



Balance Sheet - Operating

Woodlake Association, Inc

End Date: 06/30/2023

Date: 7/5/2023

Time: 1:17 pm

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Assets

OPERATING FUNDS

11-1020-00-00 General - (06) Acct \$62,404.68  
11-1025-00-00 BB&T Security Deposit 11,364.49

Total OPERATING FUNDS: \$73,769.17

RESERVE FUNDS

12-1047-00-00 BB&T - (07) Money Market 212,578.29

Total RESERVE FUNDS: \$212,578.29

DELINQUENCIES/MISC ASSET

18-1700-00-00 BB&T Roof/Fencing Loan 383,566.69  
18-1710-00-00 Allowance for Doubtful Accounts (2,540.00)  
18-1800-00-00 Delinquencies 9,632.55  
18-1820-00-00 S/A Delinquencies 3,635.82

Total DELINQUENCIES/MISC ASSET \$394,295.06

**Total Assets: \$680,642.52**

Liabilities & Equity

LIABILITIES

20-2080-00-00 Reserve Interest 968.62  
20-2100-00-00 Pooled Reserves 81,328.58  
20-2315-00-00 Loan Funds/Special Assessment 130,281.09

Total LIABILITIES: \$212,578.29

SECURITY DEPOSITS

22-2200-00-00 Security Deposits 914.49  
22-2205-00-00 Security Deposit # 147 400.00  
22-2210-00-00 Security Deposit #142 400.00  
22-2215-00-00 Security Deposit #72 400.00  
22-2220-00-00 Security Deposit #132 400.00  
22-2225-00-00 Security Deposit #103 450.00  
22-2230-00-00 Security Deposit #41 400.00  
22-2235-00-00 Security Deposit #133 400.00  
22-2240-00-00 Security Deposit #52 800.00  
22-2245-00-00 Security Deposit Unit 42 400.00  
22-2250-00-00 Security Deposit #12 400.00  
22-2255-00-00 Security Deposit #23 400.00  
22-2260-00-00 Security Deposit #22 400.00  
22-2265-00-00 Security Deposit #25 400.00  
22-2270-00-00 Security Deposit #44 1,200.00  
22-2280-00-00 Security Deposit #34 400.00  
22-2290-00-00 Security Deposit #31 400.00  
22-2295-00-00 Security Deposit #101 Watts 400.00  
22-2320-00-00 Rental Security 2058 #15 Adams 400.00  
22-2325-00-00 Security Deposit-Unit 136 400.00  
22-2330-00-00 Security Deposit-Unit 62 800.00  
22-2340-00-00 Security Deposit Unit 63 400.00  
22-2345-00-00 Unit 114 Security Deposit 400.00

Total SECURITY DEPOSITS: \$11,364.49

PREPAID/MISC LIABILITIES

23-2300-00-00 Prepaid Assessments 34,291.96  
23-2320-00-00 S/A Prepays (277.54)  
23-2400-00-00 BB&T Roof/Fencing Loan 391,819.94

Total PREPAID/MISC LIABILITIES: \$425,834.36



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EQUITY/CAPITAL

30-3100-00-00 Prepaid/Delinquency Adjustment	(\$32,912.66)	
30-3120-00-00 S/A Prepaid/Delinquency Adjustment	3,397.91	
30-3200-00-00 Prior Years	84,309.48	
Total EQUITY/CAPITAL:		<u>\$54,794.73</u>
Net Income Gain / Loss	<u>(23,929.35)</u>	
		<u>(\$23,929.35)</u>
<b>Total Liabilities &amp; Equity:</b>		<b><u><u>\$680,642.52</u></u></b>



