

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

Balance Sheet

10/31/2022

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$64,475.01
1110-000 - A/R-Maintenance Fees	\$2,909.80
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$67,995.81

Reserve

1041-005 - MMA-Reserve -Servis1st	\$314,325.71
1042-012 - CD-SUNTRUST 24MO	\$240,000.00
1042-021 - CD-First Community 12-29 .70%	<u>\$223,350.20</u>

Reserve Total

\$777,675.91

Assets Total

\$845,671.72

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$1,521.55
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$11,140.10</u>

Other Total

\$12,661.65

Reserve

3020-000 - Reserve Fund-Paint	\$42,459.51
3021-000 - Reserve Fund-Paving	\$67,386.10
3023-000 - Reserve Fund-Roof	\$400,641.32
3028-000 - Reserve Fund-Def Maintenance	\$101,058.72
3035-000 - Reserve Fund-Insurance	\$89,823.20
3046-000 - Reserve Fund-Irrigation	\$34,408.52
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43
3080-000 - Reserve Fund-Interest	<u>\$606.11</u>

Reserve Total

\$777,675.91

Retained Earnings

\$54,414.05

Net Income

\$920.11

Liabilities & Equity Total

\$845,671.72

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022			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)	\$231,835.10	\$231,835.60	(\$0.50)	\$278,202.69
6020-000 - Maint Fee-Resv-Painting	\$1,201.19	\$1,201.18	\$0.01	\$12,011.90	\$12,011.80	\$0.10	\$14,414.20
6021-000 - Maint Fee-Resv-Paving	\$2,409.24	\$2,409.24	\$0.00	\$24,092.40	\$24,092.40	\$0.00	\$28,910.89
6023-000 - Maint Fee-Resv-Roof	\$5,330.24	\$5,330.24	\$0.00	\$53,302.40	\$53,302.40	\$0.00	\$63,962.94
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,000.00	\$1,000.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$12,000.00
6035-000 - Maint Fee-Resv-Insurance	\$7,552.75	\$7,552.75	\$0.00	\$75,527.50	\$75,527.50	\$0.00	\$90,633.00
6046-000 - Maint Fee-Resv-Irrigation	\$408.07	\$408.07	\$0.00	\$4,080.70	\$4,080.70	\$0.00	\$4,896.89
6070-000 - Interest Income-Operating	\$3.17	\$0.00	\$3.17	\$38.22	\$0.00	\$38.22	\$0.00
6071-000 - Interest Income-Reserve	\$256.22	\$0.00	\$256.22	\$606.11	\$0.00	\$606.11	\$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	(\$179,014.90)	(\$179,014.90)	\$0.00	(\$214,817.93)
6901-000 - Interest Transfer to Reserves	(\$256.22)	\$0.00	(\$256.22)	(\$606.11)	\$0.00	(\$606.11)	\$0.00
Total Revenues	\$23,186.68	\$23,183.55	\$3.13	\$231,921.92	\$231,835.50	\$86.42	\$278,202.68
Total Income	\$23,186.68	\$23,183.55	\$3.13	\$231,921.92	\$231,835.50	\$86.42	\$278,202.68
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$66.67	\$66.67	\$599.00	\$666.70	\$67.70	\$800.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$1,075.10	\$1,666.70	\$591.60	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$208.30	\$208.30	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$51.00	(\$10.25)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,124.67	\$33.67	\$10,977.34	\$11,246.70	\$269.36	\$13,496.00
7510-000 - Admin Expenses-General	\$347.64	\$166.67	(\$180.97)	\$1,460.29	\$1,666.70	\$206.41	\$2,000.00
Total Administrative	\$1,438.64	\$1,550.61	\$111.97	\$14,172.98	\$15,506.10	\$1,333.12	\$18,607.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,575.88	\$3,585.83	\$9.95	\$35,758.80	\$35,858.30	\$99.50	\$43,030.00
8110-000 - Repair & Maintenance-General	\$355.00	\$1,654.79	\$1,299.79	\$23,907.37	\$16,547.90	(\$7,359.47)	\$19,857.44
8110-002 - R&M-Building	\$700.00	\$416.67	(\$283.33)	\$29,300.00	\$4,166.70	(\$25,133.30)	\$5,000.00
8110-004 - R&M-Trees	\$400.00	\$1,250.00	\$850.00	\$22,375.00	\$12,500.00	(\$9,875.00)	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$463.50	(\$436.50)	\$9,900.00	\$4,635.00	(\$5,265.00)	\$5,562.00
8150-000 - Operating Contingency	\$760.00	\$0.00	(\$760.00)	(\$25,160.42)	\$0.00	\$25,160.42	\$0.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,759.50	\$109.50	\$36,500.00	\$37,595.00	\$1,095.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$515.00	\$15.00	\$5,000.00	\$5,150.00	\$150.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,083.33	\$2,083.33	\$8,900.00	\$20,833.30	\$11,933.30	\$25,000.00
8210-005 - Grounds-Mulch	\$0.00	\$666.67	\$666.67	\$0.00	\$6,666.70	\$6,666.70	\$8,000.00
8210-009 - Grounds-Irrigation Repairs	\$370.00	\$833.33	\$463.33	\$3,471.50	\$8,333.30	\$4,861.80	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$8,787.00	\$7,500.00	(\$1,287.00)	\$9,000.00
8710-000 - Utilities-Electric-General	\$641.55	\$558.33	(\$83.22)	\$6,484.79	\$5,583.30	(\$901.49)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,611.49	\$1,429.33	(\$182.16)	\$14,948.19	\$14,293.30	(\$654.89)	\$17,152.00
8710-012 - Utilities-Cable TV	\$3,693.44	\$3,666.67	(\$26.77)	\$36,656.60	\$36,666.70	\$10.10	\$44,000.00
Total Services & Utilities	\$17,157.36	\$21,632.95	\$4,475.59	\$216,828.83	\$216,329.50	(\$499.33)	\$259,595.44
Total Expense	\$18,596.00	\$23,183.56	\$4,587.56	\$231,001.81	\$231,835.60	\$833.79	\$278,202.69

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10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$4,590.68	(\$0.01)	\$4,590.69	\$920.11	(\$0.10)	\$920.21	(\$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
<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	\$4,590.68	(\$0.01)	\$4,590.69	\$920.11	(\$0.10)	\$920.21	(\$0.01)