

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
2/28/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$5,463.43	
1110-000 - A/R-Maintenance Fees	\$12,890.20	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$18,964.63

Reserve

1041-005 - MMA-Reserve -Servis1st	\$117,813.02	
1042-011 - CD-First Citizen's Bank 6-5-25	\$258,232.09	
1042-022 - Edward Jones Savings	\$278,223.46	
1042-025 - EJ Santander Bank CD 3.90% 3-7-25	\$162,000.00	
1042-026 - EJ Morgan Stanley CD 3.84% 3-12-25	\$100,000.00	
1120-000 - A/R Due from Operating	<u>\$40,000.00</u>	
<u>Reserve Total</u>		\$956,268.57

Assets Total

\$975,233.20

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$15,875.39	
2120-000 - A/R Due to Reserves	\$40,000.00	
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$6,026.28	
<u>Other Total</u>		\$61,901.67

Reserve

3020-000 - Reserve Fund-Paint	\$71,323.31	
3021-000 - Reserve Fund-Paving	\$114,261.79	
3023-000 - Reserve Fund-Roof	\$541,876.78	
3028-000 - Reserve Fund-Def Maintenance	\$49,152.44	
3035-000 - Reserve Fund-Insurance	\$51,057.82	
3046-000 - Reserve Fund-Irrigation	\$12,358.79	
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81	
3080-000 - Reserve Fund-Interest	<u>\$74,883.83</u>	
<u>Reserve Total</u>		\$956,268.57

Retained Earnings

(\$26,789.13)

Net Income

(\$16,147.91)

Liabilities & Equity Total

\$975,233.20

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
2/1/2025 - 2/28/2025

	2/1/2025 - 2/28/2025			1/1/2025 - 2/28/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$25,912.02	\$25,911.97	\$0.05	\$51,824.04	\$51,823.94	\$0.10	\$310,943.60
6020-000 - Maint Fee-Resv-Painting	\$990.48	\$990.49	(\$0.01)	\$1,980.96	\$1,980.98	(\$0.02)	\$11,885.89
6021-000 - Maint Fee-Resv-Paving	\$111.31	\$111.31	\$0.00	\$222.62	\$222.62	\$0.00	\$1,335.68
6023-000 - Maint Fee-Resv-Roof	\$4,516.44	\$4,516.44	\$0.00	\$9,032.88	\$9,032.88	\$0.00	\$54,197.24
6028-000 - Maint Fee-Resv-Def Maintenance	(\$755.25)	(\$755.25)	\$0.00	(\$1,510.50)	(\$1,510.50)	\$0.00	(\$9,063.00)
6035-000 - Maint Fee-Resv-Insurance	\$16,250.00	\$16,250.00	\$0.00	\$32,500.00	\$32,500.00	\$0.00	\$195,000.00
6070-000 - Interest Income-Operating	\$1.00	\$0.00	\$1.00	\$3.02	\$0.00	\$3.02	\$0.00
6071-000 - Interest Income-Reserve	\$12,646.07	\$0.00	\$12,646.07	\$13,081.67	\$0.00	\$13,081.67	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$21,112.98)	(\$21,112.98)	\$0.00	(\$42,225.96)	(\$42,225.96)	\$0.00	(\$253,355.81)
6901-000 - Interest Transfer to Reserves	(\$12,646.07)	\$0.00	(\$12,646.07)	(\$13,081.67)	\$0.00	(\$13,081.67)	\$0.00
<u>Total Revenues</u>	\$25,913.02	\$25,911.98	\$1.04	\$51,827.06	\$51,823.96	\$3.10	\$310,943.60
Total Income	\$25,913.02	\$25,911.98	\$1.04	\$51,827.06	\$51,823.96	\$3.10	\$310,943.60
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$94.16	\$94.16	\$565.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$10.20	\$10.20	\$61.25
7410-000 - Management Fee	\$1,293.45	\$1,293.45	\$0.00	\$2,586.90	\$2,586.90	\$0.00	\$15,521.41
7510-000 - Admin Expenses-General	\$128.80	\$108.33	(\$20.47)	\$468.95	\$216.66	(\$252.29)	\$1,300.00
<u>Total Administrative</u>	\$1,422.25	\$1,787.30	\$365.05	\$3,055.85	\$3,574.60	\$518.75	\$21,447.66
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$8,234.82	\$8,234.66	(\$0.16)	\$49,407.94
8110-000 - Repair & Maintenance-General	\$7,661.70	\$916.67	(\$6,745.03)	\$8,416.70	\$1,833.34	(\$6,583.36)	\$11,000.00
8110-002 - R&M-Building	\$5,380.00	\$416.67	(\$4,963.33)	\$12,980.00	\$833.34	(\$12,146.66)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$2,500.00	\$2,500.00	\$15,000.00
8110-008 - R&M-Irrigation	\$927.00	\$900.00	(\$27.00)	\$1,854.00	\$1,800.00	(\$54.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,759.50	\$3,759.50	\$0.00	\$7,519.00	\$7,519.00	\$0.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$515.00	\$515.00	\$0.00	\$1,030.00	\$1,030.00	\$0.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$2,000.00	\$2,000.00	\$12,000.00
8210-005 - Grounds-Mulch	\$0.00	\$0.00	\$0.00	\$4,050.00	\$0.00	(\$4,050.00)	\$0.00
8210-009 - Grounds-Irrigation Repairs	\$1,988.94	\$833.33	(\$1,155.61)	\$1,988.94	\$1,666.66	(\$322.28)	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00
8710-000 - Utilities-Electric-General	\$757.01	\$833.33	\$76.32	\$1,394.02	\$1,666.66	\$272.64	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$3,564.00	\$3,777.84	\$213.84	\$22,667.00
8710-012 - Utilities-Cable TV	\$6,943.82	\$6,860.58	(\$83.24)	\$13,887.64	\$13,721.16	(\$166.48)	\$82,327.00
<u>Total Services & Utilities</u>	\$33,832.38	\$24,124.66	(\$9,707.72)	\$64,919.12	\$48,249.32	(\$16,669.80)	\$289,495.94
Total Expense	\$35,254.63	\$25,911.96	(\$9,342.67)	\$67,974.97	\$51,823.92	(\$16,151.05)	\$310,943.60
Operating Net Income	(\$9,341.61)	\$0.02	(\$9,341.63)	(\$16,147.91)	\$0.04	(\$16,147.95)	\$0.00

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2/1/2025 - 2/28/2025

	2/1/2025 - 2/28/2025			1/1/2025 - 2/28/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<u>Reserve Expense</u>							
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$79,337.20	\$0.00	(\$79,337.20)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$79,337.20)	\$0.00	\$79,337.20	\$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	(\$9,341.61)	\$0.02	(\$9,341.63)	(\$16,147.91)	\$0.04	(\$16,147.95)	\$0.00