

Balance Sheet

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
1/31/2024

Assets		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$63,219.52	
1110-000 - AVR-Maintenance Fees	\$20,602.08	
1420-000 - Prepaid Expense	\$314.00	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$84,746.60
 <u>Reserve</u>		
1041-005 - MMA-Reserve -Servis1st	\$326,034.91	
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>		\$816,036.15
 <i>Assets Total</i>		 <u>\$900,782.75</u>
 Liabilities and Equity		
<u>Other</u>		
2010-000 - Accounts Payable	\$6,050.34	
2450-000 - Unearned Revenue- Prepaid Maint Fees	\$6,285.60	
2500-000 - Deferred Maintenance-S/A	<u>\$54,450.00</u>	
<u>Other Total</u>		\$66,785.94
 <u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$57,530.22	
3021-000 - Reserve Fund-Paving	\$93,449.04	
3023-000 - Reserve Fund-Roof	\$477,433.82	
3028-000 - Reserve Fund-Def Maintenance	\$80,687.94	
3035-000 - Reserve Fund-Insurance	\$22,598.19	
3046-000 - Reserve Fund-Irrigation	\$31,616.42	
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81	
3080-000 - Reserve Fund-Interest	<u>\$11,366.71</u>	
<u>Reserve Total</u>		\$816,036.15
 <u>Retained Earnings</u>		 \$16,608.03
 <u>Net Income</u>		 <u>\$1,352.63</u>
 <i>Liabilities & Equity Total</i>		 <u>\$900,782.75</u>

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$26,315.56	\$26,315.20	\$0.36	\$26,315.56	\$26,315.20	\$0.36	\$315,782.41
6020-000 - Maint Fee-Resv-Painting	\$1,073.83	\$1,073.83	\$0.00	\$1,073.83	\$1,073.83	\$0.00	\$12,886.00
6021-000 - Maint Fee-Resv-Paving	\$1,871.83	\$1,871.83	\$0.00	\$1,871.83	\$1,871.83	\$0.00	\$22,462.00
6023-000 - Maint Fee-Resv-Roof	\$5,037.28	\$5,037.27	\$0.01	\$5,037.28	\$5,037.27	\$0.01	\$60,447.24
6028-000 - Maint Fee-Resv-Def Maintenance	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$6,000.00
6035-000 - Maint Fee-Resv-Insurance	\$14,835.83	\$14,835.83	\$0.00	\$14,835.83	\$14,835.83	\$0.00	\$178,030.00
6046-000 - Maint Fee-Resv-Irrigation	(\$134.33)	(\$134.33)	\$0.00	(\$134.33)	(\$134.33)	\$0.00	(\$1,612.00)
6070-000 - Interest Income-Operating	\$3.10	\$0.00	\$3.10	\$3.10	\$0.00	\$3.10	\$0.00
6071-000 - Interest Income-Reserve	\$1,081.48	\$0.00	\$1,081.48	\$1,081.48	\$0.00	\$1,081.48	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$23,184.44)	(\$23,184.44)	\$0.00	(\$23,184.44)	(\$23,184.44)	\$0.00	(\$278,213.24)
6901-000 - Interest Transfer to Reserves	(\$1,081.48)	\$0.00	(\$1,081.48)	(\$1,081.48)	\$0.00	(\$1,081.48)	\$0.00
<u>Total Revenues</u>	\$26,318.66	\$26,315.19	\$3.47	\$26,318.66	\$26,315.19	\$3.47	\$315,782.41
Total Income	\$26,318.66	\$26,315.19	\$3.47	\$26,318.66	\$26,315.19	\$3.47	\$315,782.41
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$47.08	\$47.08	\$565.00
7210-000 - Legal & Professional	\$250.00	\$83.33	(\$166.67)	\$250.00	\$83.33	(\$166.67)	\$1,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$5.10	\$5.10	\$61.25
7410-000 - Management Fee	\$1,364.08	\$1,215.33	(\$148.75)	\$1,364.08	\$1,215.33	(\$148.75)	\$14,584.00
7510-000 - Admin Expenses-General	\$41.82	\$191.67	\$149.85	\$41.82	\$191.67	\$149.85	\$2,300.00
<u>Total Administrative</u>	\$1,655.90	\$1,563.34	(\$92.56)	\$1,655.90	\$1,563.34	(\$92.56)	\$18,760.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,996.63	\$3,997.08	\$0.45	\$3,996.63	\$3,997.08	\$0.45	\$47,965.00
8110-000 - Repair & Maintenance-General	\$1,195.00	\$844.22	(\$350.78)	\$1,195.00	\$844.22	(\$350.78)	\$10,130.68
8110-002 - R&M-Building	\$195.00	\$416.67	\$221.67	\$195.00	\$416.67	\$221.67	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$900.00	\$0.00	\$900.00	\$900.00	\$0.00	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$3,650.00	\$3,650.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$501.98	\$1.98	\$500.00	\$501.98	\$1.98	\$6,023.76
8210-003 - Grounds-Plants/Sod	\$3,900.00	\$1,131.84	(\$2,768.16)	\$3,900.00	\$1,131.84	(\$2,768.16)	\$13,582.12
8210-005 - Grounds-Mulch	\$0.00	\$625.00	\$625.00	\$0.00	\$625.00	\$625.00	\$7,500.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$875.00	\$875.00	\$0.00	\$875.00	\$875.00	\$10,500.00
8410-003 - Pest Control-Sentricon	\$0.00	\$1,015.42	\$1,015.42	\$0.00	\$1,015.42	\$1,015.42	\$12,185.00
8710-000 - Utilities-Electric-General	\$669.52	\$770.83	\$101.31	\$669.52	\$770.83	\$101.31	\$9,250.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,782.00	\$0.00	\$1,782.00	\$1,782.00	\$0.00	\$21,384.00
8710-012 - Utilities-Cable TV	\$6,521.98	\$6,991.80	\$469.82	\$6,521.98	\$6,991.80	\$469.82	\$83,901.60
<u>Total Services & Utilities</u>	\$23,310.13	\$24,751.84	\$1,441.71	\$23,310.13	\$24,751.84	\$1,441.71	\$297,022.16
Total Expense	\$24,966.03	\$26,315.18	\$1,349.15	\$24,966.03	\$26,315.18	\$1,349.15	\$315,782.41
Operating Net Income	\$1,352.63	\$0.01	\$1,352.62	\$1,352.63	\$0.01	\$1,352.62	\$0.00

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<u>Reserve Expense</u>							
9635-000 - Reserve Expense-Insurance	\$97,935.00	\$0.00	(\$97,935.00)	\$97,935.00	\$0.00	(\$97,935.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$97,935.00)	\$0.00	\$97,935.00	(\$97,935.00)	\$0.00	\$97,935.00	\$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	\$1,352.63	\$0.01	\$1,352.62	\$1,352.63	\$0.01	\$1,352.62	\$0.00