

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
10/31/2023

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$27,482.77
1110-000 - A/R-Maintenance Fees	\$3,226.71
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$31,320.48

Reserve

1041-005 - MMA-Reserve -Servis1st	\$396,237.57
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

\$886,238.81

Assets Total

\$917,559.29

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$4,519.16
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$9,610.10</u>

Other Total

\$14,129.26

Reserve

3020-000 - Reserve Fund-Paint	\$54,535.09
3021-000 - Reserve Fund-Paving	\$88,366.33
3023-000 - Reserve Fund-Roof	\$462,316.00
3028-000 - Reserve Fund-Def Maintenance	\$100,737.94
3035-000 - Reserve Fund-Insurance	\$99,492.98
3046-000 - Reserve Fund-Irrigation	\$31,207.63
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$8,229.03</u>

Reserve Total

\$886,238.81

Retained Earnings

\$25,568.73

Net Income

(\$8,377.51)

Liabilities & Equity Total

\$917,559.29

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
10/1/2023 - 10/31/2023

	10/1/2023 - 10/31/2023			1/1/2023 - 10/31/2023			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	\$230,244.90	\$230,244.90	\$0.00	\$276,293.92
6020-000 - Maint Fee-Resv-Painting	\$960.65	\$960.65	\$0.00	\$9,606.50	\$9,606.50	\$0.00	\$11,527.80
6021-000 - Maint Fee-Resv-Paving	\$1,605.44	\$1,605.44	\$0.00	\$16,054.40	\$16,054.40	\$0.00	\$19,265.33
6023-000 - Maint Fee-Resv-Roof	\$5,040.27	\$5,040.27	\$0.00	\$50,402.70	\$50,402.70	\$0.00	\$60,483.28
6028-000 - Maint Fee-Resv-Def Maintenance	\$500.00	\$500.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$6,000.00
6035-000 - Maint Fee-Resv-Insurance	\$10,672.59	\$10,672.58	\$0.01	\$106,725.90	\$106,725.80	\$0.10	\$128,071.00
6046-000 - Maint Fee-Resv-Irrigation	\$271.56	\$271.56	\$0.00	\$2,715.60	\$2,715.60	\$0.00	\$3,258.67
6070-000 - Interest Income-Operating	\$1.98	\$0.00	\$1.98	\$23.03	\$0.00	\$23.03	\$0.00
6071-000 - Interest Income-Reserve	\$823.68	\$0.00	\$823.68	\$8,229.03	\$0.00	\$8,229.03	\$0.00
6076-000 - Interest Income-Owner	\$12.77	\$0.00	\$12.77	\$56.35	\$0.00	\$56.35	\$0.00
6083-099 - Other Income-Pre-Lien	\$105.00	\$0.00	\$105.00	\$210.00	\$0.00	\$210.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$19,050.51)	(\$19,050.51)	\$0.00	(\$190,505.10)	(\$190,505.10)	\$0.00	(\$228,606.08)
6901-000 - Interest Transfer to Reserves	(\$823.68)	\$0.00	(\$823.68)	(\$8,229.03)	\$0.00	(\$8,229.03)	\$0.00
<u>Total Revenues</u>	\$23,144.24	\$23,024.48	\$119.76	\$230,534.28	\$230,244.80	\$289.48	\$276,293.92
Total Income	\$23,144.24	\$23,024.48	\$119.76	\$230,534.28	\$230,244.80	\$289.48	\$276,293.92
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$50.00	\$50.00	\$565.00	\$500.00	(\$65.00)	\$600.00
7210-000 - Legal & Professional	\$1,510.00	\$166.67	(\$1,343.33)	\$1,510.00	\$1,666.70	\$156.70	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$250.00	\$208.30	(\$41.70)	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$51.00	(\$10.25)	\$61.25
7410-000 - Management Fee	\$1,124.67	\$1,154.42	\$29.75	\$11,541.89	\$11,544.20	\$2.31	\$13,853.00
7510-000 - Admin Expenses-General	\$154.21	\$166.67	\$12.46	\$1,899.80	\$1,666.70	(\$233.10)	\$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	\$3.10	\$3.10	\$3.67
<u>Total Administrative</u>	\$2,788.88	\$1,564.00	(\$1,224.88)	\$15,932.94	\$15,640.00	(\$292.94)	\$18,767.92
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,753.09	\$3,754.67	\$1.58	\$37,530.90	\$37,546.70	\$15.80	\$45,056.00
8110-000 - Repair & Maintenance-General	\$3,100.00	\$1,166.67	(\$1,933.33)	\$8,432.69	\$11,666.70	\$3,234.01	\$14,000.00
8110-002 - R&M-Building	\$3,910.00	\$416.67	(\$3,493.33)	\$15,290.00	\$4,166.70	(\$11,123.30)	\$5,000.00
8110-004 - R&M-Trees	(\$5,650.00)	\$1,250.00	\$6,900.00	\$22,875.00	\$12,500.00	(\$10,375.00)	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$1,000.00	\$100.00	\$9,000.00	\$10,000.00	\$1,000.00	\$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	\$36,500.00	\$38,333.30	\$1,833.30	\$46,000.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$525.00	\$25.00	\$5,000.00	\$5,250.00	\$250.00	\$6,300.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$10,833.30	\$10,833.30	\$13,000.00
8210-005 - Grounds-Mulch	\$0.00	\$625.00	\$625.00	\$0.00	\$6,250.00	\$6,250.00	\$7,500.00
8210-009 - Grounds-Irrigation Repairs	\$1,093.00	\$791.67	(\$301.33)	\$9,054.93	\$7,916.70	(\$1,138.23)	\$9,500.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$8,787.00	\$8,333.30	(\$453.70)	\$10,000.00
8710-000 - Utilities-Electric-General	\$749.16	\$675.00	(\$74.16)	\$7,356.56	\$6,750.00	(\$606.56)	\$8,100.00
8710-011 - Utilities-Refuse Removal	\$1,598.82	\$1,666.67	\$67.85	\$15,835.51	\$16,666.70	\$831.19	\$20,000.00
8710-012 - Utilities-Cable TV	\$6,033.30	\$3,839.17	(\$2,194.13)	\$41,717.24	\$38,391.70	(\$3,325.54)	\$46,070.00

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10/1/2023 - 10/31/2023

	10/1/2023 - 10/31/2023			1/1/2023 - 10/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Services & Utilities</u>	\$19,637.37	\$21,460.51	\$1,823.14	\$222,978.85	\$214,605.10	(\$8,373.75)	\$257,526.00
Total Expense	\$22,426.25	\$23,024.51	\$598.26	\$238,911.79	\$230,245.10	(\$8,666.69)	\$276,293.92
Operating Net Income	\$717.99	(\$0.03)	\$718.02	(\$8,377.51)	(\$0.30)	(\$8,377.21)	\$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	\$717.99	(\$0.03)	\$718.02	(\$8,377.51)	(\$0.30)	(\$8,377.21)	\$0.00