

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

Balance Sheet

12/31/2024

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$1,647.86
1110-000 - A/R-Maintenance Fees	\$8,530.20
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$10,789.06

Reserve

1041-005 - MMA-Reserve -Servis1st	\$179,200.54
1042-011 - CD-First Citizens Bank 6-5-25	\$258,232.09
1042-022 - Edward Jones Savings	\$2,865.51
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	\$100,000.00
1120-000 - A/R Due from Operating	<u>\$15,000.00</u>

Reserve Total

\$980,298.14

Assets Total

\$991,087.20

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$16,409.91
2120-000 - A/R Due to Reserves	\$15,000.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$6,168.28

Other Total

\$37,578.19

Reserve

3020-000 - Reserve Fund-Paint	\$69,342.35
3021-000 - Reserve Fund-Paving	\$114,039.17
3023-000 - Reserve Fund-Roof	\$532,843.90
3028-000 - Reserve Fund-Def Maintenance	\$50,662.94
3035-000 - Reserve Fund-Insurance	\$97,895.02
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$61,802.16</u>

Reserve Total

\$980,298.14

Retained Earnings

\$16,608.03

Net Income

(\$43,397.16)

Liabilities & Equity Total

\$991,087.20

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$26,315.56	\$26,315.21	\$0.35	\$315,786.72	\$315,782.41	\$4.31	\$315,782.41
6020-000 - Maint Fee-Resv-Painting	\$1,073.83	\$1,073.87	(\$0.04)	\$12,885.96	\$12,886.00	(\$0.04)	\$12,886.00
6021-000 - Maint Fee-Resv-Paving	\$1,871.83	\$1,871.87	(\$0.04)	\$22,461.96	\$22,462.00	(\$0.04)	\$22,462.00
6023-000 - Maint Fee-Resv-Roof	\$5,037.28	\$5,037.27	\$0.01	\$60,447.36	\$60,447.24	\$0.12	\$60,447.24
6028-000 - Maint Fee-Resv-Def Maintenance	\$500.00	\$500.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00
6035-000 - Maint Fee-Resv-Insurance	\$14,835.83	\$14,835.87	(\$0.04)	\$178,029.96	\$178,030.00	(\$0.04)	\$178,030.00
6046-000 - Maint Fee-Resv-Irrigation	(\$134.33)	(\$134.37)	\$0.04	(\$1,611.96)	(\$1,612.00)	\$0.04	(\$1,612.00)
6070-000 - Interest Income-Operating	\$1.18	\$0.00	\$1.18	\$31.04	\$0.00	\$31.04	\$0.00
6071-000 - Interest Income-Reserve	\$742.92	\$0.00	\$742.92	\$51,516.93	\$0.00	\$51,516.93	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$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)	(\$23,184.40)	(\$0.04)	(\$278,213.28)	(\$278,213.24)	(\$0.04)	(\$278,213.24)
6901-000 - Interest Transfer to Reserves	(\$742.92)	\$0.00	(\$742.92)	(\$51,516.93)	\$0.00	(\$51,516.93)	\$0.00
<u>Total Revenues</u>	\$26,316.74	\$26,315.32	\$1.42	\$316,068.55	\$315,782.41	\$286.14	\$315,782.41
Total Income	\$26,316.74	\$26,315.32	\$1.42	\$316,068.55	\$315,782.41	\$286.14	\$315,782.41
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$509.00	\$47.12	(\$461.88)	\$509.00	\$565.00	\$56.00	\$565.00
7210-000 - Legal & Professional	\$750.00	\$83.37	(\$666.63)	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.87	\$20.87	\$0.00	\$250.00	\$250.00	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.15	\$5.15	\$61.25	\$61.25	\$0.00	\$61.25
7410-000 - Management Fee	\$1,215.33	\$1,215.37	\$0.04	\$14,732.71	\$14,584.00	(\$148.71)	\$14,584.00
7510-000 - Admin Expenses-General	\$500.55	\$191.63	(\$308.92)	\$1,738.92	\$2,300.00	\$561.08	\$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>	\$2,974.88	\$1,563.51	(\$1,411.37)	\$18,146.88	\$18,760.25	\$613.37	\$18,760.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,996.63	\$3,997.12	\$0.49	\$47,959.56	\$47,965.00	\$5.44	\$47,965.00
8110-000 - Repair & Maintenance-General	\$710.00	\$844.26	\$134.26	\$11,093.52	\$10,130.68	(\$962.84)	\$10,130.68
8110-002 - R&M-Building	\$17,953.00	\$416.63	(\$17,536.37)	\$56,818.00	\$5,000.00	(\$51,818.00)	\$5,000.00
8110-004 - R&M-Trees	(\$23,950.00)	\$1,250.00	\$25,200.00	\$6,850.00	\$15,000.00	\$8,150.00	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$900.00	\$0.00	\$10,800.00	\$10,800.00	\$0.00	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$43,800.00	\$43,800.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$501.98	\$1.98	\$6,000.00	\$6,023.76	\$23.76	\$6,023.76
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,131.88	\$1,131.88	\$23,980.00	\$13,582.12	(\$10,397.88)	\$13,582.12
8210-005 - Grounds-Mulch	\$8,550.00	\$625.00	(\$7,925.00)	\$8,550.00	\$7,500.00	(\$1,050.00)	\$7,500.00
8210-009 - Grounds-Irrigation Repairs	\$365.00	\$875.00	\$510.00	\$6,987.49	\$10,500.00	\$3,512.51	\$10,500.00
8410-003 - Pest Control-Sentricon	\$0.00	\$1,015.38	\$1,015.38	\$9,314.22	\$12,185.00	\$2,870.78	\$12,185.00
8710-000 - Utilities-Electric-General	\$711.36	\$770.87	\$59.51	\$9,411.67	\$9,250.00	(\$161.67)	\$9,250.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,782.00	\$0.00	\$21,384.00	\$21,384.00	\$0.00	\$21,384.00
8710-012 - Utilities-Cable TV	\$6,521.94	\$6,991.80	\$469.86	\$78,370.37	\$83,901.60	\$5,531.23	\$83,901.60

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Services & Utilities</u>	\$21,689.93	\$24,751.92	\$3,061.99	\$341,318.83	\$297,022.16	(\$44,296.67)	\$297,022.16
Total Expense	\$24,664.81	\$26,315.43	\$1,650.62	\$359,465.71	\$315,782.41	(\$43,683.30)	\$315,782.41
Operating Net Income	\$1,651.93	(\$0.11)	\$1,652.04	(\$43,397.16)	\$0.00	(\$43,397.16)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$23,950.00	\$0.00	(\$23,950.00)	\$35,525.00	\$0.00	(\$35,525.00)	\$0.00
9635-000 - Reserve Expense-Insurance	\$16,863.52	\$0.00	(\$16,863.52)	\$185,518.30	\$0.00	(\$185,518.30)	\$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	(\$40,813.52)	\$0.00	\$40,813.52	(\$238,823.30)	\$0.00	\$238,823.30	\$0.00
<u>Total Reserve Expense</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
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	\$1,651.93	(\$0.11)	\$1,652.04	(\$43,397.16)	\$0.00	(\$43,397.16)	\$0.00