

Balance Sheet

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
4/30/2023

Assets		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$53,679.47	
1110-000 - A/R-Maintenance Fees	\$2,167.93	
1420-000 - Prepaid Expense	\$7,474.00	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$63,932.40
 <u>Reserve</u>		
1041-005 - MMA-Reserve -Servis1st	\$272,109.76	
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>	
<u>Reserve Total</u>		\$762,111.00
 <i>Assets Total</i>		 <u>\$826,043.40</u>
 Liabilities and Equity		
<u>Other</u>		
2010-000 - Accounts Payable	\$16,125.65	
2450-000 - Unearned Revenue- Prepaid Maint Fees	<u>\$8,315.10</u>	
<u>Other Total</u>		\$24,440.75
 <u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$48,771.19	
3021-000 - Reserve Fund-Paving	\$78,733.69	
3023-000 - Reserve Fund-Roof	\$432,074.38	
3028-000 - Reserve Fund-Def Maintenance	\$105,211.94	
3035-000 - Reserve Fund-Insurance	\$15,657.44	
3046-000 - Reserve Fund-Irrigation	\$36,363.27	
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81	
3080-000 - Reserve Fund-Interest	<u>\$3,945.28</u>	
<u>Reserve Total</u>		\$762,111.00
 <u>Retained Earnings</u>		 \$25,568.73
 <u>Net Income</u>		 <u>\$13,922.92</u>
 <i>Liabilities & Equity Total</i>		 <u>\$826,043.40</u>

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
4/1/2023 - 4/30/2023

	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,024.49	\$23,024.49	\$0.00	\$92,097.96	\$92,097.96	\$0.00	\$276,293.92
6020-000 - Maint Fee-Resv-Painting	\$960.65	\$960.65	\$0.00	\$3,842.60	\$3,842.60	\$0.00	\$11,527.80
6021-000 - Maint Fee-Resv-Paving	\$1,605.44	\$1,605.44	\$0.00	\$6,421.76	\$6,421.76	\$0.00	\$19,265.33
6023-000 - Maint Fee-Resv-Roof	\$5,040.27	\$5,040.27	\$0.00	\$20,161.08	\$20,161.08	\$0.00	\$60,483.28
6028-000 - Maint Fee-Resv-Def Maintenance	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$6,000.00
6035-000 - Maint Fee-Resv-Insurance	\$10,672.59	\$10,672.58	\$0.01	\$42,690.36	\$42,690.32	\$0.04	\$128,071.00
6046-000 - Maint Fee-Resv-Irrigation	\$271.56	\$271.56	\$0.00	\$1,086.24	\$1,086.24	\$0.00	\$3,258.67
6070-000 - Interest Income-Operating	\$2.42	\$0.00	\$2.42	\$8.29	\$0.00	\$8.29	\$0.00
6071-000 - Interest Income-Reserve	\$579.89	\$0.00	\$579.89	\$3,945.28	\$0.00	\$3,945.28	\$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	(\$76,202.04)	(\$76,202.04)	\$0.00	(\$228,606.08)
6901-000 - Interest Transfer to Reserves	(\$579.89)	\$0.00	(\$579.89)	(\$3,945.28)	\$0.00	(\$3,945.28)	\$0.00
<u>Total Revenues</u>	\$23,026.91	\$23,024.48	\$2.43	\$92,176.25	\$92,097.92	\$78.33	\$276,293.92
Total Income	\$23,026.91	\$23,024.48	\$2.43	\$92,176.25	\$92,097.92	\$78.33	\$276,293.92
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
7212-001 - Professional-Audit Fees	\$250.00	\$20.83	(\$229.17)	\$250.00	\$83.32	(\$166.68)	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$20.40	(\$40.85)	\$61.25
7410-000 - Management Fee	\$1,124.67	\$1,154.42	\$29.75	\$4,734.37	\$4,617.68	(\$116.69)	\$13,853.00
7510-000 - Admin Expenses-General	\$76.02	\$166.67	\$90.65	\$608.75	\$666.68	\$57.93	\$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	\$1.24	\$1.24	\$3.67
<u>Total Administrative</u>	\$1,450.69	\$1,564.00	\$113.31	\$5,724.37	\$6,256.00	\$531.63	\$18,767.92
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,753.09	\$3,754.67	\$1.58	\$15,012.36	\$15,018.68	\$6.32	\$45,056.00
8110-000 - Repair & Maintenance-General	\$465.00	\$1,166.67	\$701.67	\$1,590.00	\$4,666.68	\$3,076.68	\$14,000.00
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$6,200.00	\$1,666.68	(\$4,533.32)	\$5,000.00
8110-004 - R&M-Trees	\$2,175.00	\$1,250.00	(\$925.00)	\$2,175.00	\$5,000.00	\$2,825.00	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$1,000.00	\$100.00	\$3,600.00	\$4,000.00	\$400.00	\$12,000.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,833.33	\$183.33	\$14,600.00	\$15,333.32	\$733.32	\$46,000.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$525.00	\$25.00	\$2,000.00	\$2,100.00	\$100.00	\$6,300.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$4,333.32	\$4,333.32	\$13,000.00
8210-005 - Grounds-Mulch	\$0.00	\$625.00	\$625.00	\$0.00	\$2,500.00	\$2,500.00	\$7,500.00
8210-009 - Grounds-Irrigation Repairs	\$118.00	\$791.67	\$673.67	\$2,599.93	\$3,166.68	\$566.75	\$9,500.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
8710-000 - Utilities-Electric-General	\$767.63	\$675.00	(\$92.63)	\$2,816.64	\$2,700.00	(\$116.64)	\$8,100.00
8710-011 - Utilities-Refuse Removal	\$1,585.49	\$1,666.67	\$81.18	\$6,364.30	\$6,666.68	\$302.38	\$20,000.00
8710-012 - Utilities-Cable TV	\$3,936.31	\$3,839.17	(\$97.14)	\$15,570.73	\$15,356.68	(\$214.05)	\$46,070.00
<u>Total Services & Utilities</u>	\$17,850.52	\$21,460.51	\$3,609.99	\$72,528.96	\$85,842.04	\$13,313.08	\$257,526.00
Total Expense	\$19,301.21	\$23,024.51	\$3,723.30	\$78,253.33	\$92,098.04	\$13,844.71	\$276,293.92

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Budget Comparison Report
4/1/2023 - 4/30/2023

	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$3,725.70	(\$0.03)	\$3,725.73	\$13,922.92	(\$0.12)	\$13,923.04	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$7,474.00	\$0.00	(\$7,474.00)	\$7,474.00	\$0.00	(\$7,474.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$7,474.00)	\$0.00	\$7,474.00	(\$7,474.00)	\$0.00	\$7,474.00	\$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	\$3,725.70	(\$0.03)	\$3,725.73	\$13,922.92	(\$0.12)	\$13,923.04	\$0.00