

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

Balance Sheet

6/30/2023

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$44,192.90
1110-000 - A/R-Maintenance Fees	\$2,319.14
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$47,123.04

Reserve

1041-005 - MMA-Reserve -Servis1st	\$297,209.85
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

\$787,211.09

Assets Total

\$834,334.13

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$1,354.24
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$9,580.10</u>

Other Total

\$10,934.34

Reserve

3020-000 - Reserve Fund-Paint	\$50,692.49
3021-000 - Reserve Fund-Paving	\$81,944.57
3023-000 - Reserve Fund-Roof	\$442,154.92
3028-000 - Reserve Fund-Def Maintenance	\$98,737.94
3035-000 - Reserve Fund-Insurance	\$37,002.62
3046-000 - Reserve Fund-Irrigation	\$30,121.39
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$5,203.35</u>

Reserve Total

\$787,211.09

Retained Earnings

\$25,568.73

Net Income

\$10,619.97

Liabilities & Equity Total

\$834,334.13

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
6/1/2023 - 6/30/2023

	6/1/2023 - 6/30/2023			1/1/2023 - 6/30/2023			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	\$138,146.94	\$138,146.94	\$0.00	\$276,293.92
6020-000 - Maint Fee-Resv-Painting	\$960.65	\$960.65	\$0.00	\$5,763.90	\$5,763.90	\$0.00	\$11,527.80
6021-000 - Maint Fee-Resv-Paving	\$1,605.44	\$1,605.44	\$0.00	\$9,632.64	\$9,632.64	\$0.00	\$19,265.33
6023-000 - Maint Fee-Resv-Roof	\$5,040.27	\$5,040.27	\$0.00	\$30,241.62	\$30,241.62	\$0.00	\$60,483.28
6028-000 - Maint Fee-Resv-Def Maintenance	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$6,000.00
6035-000 - Maint Fee-Resv-Insurance	\$10,672.59	\$10,672.58	\$0.01	\$64,035.54	\$64,035.48	\$0.06	\$128,071.00
6046-000 - Maint Fee-Resv-Irrigation	\$271.56	\$271.56	\$0.00	\$1,629.36	\$1,629.36	\$0.00	\$3,258.67
6070-000 - Interest Income-Operating	\$2.51	\$0.00	\$2.51	\$13.66	\$0.00	\$13.66	\$0.00
6071-000 - Interest Income-Reserve	\$662.86	\$0.00	\$662.86	\$5,203.35	\$0.00	\$5,203.35	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$10.54	\$0.00	\$10.54	\$0.00
6083-099 - Other Income-Pre-Lien	\$35.00	\$0.00	\$35.00	\$105.00	\$0.00	\$105.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$19,050.51)	(\$19,050.51)	\$0.00	(\$114,303.06)	(\$114,303.06)	\$0.00	(\$228,606.08)
6901-000 - Interest Transfer to Reserves	(\$662.86)	\$0.00	(\$662.86)	(\$5,203.35)	\$0.00	(\$5,203.35)	\$0.00
Total Revenues	\$23,062.00	\$23,024.48	\$37.52	\$138,276.14	\$138,146.88	\$129.26	\$276,293.92
Total Income	\$23,062.00	\$23,024.48	\$37.52	\$138,276.14	\$138,146.88	\$129.26	\$276,293.92
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$50.00	\$50.00	\$0.00	\$300.00	\$300.00	\$600.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$250.00	\$124.98	(\$125.02)	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$30.60	(\$30.65)	\$61.25
7410-000 - Management Fee	\$1,124.67	\$1,154.42	\$29.75	\$6,983.71	\$6,926.52	(\$57.19)	\$13,853.00
7510-000 - Admin Expenses-General	\$115.37	\$166.67	\$51.30	\$837.34	\$1,000.02	\$162.68	\$2,000.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$35.00	\$0.00	(\$35.00)	\$105.00	\$0.00	(\$105.00)	\$0.00
7810-001 - Bad Debt Expense	\$0.00	\$0.31	\$0.31	\$0.00	\$1.86	\$1.86	\$3.67
Total Administrative	\$1,275.04	\$1,564.00	\$288.96	\$8,237.30	\$9,384.00	\$1,146.70	\$18,767.92
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,753.09	\$3,754.67	\$1.58	\$22,518.54	\$22,528.02	\$9.48	\$45,056.00
8110-000 - Repair & Maintenance-General	\$465.00	\$1,166.67	\$701.67	\$3,405.00	\$7,000.02	\$3,595.02	\$14,000.00
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$7,700.00	\$2,500.02	(\$5,199.98)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$8,525.00	\$7,500.00	(\$1,025.00)	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$1,000.00	\$100.00	\$5,400.00	\$6,000.00	\$600.00	\$12,000.00
8150-000 - Operating Contingency	\$5,599.02	\$0.00	(\$5,599.02)	\$5,599.02	\$0.00	(\$5,599.02)	\$0.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,833.33	\$183.33	\$21,900.00	\$22,999.98	\$1,099.98	\$46,000.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$525.00	\$25.00	\$3,000.00	\$3,150.00	\$150.00	\$6,300.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$6,499.98	\$6,499.98	\$13,000.00
8210-005 - Grounds-Mulch	\$0.00	\$625.00	\$625.00	\$0.00	\$3,750.00	\$3,750.00	\$7,500.00
8210-009 - Grounds-Irrigation Repairs	\$304.50	\$791.67	\$487.17	\$4,273.18	\$4,750.02	\$476.84	\$9,500.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$10,000.00
8710-000 - Utilities-Electric-General	\$832.97	\$675.00	(\$157.97)	\$4,301.93	\$4,050.00	(\$251.93)	\$8,100.00

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Budget Comparison Report
6/1/2023 - 6/30/2023

	6/1/2023 - 6/30/2023			1/1/2023 - 6/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8710-011 - Utilities-Refuse Removal	\$1,564.84	\$1,666.67	\$101.83	\$9,503.45	\$10,000.02	\$496.57	\$20,000.00
8710-012 - Utilities-Cable TV	\$3,878.51	\$3,839.17	(\$39.34)	\$23,327.75	\$23,035.02	(\$292.73)	\$46,070.00
<u>Total Services & Utilities</u>	\$21,447.93	\$21,460.51	\$12.58	\$119,453.87	\$128,763.06	\$9,309.19	\$257,526.00
Total Expense	\$22,722.97	\$23,024.51	\$301.54	\$127,691.17	\$138,147.06	\$10,455.89	\$276,293.92
Operating Net Income	\$339.03	(\$0.03)	\$339.06	\$10,584.97	(\$0.18)	\$10,585.15	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$7,474.00	\$0.00	(\$7,474.00)	\$0.00
9646-000 - Reserve Expense-Irrigation	\$0.00	\$0.00	\$0.00	\$6,785.00	\$0.00	(\$6,785.00)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$14,259.00)	\$0.00	\$14,259.00	\$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	\$339.03	(\$0.03)	\$339.06	\$10,584.97	(\$0.18)	\$10,585.15	\$0.00