

Balance Sheet

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Balance Sheet**  
**4/30/2024**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st	\$71,264.65	
1110-000 - A/R-Maintenance Fees	\$12,760.73	
1420-000 - Prepaid Expense	\$7,660.00	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$92,296.38

Reserve

1041-005 - MMA-Reserve -Servis1st	\$136,263.81	
1042-011 - CD-First Citizens Bank 10/5/2024 5%	\$250,000.00	
1042-021 - CD-Edward Jones 5.1% 3/8/24	\$250,001.24	
1042-022 - Edward Jones CD	<u>\$263,710.78</u>	
<u>Reserve Total</u>		\$899,975.83

*Assets Total*

\$992,272.21

**Liabilities and Equity**

Other

2010-000 - Accounts Payable	\$32,898.73	
2450-000 - Unearned Revenue- Prepaid Maint Fees	\$7,750.10	
2500-000 - Deferred Maintenance-S/A	<u>\$39,600.00</u>	
<u>Other Total</u>		\$80,248.83

Reserve

3020-000 - Reserve Fund-Paint	\$60,751.71	
3021-000 - Reserve Fund-Paving	\$99,064.53	
3023-000 - Reserve Fund-Roof	\$492,545.66	
3028-000 - Reserve Fund-Def Maintenance	\$82,187.94	
3035-000 - Reserve Fund-Insurance	\$66,791.68	
3046-000 - Reserve Fund-Irrigation	\$21,093.43	
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81	
3080-000 - Reserve Fund-Interest	<u>\$36,187.07</u>	
<u>Reserve Total</u>		\$899,975.83

Retained Earnings

\$16,608.03

Net Income

(\$4,560.48)

