

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

Balance Sheet

11/30/2024

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$1,999.45
1110-000 - A/R-Maintenance Fees	\$9,994.67
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$12,605.12

Reserve

1041-005 - MMA-Reserve -Servis1st	\$211,325.66
1042-011 - CD-First Citizens Bank 6-5-25	\$258,232.09
1042-022 - Edward Jones Savings	\$2,626.55
1042-023 - EJ Wells Fargo CD 4.02% 2-26-25	\$235,000.00
1042-024 - EJ Community Bank CD 3.98% 2-28-25	\$28,000.00
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	<u>\$100,000.00</u>

Reserve Total

\$997,184.30

Assets Total

\$1,009,789.42

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$25,295.91
2011-000 - Accounts Payable-Accrued	\$5,622.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$5,178.27
2500-000 - Deferred Maintenance-S/A	<u>\$4,950.00</u>

Other Total

\$41,046.18

Reserve

3020-000 - Reserve Fund-Paint	\$68,268.52
3021-000 - Reserve Fund-Paving	\$112,167.34
3023-000 - Reserve Fund-Roof	\$527,806.62
3028-000 - Reserve Fund-Def Maintenance	\$74,112.94
3035-000 - Reserve Fund-Insurance	\$99,922.71
3046-000 - Reserve Fund-Irrigation	\$12,493.12
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$61,059.24</u>

Reserve Total

\$997,184.30

Retained Earnings

\$16,608.03

Net Income

(\$45,049.09)

Liabilities & Equity Total

\$1,009,789.42

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
11/1/2024 - 11/30/2024

	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Revenues							
6010-000 - Maint Fee-Operating	\$26,315.56	\$26,315.20	\$0.36	\$289,471.16	\$289,467.20	\$3.96	\$315,782.41
6020-000 - Maint Fee-Resv-Painting	\$1,073.83	\$1,073.83	\$0.00	\$11,812.13	\$11,812.13	\$0.00	\$12,886.00
6021-000 - Maint Fee-Resv-Paving	\$1,871.83	\$1,871.83	\$0.00	\$20,590.13	\$20,590.13	\$0.00	\$22,462.00
6023-000 - Maint Fee-Resv-Roof	\$5,037.28	\$5,037.27	\$0.01	\$55,410.08	\$55,409.97	\$0.11	\$60,447.24
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	\$14,835.83	\$14,835.83	\$0.00	\$163,194.13	\$163,194.13	\$0.00	\$178,030.00
6046-000 - Maint Fee-Resv-Irrigation	(\$134.33)	(\$134.33)	\$0.00	(\$1,477.63)	(\$1,477.63)	\$0.00	(\$1,612.00)
6070-000 - Interest Income-Operating	\$1.11	\$0.00	\$1.11	\$29.86	\$0.00	\$29.86	\$0.00
6071-000 - Interest Income-Reserve	\$22,660.99	\$0.00	\$22,660.99	\$50,774.01	\$0.00	\$50,774.01	\$0.00
6076-000 - Interest Income-Owner	\$24.02	\$0.00	\$24.02	\$120.79	\$0.00	\$120.79	\$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	(\$255,028.84)	(\$255,028.84)	\$0.00	(\$278,213.24)
6901-000 - Interest Transfer to Reserves	(\$22,660.99)	\$0.00	(\$22,660.99)	(\$50,774.01)	\$0.00	(\$50,774.01)	\$0.00
Total Revenues	\$26,340.69	\$26,315.19	\$25.50	\$289,751.81	\$289,467.09	\$284.72	\$315,782.41
Total Income	\$26,340.69	\$26,315.19	\$25.50	\$289,751.81	\$289,467.09	\$284.72	\$315,782.41
Expense							
Administrative							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$517.88	\$517.88	\$565.00
7210-000 - Legal & Professional	\$0.00	\$83.33	\$83.33	\$250.00	\$916.63	\$666.63	\$1,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$229.13	\$229.13	\$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	\$1,215.33	\$1,215.33	\$0.00	\$13,517.38	\$13,368.63	(\$148.75)	\$14,584.00
7510-000 - Admin Expenses-General	\$85.05	\$191.67	\$106.62	\$1,238.37	\$2,108.37	\$870.00	\$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
Total Administrative	\$1,300.38	\$1,563.34	\$262.96	\$15,172.00	\$17,196.74	\$2,024.74	\$18,760.25
Services & Utilities							
8011-000 - ELW Community Association	\$3,996.63	\$3,997.08	\$0.45	\$43,962.93	\$43,967.88	\$4.95	\$47,965.00
8110-000 - Repair & Maintenance-General	\$535.00	\$844.22	\$309.22	\$10,383.52	\$9,286.42	(\$1,097.10)	\$10,130.68
8110-002 - R&M-Building	\$10,940.00	\$416.67	(\$10,523.33)	\$38,865.00	\$4,583.37	(\$34,281.63)	\$5,000.00
8110-004 - R&M-Trees	\$23,950.00	\$1,250.00	(\$22,700.00)	\$30,800.00	\$13,750.00	(\$17,050.00)	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$900.00	\$0.00	\$9,900.00	\$9,900.00	\$0.00	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$40,150.00	\$40,150.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$501.98	\$1.98	\$5,500.00	\$5,521.78	\$21.78	\$6,023.76
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,131.84	\$1,131.84	\$23,980.00	\$12,450.24	(\$11,529.76)	\$13,582.12
8210-005 - Grounds-Mulch	\$0.00	\$625.00	\$625.00	\$0.00	\$6,875.00	\$6,875.00	\$7,500.00

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
11/1/2024 - 11/30/2024

	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8210-009 - Grounds-Irrigation Repairs	\$495.50	\$875.00	\$379.50	\$6,622.49	\$9,625.00	\$3,002.51	\$10,500.00
8410-003 - Pest Control-Sentricon	\$0.00	\$1,015.42	\$1,015.42	\$9,314.22	\$11,169.62	\$1,855.40	\$12,185.00
8710-000 - Utilities-Electric-General	\$765.36	\$770.83	\$5.47	\$8,700.31	\$8,479.13	(\$221.18)	\$9,250.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,782.00	\$0.00	\$19,602.00	\$19,602.00	\$0.00	\$21,384.00
8710-012 - Utilities-Cable TV	\$6,521.94	\$6,991.80	\$469.86	\$71,848.43	\$76,909.80	\$5,061.37	\$83,901.60
Total Services & Utilities	\$54,036.43	\$24,751.84	(\$29,284.59)	\$319,628.90	\$272,270.24	(\$47,358.66)	\$297,022.16
Total Expense	\$55,336.81	\$26,315.18	(\$29,021.63)	\$334,800.90	\$289,466.98	(\$45,333.92)	\$315,782.41
Operating Net Income	(\$28,996.12)	\$0.01	(\$28,996.13)	(\$45,049.09)	\$0.11	(\$45,049.20)	\$0.00
Reserve Expense							
Reserve Expense							
9628-000 - Reserve Expense-Def Maint	\$9,450.00	\$0.00	(\$9,450.00)	\$11,575.00	\$0.00	(\$11,575.00)	\$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	(\$9,450.00)	\$0.00	\$9,450.00	(\$198,009.78)	\$0.00	\$198,009.78	\$0.00
Total Reserve Expense	\$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	(\$28,996.12)	\$0.01	(\$28,996.13)	(\$45,049.09)	\$0.11	(\$45,049.20)	\$0.00