

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
3/31/2023

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$57,139.02
1110-000 - A/R-Maintenance Fees	\$2,742.93
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$60,492.95

Reserve

1041-005 - MMA-Reserve -Servis1st	\$252,479.36
1042-012 - CD-TRUIST 1678 4.250% 2-15-24 Maturity	\$240,000.00
1042-021 - CD-Edward Jones 5.1% 3/8/24	<u>\$250,001.24</u>

Reserve Total

\$742,480.60

Assets Total

\$802,973.55

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$12,601.90
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$12,125.10</u>

Other Total

\$24,727.00

Reserve

3020-000 - Reserve Fund-Paint	\$47,810.54
3021-000 - Reserve Fund-Paving	\$77,128.25
3023-000 - Reserve Fund-Roof	\$427,034.11
3028-000 - Reserve Fund-Def Maintenance	\$104,711.94
3035-000 - Reserve Fund-Insurance	\$4,984.85
3046-000 - Reserve Fund-Irrigation	\$36,091.71
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$3,365.39</u>

Reserve Total

\$742,480.60

Retained Earnings

\$25,568.73

Net Income

\$10,197.22

Liabilities & Equity Total

\$802,973.55

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
3/1/2023 - 3/31/2023

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			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	\$69,073.47	\$69,073.47	\$0.00	\$276,293.92
6020-000 - Maint Fee-Resv-Painting	\$960.65	\$960.65	\$0.00	\$2,881.95	\$2,881.95	\$0.00	\$11,527.80
6021-000 - Maint Fee-Resv-Paving	\$1,605.44	\$1,605.44	\$0.00	\$4,816.32	\$4,816.32	\$0.00	\$19,265.33
6023-000 - Maint Fee-Resv-Roof	\$5,040.27	\$5,040.27	\$0.00	\$15,120.81	\$15,120.81	\$0.00	\$60,483.28
6028-000 - Maint Fee-Resv-Def Maintenance	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$6,000.00
6035-000 - Maint Fee-Resv-Insurance	\$10,672.59	\$10,672.58	\$0.01	\$32,017.77	\$32,017.74	\$0.03	\$128,071.00
6046-000 - Maint Fee-Resv-Irrigation	\$271.56	\$271.56	\$0.00	\$814.68	\$814.68	\$0.00	\$3,258.67
6070-000 - Interest Income-Operating	\$1.93	\$0.00	\$1.93	\$5.87	\$0.00	\$5.87	\$0.00
6071-000 - Interest Income-Reserve	\$509.18	\$0.00	\$509.18	\$3,365.39	\$0.00	\$3,365.39	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	\$70.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$19,050.51)	(\$19,050.51)	\$0.00	(\$57,151.53)	(\$57,151.53)	\$0.00	(\$228,606.08)
6901-000 - Interest Transfer to Reserves	(\$509.18)	\$0.00	(\$509.18)	(\$3,365.39)	\$0.00	(\$3,365.39)	\$0.00
<u>Total Revenues</u>	<u>\$23,026.42</u>	<u>\$23,024.48</u>	<u>\$1.94</u>	<u>\$69,149.34</u>	<u>\$69,073.44</u>	<u>\$75.90</u>	<u>\$276,293.92</u>
Total Income	\$23,026.42	\$23,024.48	\$1.94	\$69,149.34	\$69,073.44	\$75.90	\$276,293.92
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$50.00	\$50.00	\$0.00	\$150.00	\$150.00	\$600.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$0.00	\$500.01	\$500.01	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$62.49	\$62.49	\$250.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.10	(\$56.15)	\$61.25	\$15.30	(\$45.95)	\$61.25
7410-000 - Management Fee	\$1,124.67	\$1,154.42	\$29.75	\$3,609.70	\$3,463.26	(\$146.44)	\$13,853.00
7510-000 - Admin Expenses-General	\$88.13	\$166.67	\$78.54	\$532.73	\$500.01	(\$32.72)	\$2,000.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	(\$70.00)	\$0.00
7810-001 - Bad Debt Expense	\$0.00	\$0.31	\$0.31	\$0.00	\$0.93	\$0.93	\$3.67
<u>Total Administrative</u>	<u>\$1,274.05</u>	<u>\$1,564.00</u>	<u>\$289.95</u>	<u>\$4,273.68</u>	<u>\$4,692.00</u>	<u>\$418.32</u>	<u>\$18,767.92</u>
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,753.09	\$3,754.67	\$1.58	\$11,259.27	\$11,264.01	\$4.74	\$45,056.00
8110-000 - Repair & Maintenance-General	\$140.00	\$1,166.67	\$1,026.67	\$1,125.00	\$3,500.01	\$2,375.01	\$14,000.00
8110-002 - R&M-Building	\$3,400.00	\$416.67	(\$2,983.33)	\$6,200.00	\$1,250.01	(\$4,949.99)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$3,750.00	\$3,750.00	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$1,000.00	\$100.00	\$2,700.00	\$3,000.00	\$300.00	\$12,000.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,833.33	\$183.33	\$10,950.00	\$11,499.99	\$549.99	\$46,000.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$525.00	\$25.00	\$1,500.00	\$1,575.00	\$75.00	\$6,300.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$3,249.99	\$3,249.99	\$13,000.00
8210-005 - Grounds-Mulch	\$0.00	\$625.00	\$625.00	\$0.00	\$1,875.00	\$1,875.00	\$7,500.00
8210-009 - Grounds-Irrigation Repairs	\$1,165.25	\$791.67	(\$373.58)	\$2,481.93	\$2,375.01	(\$106.92)	\$9,500.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
8710-000 - Utilities-Electric-General	\$694.89	\$675.00	(\$19.89)	\$2,049.01	\$2,025.00	(\$24.01)	\$8,100.00
8710-011 - Utilities-Refuse Removal	\$1,585.49	\$1,666.67	\$81.18	\$4,778.81	\$5,000.01	\$221.20	\$20,000.00
8710-012 - Utilities-Cable TV	\$3,878.14	\$3,839.17	(\$38.97)	\$11,634.42	\$11,517.51	(\$116.91)	\$46,070.00
<u>Total Services & Utilities</u>	<u>\$19,666.86</u>	<u>\$21,460.51</u>	<u>\$1,793.65</u>	<u>\$54,678.44</u>	<u>\$64,381.53</u>	<u>\$9,703.09</u>	<u>\$257,526.00</u>
Total Expense	\$20,940.91	\$23,024.51	\$2,083.60	\$58,952.12	\$69,073.53	\$10,121.41	\$276,293.92

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Budget Comparison Report
3/1/2023 - 3/31/2023

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$2,085.51	(\$0.03)	\$2,085.54	\$10,197.22	(\$0.09)	\$10,197.31	\$0.00
Net Income	\$2,085.51	(\$0.03)	\$2,085.54	\$10,197.22	(\$0.09)	\$10,197.31	\$0.00