

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

**Balance Sheet**

**10/31/2024**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st	\$13,399.62
1110-000 - A/R-Maintenance Fees	\$10,155.65
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$24,166.27

Reserve

1041-005 - MMA-Reserve -Servis1st	\$197,076.85
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>

Reserve Total

\$960,788.87

*Assets Total*

\$984,955.14

**Liabilities and Equity**

Other

2010-000 - Accounts Payable	\$6,732.94
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$6,978.27
2500-000 - Deferred Maintenance-S/A	<u>\$9,900.00</u>

Other Total

\$23,611.21

Reserve

3020-000 - Reserve Fund-Paint	\$67,194.69
3021-000 - Reserve Fund-Paving	\$110,295.51
3023-000 - Reserve Fund-Roof	\$522,769.34
3028-000 - Reserve Fund-Def Maintenance	\$83,062.94
3035-000 - Reserve Fund-Insurance	\$85,086.88
3046-000 - Reserve Fund-Irrigation	\$12,627.45
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$38,398.25</u>

Reserve Total

\$960,788.87

Retained Earnings

\$16,608.03

Net Income

(\$16,052.97)

*Liabilities & Equity Total*

\$984,955.14

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**10/1/2024 - 10/31/2024**

	10/1/2024 - 10/31/2024			1/1/2024 - 10/31/2024			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	\$263,155.60	\$263,152.00	\$3.60	\$315,782.41
6020-000 - Maint Fee-Resv-Painting	\$1,073.83	\$1,073.83	\$0.00	\$10,738.30	\$10,738.30	\$0.00	\$12,886.00
6021-000 - Maint Fee-Resv-Paving	\$1,871.83	\$1,871.83	\$0.00	\$18,718.30	\$18,718.30	\$0.00	\$22,462.00
6023-000 - Maint Fee-Resv-Roof	\$5,037.28	\$5,037.27	\$0.01	\$50,372.80	\$50,372.70	\$0.10	\$60,447.24
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	\$14,835.83	\$14,835.83	\$0.00	\$148,358.30	\$148,358.30	\$0.00	\$178,030.00
6046-000 - Maint Fee-Resv-Irrigation	(\$134.33)	(\$134.33)	\$0.00	(\$1,343.30)	(\$1,343.30)	\$0.00	(\$1,612.00)
6070-000 - Interest Income-Operating	\$2.07	\$0.00	\$2.07	\$28.75	\$0.00	\$28.75	\$0.00
6071-000 - Interest Income-Reserve	\$492.17	\$0.00	\$492.17	\$28,113.02	\$0.00	\$28,113.02	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$96.77	\$0.00	\$96.77	\$0.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	\$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	(\$23,184.44)	(\$23,184.44)	\$0.00	(\$231,844.40)	(\$231,844.40)	\$0.00	(\$278,213.24)
6901-000 - Interest Transfer to Reserves	(\$492.17)	\$0.00	(\$492.17)	(\$28,113.02)	\$0.00	(\$28,113.02)	\$0.00
<u>Total Revenues</u>	\$26,317.63	\$26,315.19	\$2.44	\$263,411.12	\$263,151.90	\$259.22	\$315,782.41
<b>Total Income</b>	\$26,317.63	\$26,315.19	\$2.44	\$263,411.12	\$263,151.90	\$259.22	\$315,782.41
<b>Expense</b>							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$470.80	\$470.80	\$565.00
7210-000 - Legal & Professional	\$0.00	\$83.33	\$83.33	\$250.00	\$833.30	\$583.30	\$1,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$208.30	\$208.30	\$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	\$1,215.33	\$1,215.33	\$0.00	\$12,302.05	\$12,153.30	(\$148.75)	\$14,584.00
7510-000 - Admin Expenses-General	\$219.04	\$191.67	(\$27.37)	\$1,153.32	\$1,916.70	\$763.38	\$2,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$105.00	\$0.00	(\$105.00)	\$0.00
<u>Total Administrative</u>	\$1,434.37	\$1,563.34	\$128.97	\$13,871.62	\$15,633.40	\$1,761.78	\$18,760.25
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,996.63	\$3,997.08	\$0.45	\$39,966.30	\$39,970.80	\$4.50	\$47,965.00
8110-000 - Repair & Maintenance-General	\$1,215.00	\$844.22	(\$370.78)	\$9,848.52	\$8,442.20	(\$1,406.32)	\$10,130.68
8110-002 - R&M-Building	\$10,635.00	\$416.67	(\$10,218.33)	\$27,925.00	\$4,166.70	(\$23,758.30)	\$5,000.00
8110-004 - R&M-Trees	\$4,150.00	\$1,250.00	(\$2,900.00)	\$6,850.00	\$12,500.00	\$5,650.00	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$900.00	\$0.00	\$9,000.00	\$9,000.00	\$0.00	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$36,500.00	\$36,500.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$501.98	\$1.98	\$5,000.00	\$5,019.80	\$19.80	\$6,023.76
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,131.84	\$1,131.84	\$23,980.00	\$11,318.40	(\$12,661.60)	\$13,582.12
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	\$241.25	\$875.00	\$633.75	\$6,126.99	\$8,750.00	\$2,623.01	\$10,500.00
8410-003 - Pest Control-Sentricon	\$0.00	\$1,015.42	\$1,015.42	\$9,314.22	\$10,154.20	\$839.98	\$12,185.00
8710-000 - Utilities-Electric-General	\$818.90	\$770.83	(\$48.07)	\$7,934.95	\$7,708.30	(\$226.65)	\$9,250.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,782.00	\$0.00	\$17,820.00	\$17,820.00	\$0.00	\$21,384.00
8710-012 - Utilities-Cable TV	\$6,521.94	\$6,991.80	\$469.86	\$65,326.49	\$69,918.00	\$4,591.51	\$83,901.60

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**10/1/2024 - 10/31/2024**

	10/1/2024 - 10/31/2024			1/1/2024 - 10/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Services &amp; Utilities</u>	\$34,410.72	\$24,751.84	(\$9,658.88)	\$265,592.47	\$247,518.40	(\$18,074.07)	\$297,022.16
<b>Total Expense</b>	<b>\$35,845.09</b>	<b>\$26,315.18</b>	<b>(\$9,529.91)</b>	<b>\$279,464.09</b>	<b>\$263,151.80</b>	<b>(\$16,312.29)</b>	<b>\$315,782.41</b>
Operating Net Income	(\$9,527.46)	\$0.01	(\$9,527.47)	(\$16,052.97)	\$0.10	(\$16,053.07)	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$2,125.00	\$0.00	(\$2,125.00)	\$0.00
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$168,654.78	\$0.00	(\$168,654.78)	\$0.00
9646-000 - Reserve Expense-Irrigation	\$0.00	\$0.00	\$0.00	\$17,780.00	\$0.00	(\$17,780.00)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$188,559.78)	\$0.00	\$188,559.78	\$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>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	(\$9,527.46)	\$0.01	(\$9,527.47)	(\$16,052.97)	\$0.10	(\$16,053.07)	\$0.00