

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

**Balance Sheet**

**12/31/2022**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st	\$28,799.20
1110-000 - A/R-Maintenance Fees	\$5,871.14
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total \$35,281.34

Reserve

1041-005 - MMA-Reserve -Servis1st	\$339,634.48
1042-012 - CD-SUNTRUST 24MO	\$240,000.00
1042-021 - CD-First Community 12-29 .70%	<u>\$223,350.20</u>

Reserve Total \$802,984.68

*Assets Total*

\$838,266.02

**Liabilities and Equity**

Other

2010-000 - Accounts Payable	\$992.51
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$8,720.10</u>

Other Total \$9,712.61

Reserve

3020-000 - Reserve Fund-Paint	\$44,861.89
3021-000 - Reserve Fund-Paving	\$72,204.58
3023-000 - Reserve Fund-Roof	\$411,301.80
3028-000 - Reserve Fund-Def Maintenance	\$103,058.72
3035-000 - Reserve Fund-Insurance	\$93,848.55
3046-000 - Reserve Fund-Irrigation	\$35,224.66
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43
3080-000 - Reserve Fund-Interest	<u>\$1,192.05</u>

Reserve Total \$802,984.68

Retained Earnings

\$54,414.05

Net Income

(\$28,845.32)

*Liabilities & Equity Total*

\$838,266.02

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**12/1/2022 - 12/31/2022**

	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,183.51	\$23,183.53	(\$0.02)	\$278,202.12	\$278,202.69	(\$0.57)	\$278,202.69
6020-000 - Maint Fee-Resv-Painting	\$1,201.19	\$1,201.22	(\$0.03)	\$14,414.28	\$14,414.20	\$0.08	\$14,414.20
6021-000 - Maint Fee-Resv-Paving	\$2,409.24	\$2,409.25	(\$0.01)	\$28,910.88	\$28,910.89	(\$0.01)	\$28,910.89
6023-000 - Maint Fee-Resv-Roof	\$5,330.24	\$5,330.30	(\$0.06)	\$63,962.88	\$63,962.94	(\$0.06)	\$63,962.94
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,000.00	\$1,000.00	\$0.00	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00
6035-000 - Maint Fee-Resv-Insurance	\$7,552.75	\$7,552.75	\$0.00	\$90,633.00	\$90,633.00	\$0.00	\$90,633.00
6046-000 - Maint Fee-Resv-Irrigation	\$408.07	\$408.12	(\$0.05)	\$4,896.84	\$4,896.89	(\$0.05)	\$4,896.89
6070-000 - Interest Income-Operating	\$2.28	\$0.00	\$2.28	\$43.81	\$0.00	\$43.81	\$0.00
6071-000 - Interest Income-Reserve	\$280.20	\$0.00	\$280.20	\$1,192.05	\$0.00	\$1,192.05	\$0.00
6076-000 - Interest Income-Owner	\$45.88	\$0.00	\$45.88	\$94.48	\$0.00	\$94.48	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$17,901.49)	(\$17,901.54)	\$0.05	(\$214,817.88)	(\$214,817.93)	\$0.05	(\$214,817.93)
6901-000 - Interest Transfer to Reserves	(\$280.20)	\$0.00	(\$280.20)	(\$1,192.05)	\$0.00	(\$1,192.05)	\$0.00
<u>Total Revenues</u>	\$23,231.67	\$23,183.63	\$48.04	\$278,340.41	\$278,202.68	\$137.73	\$278,202.68
<b>Total Income</b>	\$23,231.67	\$23,183.63	\$48.04	\$278,340.41	\$278,202.68	\$137.73	\$278,202.68
<b>Expense</b>							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$66.63	\$66.63	\$599.00	\$800.00	\$201.00	\$800.00
7210-000 - Legal & Professional	\$250.00	\$166.63	(\$83.37)	\$1,325.10	\$2,000.00	\$674.90	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.87	\$20.87	\$0.00	\$250.00	\$250.00	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.15	\$5.15	\$61.25	\$61.25	\$0.00	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,124.63	\$33.63	\$13,159.34	\$13,496.00	\$336.66	\$13,496.00
7510-000 - Admin Expenses-General	\$390.72	\$166.63	(\$224.09)	\$2,086.66	\$2,000.00	(\$86.66)	\$2,000.00
<u>Total Administrative</u>	\$1,731.72	\$1,550.54	(\$181.18)	\$17,231.35	\$18,607.25	\$1,375.90	\$18,607.25
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,575.88	\$3,585.87	\$9.99	\$42,910.56	\$43,030.00	\$119.44	\$43,030.00
8110-000 - Repair & Maintenance-General	\$495.00	\$1,654.75	\$1,159.75	\$30,728.70	\$19,857.44	(\$10,871.26)	\$19,857.44
8110-002 - R&M-Building	\$1,670.00	\$416.63	(\$1,253.37)	\$30,970.00	\$5,000.00	(\$25,970.00)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$22,375.00	\$15,000.00	(\$7,375.00)	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$463.50	(\$436.50)	\$11,700.00	\$5,562.00	(\$6,138.00)	\$5,562.00
8150-000 - Operating Contingency	\$11,800.00	\$0.00	(\$11,800.00)	(\$856.90)	\$0.00	\$856.90	\$0.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,759.50	\$109.50	\$43,800.00	\$45,114.00	\$1,314.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$515.00	\$15.00	\$6,000.00	\$6,180.00	\$180.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,083.37	\$2,083.37	\$10,770.00	\$25,000.00	\$14,230.00	\$25,000.00
8210-005 - Grounds-Mulch	\$7,315.00	\$666.63	(\$6,648.37)	\$7,315.00	\$8,000.00	\$685.00	\$8,000.00
8210-009 - Grounds-Irrigation Repairs	\$1,794.75	\$833.37	(\$961.38)	\$5,266.25	\$10,000.00	\$4,733.75	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$8,787.00	\$9,000.00	\$213.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$742.51	\$558.37	(\$184.14)	\$7,944.94	\$6,700.00	(\$1,244.94)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,622.21	\$1,429.37	(\$192.84)	\$18,200.33	\$17,152.00	(\$1,048.33)	\$17,152.00
8710-012 - Utilities-Cable TV	\$3,693.45	\$3,666.63	(\$26.82)	\$44,043.50	\$44,000.00	(\$43.50)	\$44,000.00
<u>Total Services &amp; Utilities</u>	\$37,758.80	\$21,632.99	(\$16,125.81)	\$289,954.38	\$259,595.44	(\$30,358.94)	\$259,595.44

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**Budget Comparison Report**  
**12/1/2022 - 12/31/2022**

	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Expense</b>	\$39,490.52	\$23,183.53	(\$16,306.99)	\$307,185.73	\$278,202.69	(\$28,983.04)	\$278,202.69
Operating Net Income	(\$16,258.85)	\$0.10	(\$16,258.95)	(\$28,845.32)	(\$0.01)	(\$28,845.31)	(\$0.01)
<b>Reserve Expense</b>							
<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	\$11,080.15	\$0.00	(\$11,080.15)	\$107,402.15	\$0.00	(\$107,402.15)	\$0.00
9900-000 - Reserve Expense-Funding	(\$11,080.15)	\$0.00	\$11,080.15	(\$121,619.15)	\$0.00	\$121,619.15	\$0.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expense</b>	\$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	(\$16,258.85)	\$0.10	(\$16,258.95)	(\$28,845.32)	(\$0.01)	(\$28,845.31)	(\$0.01)