**Income Statement - Operating**  
**Woodlake Association, Inc**  
 06/30/2023

Date: 7/5/2023  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Unit Maintenance Fees	\$48,682.50	\$47,486.58	\$1,195.92	\$305,467.59	\$284,919.48	\$20,548.11	\$569,839.00
4100 Special Assessment 8/2021-7/2026	19,230.23	9,833.33	9,396.90	80,783.75	58,999.98	21,783.77	118,000.00
4400 Operating Interest Income	0.74	-	0.74	5.45	-	5.45	-
4500 Application Fees	150.00	-	150.00	1,962.00	-	1,962.00	-
4800 Misc Income	2,180.70	-	2,180.70	2,505.70	-	2,505.70	-
4810 Keys	645.64	-	645.64	743.78	-	743.78	-
<b>Total REVENUE</b>	<b>70,889.81</b>	<b>57,319.91</b>	<b>13,569.90</b>	<b>391,468.27</b>	<b>343,919.46</b>	<b>47,548.81</b>	<b>687,839.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Administrative/Office	312.04	266.67	(45.37)	4,096.95	1,600.02	(2,496.93)	3,200.00
5015 Coupon	8.50	62.33	53.83	8.50	373.98	365.48	748.00
5020 Web	-	49.58	49.58	-	297.48	297.48	595.00
5040 Boxes/Storage	-	56.25	56.25	80.90	337.50	256.60	675.00
5300 Insurance	565.00	15,942.92	15,377.92	72,681.71	95,657.52	22,975.81	191,315.00
5600 Divisions Fees	-	37.67	37.67	-	226.02	226.02	452.00
5610 License/Permits/Fees	-	25.00	25.00	300.00	150.00	(150.00)	300.00
5620 Florida Annual Corp Fee	-	6.67	6.67	80.00	40.02	(39.98)	80.00
5800 Management Fee	-	1,399.00	1,399.00	8,394.00	8,394.00	-	16,788.00
5900 Legal Expenses	577.45	166.67	(410.78)	1,973.83	1,000.02	(973.81)	2,000.00
5910 Audit/Tax Prep	400.00	39.58	(360.42)	400.00	237.48	(162.52)	475.00
7900 Bad Debt	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
<b>Total ADMINISTRATIVE</b>	<b>1,862.99</b>	<b>18,302.34</b>	<b>16,439.35</b>	<b>88,015.89</b>	<b>109,814.04</b>	<b>21,798.15</b>	<b>219,628.00</b>
<b>GROUNDS MAINTENANCE</b>							
5400 Lawn Service Contract	2,922.00	2,783.33	(138.67)	20,454.00	16,699.98	(3,754.02)	33,400.00
5430 Sprinklers	1,669.50	125.00	(1,544.50)	2,567.75	750.00	(1,817.75)	1,500.00
5440 Tree Trimming	-	1,083.33	1,083.33	250.00	6,499.98	6,249.98	13,000.00
5460 Tree Trim & Removal	-	-	-	3,600.00	-	(3,600.00)	-
5470 Extermination	-	-	-	656.00	-	(656.00)	-
<b>Total GROUNDS MAINTENANCE</b>	<b>4,591.50</b>	<b>3,991.66</b>	<b>(599.84)</b>	<b>27,527.75</b>	<b>23,949.96</b>	<b>(3,577.79)</b>	<b>47,900.00</b>
<b>BUILDING MAINTENANCE</b>							
5200 Pest Control	-	-	-	171.20	-	(171.20)	-
6100 Building Maint/Repair	2,401.50	2,083.33	(318.17)	12,727.50	12,499.98	(227.52)	25,000.00
6110 Handyman Service	-	416.67	416.67	2,265.00	2,500.02	235.02	5,000.00
6120 Fire Protection	10.00	41.67	31.67	60.00	250.02	190.02	500.00
6130 Pest Control	85.60	29.17	(56.43)	261.60	175.02	(86.58)	350.00
6140 Termite-Treatment Plan	1,533.00	750.00	(783.00)	8,767.50	4,500.00	(4,267.50)	9,000.00
6150 Rodent Traps	352.00	176.00	(176.00)	880.00	1,056.00	176.00	2,112.00
<b>Total BUILDING MAINTENANCE</b>	<b>4,382.10</b>	<b>3,496.84</b>	<b>(885.26)</b>	<b>25,132.80</b>	<b>20,981.04</b>	<b>(4,151.76)</b>	<b>41,962.00</b>
<b>POOL EXPENSES</b>							
6200 Pool Maintenance	939.11	650.00	(289.11)	4,361.75	3,900.00	(461.75)	7,800.00
6210 Pool Security System	63.57	62.50	(1.07)	895.00	375.00	(520.00)	750.00
<b>Total POOL EXPENSES</b>	<b>1,002.68</b>	<b>712.50</b>	<b>(290.18)</b>	<b>5,256.75</b>	<b>4,275.00</b>	<b>(981.75)</b>	<b>8,550.00</b>
<b>UTILITY EXPENSES</b>							
7000 Electric	1,054.92	1,450.00	395.08	8,803.79	8,700.00	(103.79)	17,400.00
7001 Water	4,814.48	4,575.00	(239.48)	29,368.10	27,450.00	(1,918.10)	54,900.00
7002 Storm Water	1,200.32	1,196.92	(3.40)	7,201.92	7,181.52	(20.40)	14,363.00
7003 Sewer	5,815.98	5,608.33	(207.65)	35,277.47	33,649.98	(1,627.49)	67,300.00
7004 Trash	2,880.18	2,858.33	(21.85)	17,281.08	17,149.98	(131.10)	34,300.00
7005 Cable/Internet	65.72	69.00	3.28	394.32	414.00	19.68	828.00



