

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.

Balance Sheet

9/30/2022

Assets

Operating

1010-005 - Cash-Checking-Servis1st \$58,622.19
1110-000 - A/R-Maintenance Fees \$3,864.80
1500-000 - Utility Deposits-General \$611.00

Operating Total

\$63,097.99

Reserve

1041-005 - MMA-Reserve -Servis1st \$296,168.00
1042-012 - CD-SUNTRUST 24MO \$240,000.00
1042-021 - CD-First Community 12-29-
21 .70% \$223,350.20

Reserve Total

\$759,518.20

Assets Total

\$822,616.19

Liabilities and Equity

Other

2010-000 - Accounts Payable \$1,624.41
2450-000 - Unearned Revenue-
Prepaid Maint Fees \$10,730.10

Other Total

\$12,354.51

Reserve

3020-000 - Reserve Fund-Paint \$41,258.32
3021-000 - Reserve Fund-Paving \$64,976.86
3023-000 - Reserve Fund-Roof \$395,311.08
3028-000 - Reserve Fund-Def
Maintenance \$100,058.72
3035-000 - Reserve Fund-Insurance \$82,270.45
3046-000 - Reserve Fund-Irrigation \$34,000.45
3079-000 - Reserve Fund-Insurance
Deductable \$41,292.43

3080-000 - Reserve Fund-Interest

\$349.89

Reserve Total

\$759,518.20

Retained Earnings

\$54,414.05

Net Income

(\$3,670.57)

Liabilities & Equity Total

\$822,616.19

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
9/1/2022 - 9/30/2022

	9/1/2022 - 9/30/2022			1/1/2022 - 9/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,183.51	\$23,183.56	(\$0.05)	\$208,651.59	\$208,652.04	(\$0.45)	\$278,202.69
6020-000 - Maint Fee-Resv-Painting	\$1,201.19	\$1,201.18	\$0.01	\$10,810.71	\$10,810.62	\$0.09	\$14,414.20
6021-000 - Maint Fee-Resv-Paving	\$2,409.24	\$2,409.24	\$0.00	\$21,683.16	\$21,683.16	\$0.00	\$28,910.89
6023-000 - Maint Fee-Resv-Roof	\$5,330.24	\$5,330.24	\$0.00	\$47,972.16	\$47,972.16	\$0.00	\$63,962.94
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,000.00	\$1,000.00	\$0.00	\$9,000.00	\$9,000.00	\$0.00	\$12,000.00
6035-000 - Maint Fee-Resv-Insurance	\$7,552.75	\$7,552.75	\$0.00	\$67,974.75	\$67,974.75	\$0.00	\$90,633.00
6046-000 - Maint Fee-Resv-Irrigation	\$408.07	\$408.07	\$0.00	\$3,672.63	\$3,672.63	\$0.00	\$4,896.89
6070-000 - Interest Income-Operating	\$2.91	\$0.00	\$2.91	\$35.05	\$0.00	\$35.05	\$0.00
6071-000 - Interest Income-Reserve	\$69.27	\$0.00	\$69.27	\$349.89	\$0.00	\$349.89	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$48.60	\$0.00	\$48.60	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$17,901.49)	(\$17,901.49)	\$0.00	(\$161,113.41)	(\$161,113.41)	\$0.00	(\$214,817.93)
6901-000 - Interest Transfer to Reserves	(\$69.27)	\$0.00	(\$69.27)	(\$349.89)	\$0.00	(\$349.89)	\$0.00
Total Revenues	\$23,186.42	\$23,183.55	\$2.87	\$208,735.24	\$208,651.95	\$83.29	\$278,202.68
Total Income	\$23,186.42	\$23,183.55	\$2.87	\$208,735.24	\$208,651.95	\$83.29	\$278,202.68
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$599.00	\$66.67	(\$532.33)	\$599.00	\$600.03	\$1.03	\$800.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$1,075.10	\$1,500.03	\$424.93	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$187.47	\$187.47	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$45.90	(\$15.35)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,124.67	\$33.67	\$9,886.34	\$10,122.03	\$235.69	\$13,496.00
7510-000 - Admin Expenses-General	\$55.81	\$166.67	\$110.86	\$1,112.65	\$1,500.03	\$387.38	\$2,000.00
Total Administrative	\$1,745.81	\$1,550.61	(\$195.20)	\$12,734.34	\$13,955.49	\$1,221.15	\$18,607.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,575.88	\$3,585.83	\$9.95	\$32,182.92	\$32,272.47	\$89.55	\$43,030.00
8110-000 - Repair & Maintenance-General	\$300.00	\$1,654.79	\$1,354.79	\$23,552.37	\$14,893.11	(\$8,659.26)	\$19,857.44
8110-002 - R&M-Building	\$3,220.00	\$416.67	(\$2,803.33)	\$28,600.00	\$3,750.03	(\$24,849.97)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$21,975.00	\$11,250.00	(\$10,725.00)	\$15,000.00
8110-008 - R&M-Irrigation	\$1,800.00	\$463.50	(\$1,336.50)	\$9,000.00	\$4,171.50	(\$4,828.50)	\$5,562.00
8150-000 - Operating Contingency	(\$25,920.42)	\$0.00	\$25,920.42	(\$25,920.42)	\$0.00	\$25,920.42	\$0.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,759.50	\$109.50	\$32,850.00	\$33,835.50	\$985.50	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$515.00	\$15.00	\$4,500.00	\$4,635.00	\$135.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,083.33	\$2,083.33	\$8,900.00	\$18,749.97	\$9,849.97	\$25,000.00
8210-005 - Grounds-Mulch	\$0.00	\$666.67	\$666.67	\$0.00	\$6,000.03	\$6,000.03	\$8,000.00
8210-009 - Grounds-Irrigation Repairs	(\$900.00)	\$833.33	\$1,733.33	\$3,101.50	\$7,499.97	\$4,398.47	\$10,000.00
8410-003 - Pest Control-Sentricon	\$8,787.00	\$750.00	(\$8,037.00)	\$8,787.00	\$6,750.00	(\$2,037.00)	\$9,000.00
8710-000 - Utilities-Electric-General	\$605.41	\$558.33	(\$47.08)	\$5,843.24	\$5,024.97	(\$818.27)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,527.59	\$1,429.33	(\$98.26)	\$13,336.70	\$12,863.97	(\$472.73)	\$17,152.00
8710-012 - Utilities-Cable TV	\$3,711.92	\$3,666.67	(\$45.25)	\$32,963.16	\$33,000.03	\$36.87	\$44,000.00
Total Services & Utilities	\$857.38	\$21,632.95	\$20,775.57	\$199,671.47	\$194,696.55	(\$4,974.92)	\$259,595.44

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Budget Comparison Report
9/1/2022 - 9/30/2022

	9/1/2022 - 9/30/2022			1/1/2022 - 9/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$2,603.19	\$23,183.56	\$20,580.37	\$212,405.81	\$208,652.04	(\$3,753.77)	\$278,202.69
Operating Net Income	\$20,583.23	(\$0.01)	\$20,583.24	(\$3,670.57)	(\$0.09)	(\$3,670.48)	(\$0.01)
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$14,217.00	\$0.00	(\$14,217.00)	\$0.00
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$96,322.00	\$0.00	(\$96,322.00)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$110,539.00)	\$0.00	\$110,539.00	\$0.00
Total Reserve Expense	\$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	\$20,583.23	(\$0.01)	\$20,583.24	(\$3,670.57)	(\$0.09)	(\$3,670.48)	(\$0.01)