

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
11/30/2022

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$49,360.17	
1110-000 - A/R-Maintenance Fees	\$4,159.80	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$54,130.97

Reserve

1041-005 - MMA-Reserve -Servis1st	\$332,532.94	
1042-012 - CD-SUNTRUST 24MO	\$240,000.00	
1042-021 - CD-First Community 12-29 .70%	<u>\$223,350.20</u>	
<u>Reserve Total</u>		\$795,883.14

Assets Total

\$850,014.11

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$2,413.29	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$9,890.10</u>	
<u>Other Total</u>		\$12,303.39

Reserve

3020-000 - Reserve Fund-Paint	\$43,660.70	
3021-000 - Reserve Fund-Paving	\$69,795.34	
3023-000 - Reserve Fund-Roof	\$405,971.56	
3028-000 - Reserve Fund-Def Maintenance	\$102,058.72	
3035-000 - Reserve Fund-Insurance	\$97,375.95	
3046-000 - Reserve Fund-Irrigation	\$34,816.59	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$911.85</u>	
<u>Reserve Total</u>		\$795,883.14

Retained Earnings

\$54,414.05

Net Income

(\$12,586.47)

Liabilities & Equity Total

\$850,014.11

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
11/1/2022 - 11/30/2022

	11/1/2022 - 11/30/2022			1/1/2022 - 11/30/2022			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)	\$255,018.61	\$255,019.16	(\$0.55)	\$278,202.69
6020-000 - Maint Fee-Resv-Painting	\$1,201.19	\$1,201.18	\$0.01	\$13,213.09	\$13,212.98	\$0.11	\$14,414.20
6021-000 - Maint Fee-Resv-Paving	\$2,409.24	\$2,409.24	\$0.00	\$26,501.64	\$26,501.64	\$0.00	\$28,910.89
6023-000 - Maint Fee-Resv-Roof	\$5,330.24	\$5,330.24	\$0.00	\$58,632.64	\$58,632.64	\$0.00	\$63,962.94
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,000.00	\$1,000.00	\$0.00	\$11,000.00	\$11,000.00	\$0.00	\$12,000.00
6035-000 - Maint Fee-Resv-Insurance	\$7,552.75	\$7,552.75	\$0.00	\$83,080.25	\$83,080.25	\$0.00	\$90,633.00
6046-000 - Maint Fee-Resv-Irrigation	\$408.07	\$408.07	\$0.00	\$4,488.77	\$4,488.77	\$0.00	\$4,896.89
6070-000 - Interest Income-Operating	\$3.31	\$0.00	\$3.31	\$41.53	\$0.00	\$41.53	\$0.00
6071-000 - Interest Income-Reserve	\$305.74	\$0.00	\$305.74	\$911.85	\$0.00	\$911.85	\$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	(\$196,916.39)	(\$196,916.39)	\$0.00	(\$214,817.93)
6901-000 - Interest Transfer to Reserves	(\$305.74)	\$0.00	(\$305.74)	(\$911.85)	\$0.00	(\$911.85)	\$0.00
<u>Total Revenues</u>	\$23,186.82	\$23,183.55	\$3.27	\$255,108.74	\$255,019.05	\$89.69	\$278,202.68
Total Income	\$23,186.82	\$23,183.55	\$3.27	\$255,108.74	\$255,019.05	\$89.69	\$278,202.68
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$66.67	\$66.67	\$599.00	\$733.37	\$134.37	\$800.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$1,075.10	\$1,833.37	\$758.27	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$229.13	\$229.13	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$56.10	(\$5.15)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,124.67	\$33.67	\$12,068.34	\$12,371.37	\$303.03	\$13,496.00
7510-000 - Admin Expenses-General	\$235.65	\$166.67	(\$68.98)	\$1,695.94	\$1,833.37	\$137.43	\$2,000.00
<u>Total Administrative</u>	\$1,326.65	\$1,550.61	\$223.96	\$15,499.63	\$17,056.71	\$1,557.08	\$18,607.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,575.88	\$3,585.83	\$9.95	\$39,334.68	\$39,444.13	\$109.45	\$43,030.00
8110-000 - Repair & Maintenance-General	\$6,326.33	\$1,654.79	(\$4,671.54)	\$30,233.70	\$18,202.69	(\$12,031.01)	\$19,857.44
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$29,300.00	\$4,583.37	(\$24,716.63)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$22,375.00	\$13,750.00	(\$8,625.00)	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$463.50	(\$436.50)	\$10,800.00	\$5,098.50	(\$5,701.50)	\$5,562.00
8150-000 - Operating Contingency	\$12,503.52	\$0.00	(\$12,503.52)	(\$12,656.90)	\$0.00	\$12,656.90	\$0.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,759.50	\$109.50	\$40,150.00	\$41,354.50	\$1,204.50	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$515.00	\$15.00	\$5,500.00	\$5,665.00	\$165.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$1,870.00	\$2,083.33	\$213.33	\$10,770.00	\$22,916.63	\$12,146.63	\$25,000.00
8210-005 - Grounds-Mulch	\$0.00	\$666.67	\$666.67	\$0.00	\$7,333.37	\$7,333.37	\$8,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$833.33	\$833.33	\$3,471.50	\$9,166.63	\$5,695.13	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$8,787.00	\$8,250.00	(\$537.00)	\$9,000.00
8710-000 - Utilities-Electric-General	\$717.64	\$558.33	(\$159.31)	\$7,202.43	\$6,141.63	(\$1,060.80)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,629.93	\$1,429.33	(\$200.60)	\$16,578.12	\$15,722.63	(\$855.49)	\$17,152.00
8710-012 - Utilities-Cable TV	\$3,693.45	\$3,666.67	(\$26.78)	\$40,350.05	\$40,333.37	(\$16.68)	\$44,000.00
<u>Total Services & Utilities</u>	\$35,366.75	\$21,632.95	(\$13,733.80)	\$252,195.58	\$237,962.45	(\$14,233.13)	\$259,595.44

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11/1/2022 - 11/30/2022

	11/1/2022 - 11/30/2022			1/1/2022 - 11/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$36,693.40	\$23,183.56	(\$13,509.84)	\$267,695.21	\$255,019.16	(\$12,676.05)	\$278,202.69
Operating Net Income	(\$13,506.58)	(\$0.01)	(\$13,506.57)	(\$12,586.47)	(\$0.11)	(\$12,586.36)	(\$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	(\$13,506.58)	(\$0.01)	(\$13,506.57)	(\$12,586.47)	(\$0.11)	(\$12,586.36)	(\$0.01)