**Income Statement - Operating**  
**Woodlake Association, Inc**  
 06/30/2023

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total UTILITY EXPENSES</b>	\$15,831.60	\$15,757.58	(\$74.02)	\$98,326.68	\$94,545.48	(\$3,781.20)	\$189,091.00
<b>NON OPERATING EXPENSES</b>							
2315 Special Assessment Transfer	\$19,230.23	\$-	(\$19,230.23)	\$80,783.75	\$-	(\$80,783.75)	\$-
9100 Pooled Reserves	5,584.58	5,584.58	-	33,507.48	33,507.48	-	67,015.00
9315 Reserves-Loan Payment 5 Years	9,474.42	9,474.42	-	56,846.52	56,846.52	-	113,693.00
<b>Total NON OPERATING EXPENSES</b>	<b>34,289.23</b>	<b>15,059.00</b>	<b>(19,230.23)</b>	<b>171,137.75</b>	<b>90,354.00</b>	<b>(80,783.75)</b>	<b>180,708.00</b>
<b>Total EXPENSES</b>	<b>\$61,960.10</b>	<b>\$57,319.92</b>	<b>(\$4,640.18)</b>	<b>\$415,397.62</b>	<b>\$343,919.52</b>	<b>(\$71,478.10)</b>	<b>\$687,839.00</b>
<b>COMBINED NET INCOME</b>	<b>\$8,929.71</b>	<b>(\$0.01)</b>	<b>\$8,929.72</b>	<b>(\$23,929.35)</b>	<b>(\$0.06)</b>	<b>(\$23,929.29)</b>	<b>\$-</b>



**Income Statement Summary - Operating**  
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 Fiscal Period: June 2023

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REVENUE</b>													
0 Unit Maintenance Fees	72,906.14	42,473.43	52,783.10	42,480.71	46,141.71	48,682.50	-	-	-	-	-	-	\$305,467.59
0 Special Assessment 8/2021-7/2026	13,446.36	7,764.17	15,885.48	7,655.32	16,802.19	19,230.23	-	-	-	-	-	-	80,783.75
0 Operating Interest Income	1.11	1.07	0.89	0.87	0.77	0.74	-	-	-	-	-	-	5.45
0 Application Fees	200.00	112.00	300.00	300.00	900.00	150.00	-	-	-	-	-	-	1,962.00
0 Misc Income	-	225.00	-	100.00	-	2,180.70	-	-	-	-	-	-	2,505.70
0 Keys	-	-	98.14	-	-	645.64	-	-	-	-	-	-	743.78
<b>al REVENUE</b>	<b>86,553.61</b>	<b>50,575.67</b>	<b>69,067.61</b>	<b>50,536.90</b>	<b>63,844.67</b>	<b>70,899.81</b>							<b>391,468.27</b>
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
0 Administrative/Office	1,180.00	301.00	609.28	483.58	1,211.05	312.04	-	-	-	-	-	-	4,096.95
5 Coupon	-	-	-	-	-	8.50	-	-	-	-	-	-	8.50
0 Boxes/Storage	-	-	-	80.90	-	-	-	-	-	-	-	-	80.90
0 Insurance	13,467.52	13,467.52	13,467.52	13,467.52	18,246.63	565.00	-	-	-	-	-	-	72,681.71
0 License/Permits/Fees	-	-	-	300.00	-	-	-	-	-	-	-	-	300.00
0 Florida Annual Corp Fee	80.00	-	-	-	-	-	-	-	-	-	-	-	80.00
0 Management Fee	1,399.00	1,399.00	1,399.00	1,399.00	2,798.00	-	-	-	-	-	-	-	8,394.00
0 Legal Expenses	-	-	1,086.38	250.00	60.00	577.45	-	-	-	-	-	-	1,973.83
0 Audit/Tax Prep	-	-	-	-	-	400.00	-	-	-	-	-	-	400.00
<b>al ADMINISTRATIVE</b>	<b>16,126.52</b>	<b>15,167.52</b>	<b>16,562.18</b>	<b>15,981.00</b>	<b>22,315.68</b>	<b>1,862.99</b>							<b>88,015.89</b>
<b>GROUND MAINTENANCE</b>													
0 Lawn Service Contract	2,922.00	2,922.00	2,922.00	2,922.00	5,844.00	2,922.00	-	-	-	-	-	-	20,454.00
0 Sprinklers	898.25	-	-	-	-	1,669.50	-	-	-	-	-	-	2,567.75
0 Tree Trimming	250.00	-	-	-	-	-	-	-	-	-	-	-	250.00
0 Tree Trim & Removal	-	-	-	3,600.00	-	-	-	-	-	-	-	-	3,600.00
0 Extermination	-	176.00	480.00	-	-	-	-	-	-	-	-	-	656.00
<b>al GROUND MAINTENANCE</b>	<b>4,070.25</b>	<b>3,098.00</b>	<b>3,402.00</b>	<b>6,522.00</b>	<b>5,844.00</b>	<b>4,591.50</b>							<b>27,527.75</b>
<b>BUILDING MAINTENANCE</b>													
0 Pest Control	-	85.60	-	85.60	-	-	-	-	-	-	-	-	171.20
0 Building Maint/Repair	4,400.00	430.00	4,511.00	640.00	345.00	2,401.50	-	-	-	-	-	-	12,727.50
0 Handyman Service	-	-	-	-	2,265.00	-	-	-	-	-	-	-	2,265.00
0 Fire Protection	10.00	10.00	10.00	10.00	10.00	10.00	-	-	-	-	-	-	60.00
0 Pest Control	-	-	-	-176.00	-	85.60	-	-	-	-	-	-	261.60
0 Termite-Treatment Plan	-	-	5,218.50	2,016.00	-	1,533.00	-	-	-	-	-	-	8,767.50
0 Rodent Traps	352.00	-	-	-	176.00	352.00	-	-	-	-	-	-	880.00
<b>al BUILDING MAINTENANCE</b>	<b>4,762.00</b>	<b>525.60</b>	<b>9,739.50</b>	<b>2,927.60</b>	<b>2,796.00</b>	<b>4,382.10</b>							<b>25,132.80</b>
<b>POOL EXPENSES</b>													
0 Pool Maintenance	650.00	650.00	650.00	669.15	803.49	939.11	-	-	-	-	-	-	4,361.75
0 Pool Security System	513.60	127.12	63.57	63.57	63.57	63.57	-	-	-	-	-	-	895.00
<b>al POOL EXPENSES</b>	<b>1,163.60</b>	<b>777.12</b>	<b>713.57</b>	<b>732.72</b>	<b>867.06</b>	<b>1,002.68</b>							<b>5,256.75</b>



