

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

Balance Sheet

11/30/2023

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$31,048.66
1110-000 - A/R-Maintenance Fees	\$2,219.80
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$33,879.46

Reserve

1041-005 - MMA-Reserve -Servis1st	\$416,292.92
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

\$906,294.16

Assets Total

\$940,173.62

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$4,384.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$9,166.96</u>

Other Total

\$13,550.96

Reserve

3020-000 - Reserve Fund-Paint	\$55,495.74
3021-000 - Reserve Fund-Paving	\$89,971.77
3023-000 - Reserve Fund-Roof	\$467,356.27
3028-000 - Reserve Fund-Def Maintenance	\$101,237.94
3035-000 - Reserve Fund-Insurance	\$110,165.57
3046-000 - Reserve Fund-Irrigation	\$31,479.19
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$9,233.87</u>

Reserve Total

\$906,294.16

Retained Earnings

\$25,568.73

Net Income

(\$5,240.23)

Liabilities & Equity Total

\$940,173.62

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			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	\$253,269.39	\$253,269.39	\$0.00	\$276,293.92
6020-000 - Maint Fee-Resv-Painting	\$960.65	\$960.65	\$0.00	\$10,567.15	\$10,567.15	\$0.00	\$11,527.80
6021-000 - Maint Fee-Resv-Paving	\$1,605.44	\$1,605.44	\$0.00	\$17,659.84	\$17,659.84	\$0.00	\$19,265.33
6023-000 - Maint Fee-Resv-Roof	\$5,040.27	\$5,040.27	\$0.00	\$55,442.97	\$55,442.97	\$0.00	\$60,483.28
6028-000 - Maint Fee-Resv-Def Maintenance	\$500.00	\$500.00	\$0.00	\$5,500.00	\$5,500.00	\$0.00	\$6,000.00
6035-000 - Maint Fee-Resv-Insurance	\$10,672.59	\$10,672.58	\$0.01	\$117,398.49	\$117,398.38	\$0.11	\$128,071.00
6046-000 - Maint Fee-Resv-Irrigation	\$271.56	\$271.56	\$0.00	\$2,987.16	\$2,987.16	\$0.00	\$3,258.67
6070-000 - Interest Income-Operating	\$1.56	\$0.00	\$1.56	\$24.59	\$0.00	\$24.59	\$0.00
6071-000 - Interest Income-Reserve	\$1,004.84	\$0.00	\$1,004.84	\$9,233.87	\$0.00	\$9,233.87	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$56.35	\$0.00	\$56.35	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$210.00	\$0.00	\$210.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$19,050.51)	(\$19,050.51)	\$0.00	(\$209,555.61)	(\$209,555.61)	\$0.00	(\$228,606.08)
6901-000 - Interest Transfer to Reserves	(\$1,004.84)	\$0.00	(\$1,004.84)	(\$9,233.87)	\$0.00	(\$9,233.87)	\$0.00
<u>Total Revenues</u>	\$23,026.05	\$23,024.48	\$1.57	\$253,560.33	\$253,269.28	\$291.05	\$276,293.92
Total Income	\$23,026.05	\$23,024.48	\$1.57	\$253,560.33	\$253,269.28	\$291.05	\$276,293.92
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$50.00	\$50.00	\$565.00	\$550.00	(\$15.00)	\$600.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$1,510.00	\$1,833.37	\$323.37	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$250.00	\$229.13	(\$20.87)	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$56.10	(\$5.15)	\$61.25
7410-000 - Management Fee	\$1,124.67	\$1,154.42	\$29.75	\$12,666.56	\$12,698.62	\$32.06	\$13,853.00
7510-000 - Admin Expenses-General	\$167.47	\$166.67	(\$0.80)	\$2,067.27	\$1,833.37	(\$233.90)	\$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	\$3.41	\$3.41	\$3.67
<u>Total Administrative</u>	\$1,292.14	\$1,564.00	\$271.86	\$17,225.08	\$17,204.00	(\$21.08)	\$18,767.92
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,753.09	\$3,754.67	\$1.58	\$41,283.99	\$41,301.37	\$17.38	\$45,056.00
8110-000 - Repair & Maintenance-General	\$3,940.00	\$1,166.67	(\$2,773.33)	\$12,372.69	\$12,833.37	\$460.68	\$14,000.00
8110-002 - R&M-Building	\$750.00	\$416.67	(\$333.33)	\$16,040.00	\$4,583.37	(\$11,456.63)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$22,875.00	\$13,750.00	(\$9,125.00)	\$15,000.00
8110-008 - R&M-Irrigation	\$0.00	\$1,000.00	\$1,000.00	\$9,000.00	\$11,000.00	\$2,000.00	\$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	\$1,645.00	\$3,833.33	\$2,188.33	\$38,145.00	\$42,166.63	\$4,021.63	\$46,000.00
8210-002 - Grounds-Ins/Weed/Fert	\$0.00	\$525.00	\$525.00	\$5,000.00	\$5,775.00	\$775.00	\$6,300.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$11,916.63	\$11,916.63	\$13,000.00
8210-005 - Grounds-Mulch	\$0.00	\$625.00	\$625.00	\$0.00	\$6,875.00	\$6,875.00	\$7,500.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$791.67	\$791.67	\$9,054.93	\$8,708.37	(\$346.56)	\$9,500.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$8,787.00	\$9,166.63	\$379.63	\$10,000.00
8710-000 - Utilities-Electric-General	\$781.53	\$675.00	(\$106.53)	\$8,138.09	\$7,425.00	(\$713.09)	\$8,100.00
8710-011 - Utilities-Refuse Removal	\$1,592.79	\$1,666.67	\$73.88	\$17,428.30	\$18,333.37	\$905.07	\$20,000.00
8710-012 - Utilities-Cable TV	\$6,134.22	\$3,839.17	(\$2,295.05)	\$47,851.46	\$42,230.87	(\$5,620.59)	\$46,070.00

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11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Services & Utilities</u>	\$18,596.63	\$21,460.51	\$2,863.88	\$241,575.48	\$236,065.61	(\$5,509.87)	\$257,526.00
Total Expense	\$19,888.77	\$23,024.51	\$3,135.74	\$258,800.56	\$253,269.61	(\$5,530.95)	\$276,293.92
Operating Net Income	\$3,137.28	(\$0.03)	\$3,137.31	(\$5,240.23)	(\$0.33)	(\$5,239.90)	\$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	\$3,137.28	(\$0.03)	\$3,137.31	(\$5,240.23)	(\$0.33)	(\$5,239.90)	\$0.00