEN/ADMIN LIEN		0			-
7310-002	TAXES - CORP. ANNUAL	65	61	4	65	-
7310-008	TAXES - FEDERAL INCOME	3,000	0	3,000	1,500	0.05
7410-000	MANAGEMENT FEE	245,800	228,453	17,147	240,485	7.25
7510-000	ADMIN EXPENSES - GENERAL	15,000	35,389	(20,389)	15,000	0.45
7510-001	MEETINGS - COMMUNITY	2,320	1,070	1,250	1,500	0.05
7510-002	WEBSITE	900	900	0	900	0.03
7510-099	ADMIN EXPENSE - 45		600			-
7514-000	MEMBER COMMUNICATIONS	7,600	6,570	1,030		-
7950-000	BOARD EXPENSE - DUES	395	415	(20)	420	0.01
	TOTAL ADMINISTRATIVE EXPENSE	439,166	440,296	(530)	451,299	13.60
SERVICES & UTILITIES						
8012-000	SECURITY-GUARD CONTRACT	389,591	388,472	1,119	640,000	\$ 19.29
8012-002	Gate-Envera Equipment	32,000	24,286	7,714	0	-
8012-003	Gate-Envera Monthly Maint.	219,303	86,421	132,882	0	-
8012-001	SECURITY-SHERIFF'S PATROL	25,000	16,667	8,333	25,000	0.75
8013-001	GATE DECALS/STICKERS	4,800	14,700	(9,900)	3,750	0.11
8013-003	CNTRL ACCESS-GATE COMM SRVS	14,800	15,372	(772)	0	-
8020-000	ELW CUSTODIAL LABOR	6,780	7,095	(315)	6,840	0.21
8110-000	Repairs & Maintenance-GENERAL	17,500	8,403	9,097	6,000	0.18
8110-002	R&M-GUARD HOUSE	8,000	5,443	2,557	6,000	0.18
8110-004	R&M-ROADS/SIDEWALKS	130,000	130,000	0	100,000	3.01
8110-009	R&M-LNDSCP LGTING	5,000	5,781	(781)	6,000	0.18
8110-011	R&M-CTL ACCESS GATES	5,000	11,065	(6,065)	41,000	1.24
8110-016	R&M-SIGNS	3,000	7,846	(4,846)	3,000	0.09
8110-023	R&M-DRAINAGE	100,000	98,306	1,694	135,000	4.07
8110-031	HOLIDAY DECORATIONS	9,500	9,500	0	20,000	0.60
8210-001	GROUNDS-LAWN SERVICE	211,200	211,200	0	211,200	6.37

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8210-003	GROUNDS-LANDSCAPE MGMT CONTRACT	11,880	12,120	(240)	2,000	0.06
8210-004	R&M-GROUNDS/TREES/SHRUBS	110,000	77,698	32,302	110,000	3.32
8210-005	R&M DEAD TREE REMOVAL	40,000	74,612	(34,612)	40,000	1.21
8210-008	GROUNDS-IRRIGATION GENERAL	24,100	25,024	(924)	24,823	0.75
8210-009	GROUNDS-IRRIGATION REPAIRS	2,200	2,686	(486)	2,200	0.07
8210-012	GROUNDS-LAKE TREATMENT	4,000	3,418	582	3,480	0.10
8210-013	GROUNDS-FOUNTAIN MAINT CONTRACT	1,000	2,787	(1,787)	2,000	0.06
8210-015	GROUNDS-DRAINAGE CONSULT ENGR	13,000	600	12,400	2,000	0.06
8710-000	UTILITIES GENERAL	114,498	111,565	2,933	114,498	3.45
8710-005	WE CONTRACT AGREEMENT	7,000	7,000	0		-
	TOTAL SERVICES & UTILITIES	1,508,952	1,358,067	150,885	1,504,791	\$ 45.35
	TOTAL OPERATING EXPENSE	1,948,118	1,798,363	150,355	1,956,090	\$ 58.95
	OPERATING NET INCOME (LOSS)	0	149,374		0	
	MONTHLY UNBOUND FEE - per unit (676)	41.59			41.59	
	MONTHLY BOUND FEE - per unit (2089)	85.16			85.16	
	Increase - unbound	3.50%			0.00%	
	Increase - bound	3.50%			0.00%	
	avg increase in operating expenses				0.41%	

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

By:

Jermaine Jenkins
Jermaine Jenkins, President

Approved by Board of Directors