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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>LITY EXPENSES</b>													
0 Electric	334.41	2,491.56	1,493.07	1,497.80	1,932.03	1,054.92	-	-	-	-	-	-	\$8,803.79
1 Water	4,620.21	6,268.64	4,565.12	4,627.23	4,472.42	4,814.48	-	-	-	-	-	-	29,368.10
2 Storm Water	1,200.32	1,200.32	1,200.32	1,200.32	1,200.32	1,200.32	-	-	-	-	-	-	7,201.92
3 Sewer	5,657.19	7,004.54	5,612.16	5,669.05	5,518.55	5,815.98	-	-	-	-	-	-	35,277.47
4 Trash	2,880.18	2,880.18	2,880.18	2,880.18	2,880.18	2,880.18	-	-	-	-	-	-	17,281.08
5 Cable/Internet	65.72	65.72	65.72	65.72	65.72	65.72	-	-	-	-	-	-	394.32
<b>al UTILITY EXPENSES</b>	<b>14,758.03</b>	<b>19,910.96</b>	<b>15,816.57</b>	<b>15,940.30</b>	<b>16,069.22</b>	<b>15,831.60</b>							<b>98,326.68</b>
<b>N OPERATING EXPENSES</b>													
5 Special Assessment Transfer	13,446.36	7,764.17	15,885.48	7,655.32	16,802.19	19,230.23	-	-	-	-	-	-	80,783.75
0 Pooled Reserves	5,584.58	5,584.58	5,584.58	5,584.58	5,584.58	5,584.58	-	-	-	-	-	-	33,507.48
5 Reserves-Loan Payment 5 Years	9,474.42	9,474.42	9,474.42	9,474.42	9,474.42	9,474.42	-	-	-	-	-	-	56,846.52
<b>al NON OPERATING EXPENSES</b>	<b>28,505.36</b>	<b>22,823.17</b>	<b>30,944.48</b>	<b>22,714.32</b>	<b>31,861.19</b>	<b>34,289.23</b>							<b>171,137.75</b>
<b>al EXPENSES</b>	<b>69,385.76</b>	<b>62,302.37</b>	<b>77,178.30</b>	<b>64,817.94</b>	<b>79,753.15</b>	<b>61,960.10</b>							<b>415,397.62</b>
<b>Net Income:</b>	<b>17,167.85</b>	<b>(11,726.70)</b>	<b>(8,110.69)</b>	<b>(14,281.04)</b>	<b>(15,908.48)</b>	<b>8,929.71</b>							<b>(23,329.35)</b>