*Liabilities & Equity Total*

\$992,272.21

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**4/1/2024 - 4/30/2024**

	4/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$26,315.56	\$26,315.20	\$0.36	\$105,262.24	\$105,260.80	\$1.44	\$315,782.41
6020-000 - Maint Fee-Resv-Painting	\$1,073.83	\$1,073.83	\$0.00	\$4,295.32	\$4,295.32	\$0.00	\$12,886.00
6021-000 - Maint Fee-Resv-Paving	\$1,871.83	\$1,871.83	\$0.00	\$7,487.32	\$7,487.32	\$0.00	\$22,462.00
6023-000 - Maint Fee-Resv-Roof	\$5,037.28	\$5,037.27	\$0.01	\$20,149.12	\$20,149.08	\$0.04	\$60,447.24
6028-000 - Maint Fee-Resv-Def Maintenance	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$6,000.00
6035-000 - Maint Fee-Resv-Insurance	\$14,835.83	\$14,835.83	\$0.00	\$59,343.32	\$59,343.32	\$0.00	\$178,030.00
6046-000 - Maint Fee-Resv-Irrigation	(\$134.33)	(\$134.33)	\$0.00	(\$537.32)	(\$537.32)	\$0.00	(\$1,612.00)
6070-000 - Interest Income-Operating	\$3.86	\$0.00	\$3.86	\$12.96	\$0.00	\$12.96	\$0.00
6071-000 - Interest Income-Reserve	\$24,045.41	\$0.00	\$24,045.41	\$25,901.84	\$0.00	\$25,901.84	\$0.00
6076-000 - Interest Income-Owner	\$58.65	\$0.00	\$58.65	\$58.65	\$0.00	\$58.65	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$23,184.44)	(\$23,184.44)	\$0.00	(\$92,737.76)	(\$92,737.76)	\$0.00	(\$278,213.24)
6901-000 - Interest Transfer to Reserves	(\$24,045.41)	\$0.00	(\$24,045.41)	(\$25,901.84)	\$0.00	(\$25,901.84)	\$0.00
<b>Total Revenues</b>	<b>\$26,378.07</b>	<b>\$26,315.19</b>	<b>\$62.88</b>	<b>\$105,333.85</b>	<b>\$105,260.76</b>	<b>\$73.09</b>	<b>\$315,782.41</b>
<b>Total Income</b>	<b>\$26,378.07</b>	<b>\$26,315.19</b>	<b>\$62.88</b>	<b>\$105,333.85</b>	<b>\$105,260.76</b>	<b>\$73.09</b>	<b>\$315,782.41</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$188.32	\$188.32	\$565.00
7210-000 - Legal & Professional	\$0.00	\$83.33	\$83.33	\$250.00	\$333.32	\$83.32	\$1,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$20.40	\$20.40	\$61.25
7410-000 - Management Fee	\$1,215.33	\$1,215.33	\$0.00	\$5,010.07	\$4,861.32	(\$148.75)	\$14,584.00
7510-000 - Admin Expenses-General	\$231.63	\$191.67	(\$39.96)	\$633.70	\$766.68	\$132.98	\$2,300.00
<b>Total Administrative</b>	<b>\$1,446.96</b>	<b>\$1,563.34</b>	<b>\$116.38</b>	<b>\$5,893.77</b>	<b>\$6,253.36</b>	<b>\$359.59</b>	<b>\$18,760.25</b>
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,996.63	\$3,997.08	\$0.45	\$15,986.52	\$15,988.32	\$1.80	\$47,965.00
8110-000 - Repair & Maintenance-General	\$535.00	\$844.22	\$309.22	\$3,470.00	\$3,376.88	(\$93.12)	\$10,130.68
8110-002 - R&M-Building	\$290.00	\$416.67	\$126.67	\$485.00	\$1,666.68	\$1,181.68	\$5,000.00
8110-004 - R&M-Trees	\$2,700.00	\$1,250.00	(\$1,450.00)	\$2,700.00	\$5,000.00	\$2,300.00	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$900.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$14,600.00	\$14,600.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$501.98	\$1.98	\$2,000.00	\$2,007.92	\$7.92	\$6,023.76
8210-003 - Grounds-Plants/Sod	\$20,080.00	\$1,131.84	(\$18,948.16)	\$23,980.00	\$4,527.36	(\$19,452.64)	\$13,582.12
8210-005 - Grounds-Mulch	\$0.00	\$625.00	\$625.00	\$0.00	\$2,500.00	\$2,500.00	\$7,500.00
8210-009 - Grounds-Irrigation Repairs	\$1,256.75	\$875.00	(\$381.75)	\$1,256.75	\$3,500.00	\$2,243.25	\$10,500.00
8410-003 - Pest Control-Sentricon	\$0.00	\$1,015.42	\$1,015.42	\$0.00	\$4,061.68	\$4,061.68	\$12,185.00
8710-000 - Utilities-Electric-General	\$728.95	\$770.83	\$41.88	\$2,706.37	\$3,083.32	\$376.95	\$9,250.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,782.00	\$0.00	\$7,128.00	\$7,128.00	\$0.00	\$21,384.00
8710-012 - Utilities-Cable TV	\$6,521.98	\$6,991.80	\$469.82	\$26,087.92	\$27,967.20	\$1,879.28	\$83,901.60
<b>Total Services &amp; Utilities</b>	<b>\$42,941.31</b>	<b>\$24,751.84</b>	<b>(\$18,189.47)</b>	<b>\$104,000.56</b>	<b>\$99,007.36</b>	<b>(\$4,993.20)</b>	<b>\$297,022.16</b>
<b>Total Expense</b>	<b>\$44,388.27</b>	<b>\$26,315.18</b>	<b>(\$18,073.09)</b>	<b>\$109,894.33</b>	<b>\$105,260.72</b>	<b>(\$4,633.61)</b>	<b>\$315,782.41</b>

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**Budget Comparison Report**  
**4/1/2024 - 4/30/2024**

	4/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	(\$18,010.20)	\$0.01	(\$18,010.21)	(\$4,560.48)	\$0.04	(\$4,560.52)	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$97,935.00	\$0.00	(\$97,935.00)	\$0.00
9646-000 - Reserve Expense-Irrigation	\$16,780.00	\$0.00	(\$16,780.00)	\$17,780.00	\$0.00	(\$17,780.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$16,780.00)	\$0.00	\$16,780.00	(\$115,715.00)	\$0.00	\$115,715.00	\$0.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expense</b>	\$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	(\$18,010.20)	\$0.01	(\$18,010.21)	(\$4,560.48)	\$0.04	(\$4,560.52)	\$0.00