

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
7/31/2023

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$47,224.63	
1110-000 - A/R-Maintenance Fees	\$3,964.14	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$51,799.77

Reserve

1041-005 - MMA-Reserve -Servis1st	\$316,926.61	
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>		\$806,927.85

Assets Total

\$858,727.62

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$1,673.20	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$8,300.10</u>	
<u>Other Total</u>		\$9,973.30

Reserve

3020-000 - Reserve Fund-Paint	\$51,653.14	
3021-000 - Reserve Fund-Paving	\$83,550.01	
3023-000 - Reserve Fund-Roof	\$447,195.19	
3028-000 - Reserve Fund-Def Maintenance	\$99,237.94	
3035-000 - Reserve Fund-Insurance	\$47,675.21	
3046-000 - Reserve Fund-Irrigation	\$30,392.95	
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81	
3080-000 - Reserve Fund-Interest	<u>\$5,869.60</u>	
<u>Reserve Total</u>		\$806,927.85

Retained Earnings

\$25,568.73

Net Income

\$16,257.74

Liabilities & Equity Total

\$858,727.62

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
7/1/2023 - 7/31/2023

	7/1/2023 - 7/31/2023			1/1/2023 - 7/31/2023			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	\$161,171.43	\$161,171.43	\$0.00	\$276,293.92
6020-000 - Maint Fee-Resv-Painting	\$960.65	\$960.65	\$0.00	\$6,724.55	\$6,724.55	\$0.00	\$11,527.80
6021-000 - Maint Fee-Resv-Paving	\$1,605.44	\$1,605.44	\$0.00	\$11,238.08	\$11,238.08	\$0.00	\$19,265.33
6023-000 - Maint Fee-Resv-Roof	\$5,040.27	\$5,040.27	\$0.00	\$35,281.89	\$35,281.89	\$0.00	\$60,483.28
6028-000 - Maint Fee-Resv-Def Maintenance	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$0.00	\$6,000.00
6035-000 - Maint Fee-Resv-Insurance	\$10,672.59	\$10,672.58	\$0.01	\$74,708.13	\$74,708.06	\$0.07	\$128,071.00
6046-000 - Maint Fee-Resv-Irrigation	\$271.56	\$271.56	\$0.00	\$1,900.92	\$1,900.92	\$0.00	\$3,258.67
6070-000 - Interest Income-Operating	\$2.44	\$0.00	\$2.44	\$16.10	\$0.00	\$16.10	\$0.00
6071-000 - Interest Income-Reserve	\$666.25	\$0.00	\$666.25	\$5,869.60	\$0.00	\$5,869.60	\$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	\$0.00	\$0.00	\$0.00	\$105.00	\$0.00	\$105.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$19,050.51)	(\$19,050.51)	\$0.00	(\$133,353.57)	(\$133,353.57)	\$0.00	(\$228,606.08)
6901-000 - Interest Transfer to Reserves	(\$666.25)	\$0.00	(\$666.25)	(\$5,869.60)	\$0.00	(\$5,869.60)	\$0.00
Total Revenues	\$23,026.93	\$23,024.48	\$2.45	\$161,303.07	\$161,171.36	\$131.71	\$276,293.92
Total Income	\$23,026.93	\$23,024.48	\$2.45	\$161,303.07	\$161,171.36	\$131.71	\$276,293.92
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$50.00	\$50.00	\$0.00	\$350.00	\$350.00	\$600.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$0.00	\$1,166.69	\$1,166.69	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$250.00	\$145.81	(\$104.19)	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$35.70	(\$25.55)	\$61.25
7410-000 - Management Fee	\$1,154.42	\$1,154.42	\$0.00	\$8,138.13	\$8,080.94	(\$57.19)	\$13,853.00
7510-000 - Admin Expenses-General	\$19.65	\$166.67	\$147.02	\$856.99	\$1,166.69	\$309.70	\$2,000.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$105.00	\$0.00	(\$105.00)	\$0.00
7810-001 - Bad Debt Expense	\$0.00	\$0.31	\$0.31	\$0.00	\$2.17	\$2.17	\$3.67
Total Administrative	\$1,174.07	\$1,564.00	\$389.93	\$9,411.37	\$10,948.00	\$1,536.63	\$18,767.92
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,753.09	\$3,754.67	\$1.58	\$26,271.63	\$26,282.69	\$11.06	\$45,056.00
8110-000 - Repair & Maintenance-General	\$755.00	\$1,166.67	\$411.67	\$4,160.00	\$8,166.69	\$4,006.69	\$14,000.00
8110-002 - R&M-Building	\$332.00	\$416.67	\$84.67	\$8,032.00	\$2,916.69	(\$5,115.31)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$8,525.00	\$8,750.00	\$225.00	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$1,000.00	\$100.00	\$6,300.00	\$7,000.00	\$700.00	\$12,000.00
8150-000 - Operating Contingency	\$0.00	\$0.00	\$0.00	\$5,599.02	\$0.00	(\$5,599.02)	\$0.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,833.33	\$183.33	\$25,550.00	\$26,833.31	\$1,283.31	\$46,000.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$525.00	\$25.00	\$3,500.00	\$3,675.00	\$175.00	\$6,300.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$7,583.31	\$7,583.31	\$13,000.00
8210-005 - Grounds-Mulch	\$0.00	\$625.00	\$625.00	\$0.00	\$4,375.00	\$4,375.00	\$7,500.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$791.67	\$791.67	\$4,273.18	\$5,541.69	\$1,268.51	\$9,500.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$10,000.00
8710-000 - Utilities-Electric-General	\$851.80	\$675.00	(\$176.80)	\$5,153.73	\$4,725.00	(\$428.73)	\$8,100.00
8710-011 - Utilities-Refuse Removal	\$1,559.69	\$1,666.67	\$106.98	\$11,063.14	\$11,666.69	\$603.55	\$20,000.00
8710-012 - Utilities-Cable TV	\$3,878.51	\$3,839.17	(\$39.34)	\$27,206.26	\$26,874.19	(\$332.07)	\$46,070.00

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7/1/2023 - 7/31/2023

	7/1/2023 - 7/31/2023			1/1/2023 - 7/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Services & Utilities</u>	\$16,180.09	\$21,460.51	\$5,280.42	\$135,633.96	\$150,223.57	\$14,589.61	\$257,526.00
Total Expense	\$17,354.16	\$23,024.51	\$5,670.35	\$145,045.33	\$161,171.57	\$16,126.24	\$276,293.92
Operating Net Income	\$5,672.77	(\$0.03)	\$5,672.80	\$16,257.74	(\$0.21)	\$16,257.95	\$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	\$5,672.77	(\$0.03)	\$5,672.80	\$16,257.74	(\$0.21)	\$16,257.95	\$0.00