

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

Balance Sheet

1/31/2023

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$38,022.95
1110-000 - A/R-Maintenance Fees	\$4,451.13
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$43,085.08

Reserve

1041-005 - MMA-Reserve -Servis1st	\$238,217.71
1042-012 - CD-SUNTRUST 24MO	\$240,000.00
1042-021 - CD-First Community 12-29 .70%	<u>\$223,350.20</u>

Reserve Total

\$701,567.91

Assets Total

\$744,652.99

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$2,710.38
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$9,525.09</u>

Other Total

\$12,235.47

Reserve

3020-000 - Reserve Fund-Paint	\$45,889.24
3021-000 - Reserve Fund-Paving	\$73,917.37
3023-000 - Reserve Fund-Roof	\$416,953.57
3028-000 - Reserve Fund-Def Maintenance	\$103,711.94
3035-000 - Reserve Fund-Insurance	(\$16,360.33)
3046-000 - Reserve Fund-Irrigation	\$35,548.59
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$553.72</u>

Reserve Total

\$701,567.91

Retained Earnings

\$25,568.73

Net Income

\$5,280.88

Liabilities & Equity Total

\$744,652.99

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
1/1/2023 - 1/31/2023

	1/1/2023 - 1/31/2023			1/1/2023 - 1/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,024.49	\$23,024.49	\$0.00	\$23,024.49	\$23,024.49	\$0.00	\$276,293.92
6020-000 - Maint Fee-Resv-Painting	\$960.65	\$960.65	\$0.00	\$960.65	\$960.65	\$0.00	\$11,527.80
6021-000 - Maint Fee-Resv-Paving	\$1,605.44	\$1,605.44	\$0.00	\$1,605.44	\$1,605.44	\$0.00	\$19,265.33
6023-000 - Maint Fee-Resv-Roof	\$5,040.27	\$5,040.27	\$0.00	\$5,040.27	\$5,040.27	\$0.00	\$60,483.28
6028-000 - Maint Fee-Resv-Def Maintenance	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$6,000.00
6035-000 - Maint Fee-Resv-Insurance	\$10,672.59	\$10,672.58	\$0.01	\$10,672.59	\$10,672.58	\$0.01	\$128,071.00
6046-000 - Maint Fee-Resv-Irrigation	\$271.56	\$271.56	\$0.00	\$271.56	\$271.56	\$0.00	\$3,258.67
6070-000 - Interest Income-Operating	\$1.61	\$0.00	\$1.61	\$1.61	\$0.00	\$1.61	\$0.00
6071-000 - Interest Income-Reserve	\$553.72	\$0.00	\$553.72	\$553.72	\$0.00	\$553.72	\$0.00
6083-099 - Other Income-Pre-Lien	\$70.00	\$0.00	\$70.00	\$70.00	\$0.00	\$70.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$19,050.51)	(\$19,050.51)	\$0.00	(\$19,050.51)	(\$19,050.51)	\$0.00	(\$228,606.08)
6901-000 - Interest Transfer to Reserves	(\$553.72)	\$0.00	(\$553.72)	(\$553.72)	\$0.00	(\$553.72)	\$0.00
<u>Total Revenues</u>	\$23,096.10	\$23,024.48	\$71.62	\$23,096.10	\$23,024.48	\$71.62	\$276,293.92
Total Income	\$23,096.10	\$23,024.48	\$71.62	\$23,096.10	\$23,024.48	\$71.62	\$276,293.92
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$5.10	\$5.10	\$61.25
7410-000 - Management Fee	\$1,360.36	\$1,154.42	(\$205.94)	\$1,360.36	\$1,154.42	(\$205.94)	\$13,853.00
7510-000 - Admin Expenses-General	\$296.87	\$166.67	(\$130.20)	\$296.87	\$166.67	(\$130.20)	\$2,000.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$70.00	\$0.00	(\$70.00)	\$70.00	\$0.00	(\$70.00)	\$0.00
7810-001 - Bad Debt Expense	\$0.00	\$0.31	\$0.31	\$0.00	\$0.31	\$0.31	\$3.67
<u>Total Administrative</u>	\$1,727.23	\$1,564.00	(\$163.23)	\$1,727.23	\$1,564.00	(\$163.23)	\$18,767.92
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,753.09	\$3,754.67	\$1.58	\$3,753.09	\$3,754.67	\$1.58	\$45,056.00
8110-000 - Repair & Maintenance-General	\$580.00	\$1,166.67	\$586.67	\$580.00	\$1,166.67	\$586.67	\$14,000.00
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$1,000.00	\$100.00	\$900.00	\$1,000.00	\$100.00	\$12,000.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,833.33	\$183.33	\$3,650.00	\$3,833.33	\$183.33	\$46,000.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$525.00	\$25.00	\$500.00	\$525.00	\$25.00	\$6,300.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$1,083.33	\$1,083.33	\$13,000.00
8210-005 - Grounds-Mulch	\$0.00	\$625.00	\$625.00	\$0.00	\$625.00	\$625.00	\$7,500.00
8210-009 - Grounds-Irrigation Repairs	\$579.25	\$791.67	\$212.42	\$579.25	\$791.67	\$212.42	\$9,500.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
8710-000 - Utilities-Electric-General	\$650.85	\$675.00	\$24.15	\$650.85	\$675.00	\$24.15	\$8,100.00
8710-011 - Utilities-Refuse Removal	\$1,596.66	\$1,666.67	\$70.01	\$1,596.66	\$1,666.67	\$70.01	\$20,000.00
8710-012 - Utilities-Cable TV	\$3,878.14	\$3,839.17	(\$38.97)	\$3,878.14	\$3,839.17	(\$38.97)	\$46,070.00
<u>Total Services & Utilities</u>	\$16,087.99	\$21,460.51	\$5,372.52	\$16,087.99	\$21,460.51	\$5,372.52	\$257,526.00
Total Expense	\$17,815.22	\$23,024.51	\$5,209.29	\$17,815.22	\$23,024.51	\$5,209.29	\$276,293.92

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1/1/2023 - 1/31/2023

	1/1/2023 - 1/31/2023			1/1/2023 - 1/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$5,280.88	(\$0.03)	\$5,280.91	\$5,280.88	(\$0.03)	\$5,280.91	\$0.00
Net Income	\$5,280.88	(\$0.03)	\$5,280.91	\$5,280.88	(\$0.03)	\$5,280.91	\$0.00