

**Eastlake Oaks Homeowners Association, Inc.**

**Balance Sheet**

**12/31/2023**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st \$91,526.93

1110-000 - A/R-Maintenance Fees \$736.29

1410-000 - Prepaid Insurance-General \$2,184.80

Operating Total

\$94,448.02

*Assets Total*

\$94,448.02

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable \$901.61

2450-000 - Unearned Revenue-Prepaid  
Maint Fees \$15,969.67

4112-000 - Capital Contribution-  
Developer \$5,750.00

Operating Total

\$22,621.28

Retained Earnings

\$72,337.90

Net Income

(\$511.16)

*Liabilities & Equity Total*

\$94,448.02

**Eastlake Oaks Homeowners Association, Inc.**  
**Budget Comparison Report**  
**12/1/2023 - 12/31/2023**

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$2,769.62	\$2,769.65	(\$0.03)	\$33,235.00	\$33,235.25	(\$0.25)	\$33,235.25
6070-000 - Interest Income-Operating	\$3.17	\$0.00	\$3.17	\$45.30	\$0.00	\$45.30	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$276.17	\$0.00	\$276.17	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$420.00	\$0.00	\$420.00	\$0.00
<u>Total Revenues</u>	\$2,772.79	\$2,769.65	\$3.14	\$33,976.47	\$33,235.25	\$741.22	\$33,235.25
<b>Total Income</b>	\$2,772.79	\$2,769.65	\$3.14	\$33,976.47	\$33,235.25	\$741.22	\$33,235.25
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$358.95	\$191.63	(\$167.32)	\$3,891.35	\$2,300.00	(\$1,591.35)	\$2,300.00
7210-000 - Legal & Professional	\$0.00	\$350.00	\$350.00	\$1,442.50	\$4,200.00	\$2,757.50	\$4,200.00
7211-001 - Legal-Litigation	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.15	\$5.15	\$61.25	\$61.25	\$0.00	\$61.25
7410-000 - Management Fee	\$1,489.58	\$1,489.62	\$0.04	\$17,874.96	\$17,875.00	\$0.04	\$17,875.00
7510-000 - Admin Expenses-General	\$636.61	\$133.37	(\$503.24)	\$2,375.23	\$1,600.00	(\$775.23)	\$1,600.00
7510-099 - Admin Expenses - 45 Day Pre-lien	\$0.00	\$58.37	\$58.37	\$420.00	\$700.00	\$280.00	\$700.00
7810-000 - Uncollectible Assessments	\$0.00	\$8.37	\$8.37	\$0.00	\$100.00	\$100.00	\$100.00
8150-000 - Operating Contingency	\$248.12	\$491.62	\$243.50	\$8,422.34	\$5,899.00	(\$2,523.34)	\$5,899.00
<u>Total Administrative</u>	\$2,733.26	\$2,769.76	\$36.50	\$34,487.63	\$33,235.25	(\$1,252.38)	\$33,235.25
<b>Total Expense</b>	\$2,733.26	\$2,769.76	\$36.50	\$34,487.63	\$33,235.25	(\$1,252.38)	\$33,235.25
Operating Net Income	\$39.53	(\$0.11)	\$39.64	(\$511.16)	\$0.00	(\$511.16)	\$0.00
Net Income	\$39.53	(\$0.11)	\$39.64	(\$511.16)	\$0.00	(\$511.16)	\$0.00