

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

Balance Sheet

1/31/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$17,138.81
1110-000 - A/R-Maintenance Fees	\$10,528.20
1500-000 - Utility Deposits-General	<u>\$611.00</u>

<u>Operating Total</u>		\$28,278.01
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Reserve

1041-005 - MMA-Reserve -Servis1st	\$96,411.92
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>\$40,000.00</u>

<u>Reserve Total</u>		\$922,509.52
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Assets Total

\$950,787.53

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$13,382.16
2120-000 - A/R Due to Reserves	\$40,000.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$8,491.28

<u>Other Total</u>		\$61,873.44
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Reserve

3020-000 - Reserve Fund-Paint	\$70,332.83
3021-000 - Reserve Fund-Paving	\$114,150.48
3023-000 - Reserve Fund-Roof	\$537,360.34
3028-000 - Reserve Fund-Def Maintenance	\$49,907.69
3035-000 - Reserve Fund-Insurance	\$34,807.82
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$62,237.76</u>

<u>Reserve Total</u>		\$922,509.52
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<u>Retained Earnings</u>		(\$26,789.13)
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<u>Net Income</u>		<u>(\$6,806.30)</u>
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Liabilities & Equity Total

\$950,787.53

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
1/1/2025 - 1/31/2025

	1/1/2025 - 1/31/2025			1/1/2025 - 1/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$25,912.02	\$25,911.97	\$0.05	\$25,912.02	\$25,911.97	\$0.05	\$310,943.60
6020-000 - Maint Fee-Resv-Painting	\$990.48	\$990.49	(\$0.01)	\$990.48	\$990.49	(\$0.01)	\$11,885.89
6021-000 - Maint Fee-Resv-Paving	\$111.31	\$111.31	\$0.00	\$111.31	\$111.31	\$0.00	\$1,335.68
6023-000 - Maint Fee-Resv-Roof	\$4,516.44	\$4,516.44	\$0.00	\$4,516.44	\$4,516.44	\$0.00	\$54,197.24
6028-000 - Maint Fee-Resv-Def Maintenance	(\$755.25)	(\$755.25)	\$0.00	(\$755.25)	(\$755.25)	\$0.00	(\$9,063.00)
6035-000 - Maint Fee-Resv-Insurance	\$16,250.00	\$16,250.00	\$0.00	\$16,250.00	\$16,250.00	\$0.00	\$195,000.00
6070-000 - Interest Income-Operating	\$2.02	\$0.00	\$2.02	\$2.02	\$0.00	\$2.02	\$0.00
6071-000 - Interest Income-Reserve	\$435.60	\$0.00	\$435.60	\$435.60	\$0.00	\$435.60	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$21,112.98)	(\$21,112.98)	\$0.00	(\$21,112.98)	(\$21,112.98)	\$0.00	(\$253,355.81)
6901-000 - Interest Transfer to Reserves	(\$435.60)	\$0.00	(\$435.60)	(\$435.60)	\$0.00	(\$435.60)	\$0.00
<u>Total Revenues</u>	\$25,914.04	\$25,911.98	\$2.06	\$25,914.04	\$25,911.98	\$2.06	\$310,943.60
Total Income	\$25,914.04	\$25,911.98	\$2.06	\$25,914.04	\$25,911.98	\$2.06	\$310,943.60
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$47.08	\$47.08	\$565.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$5.10	\$5.10	\$61.25
7410-000 - Management Fee	\$1,293.45	\$1,293.45	\$0.00	\$1,293.45	\$1,293.45	\$0.00	\$15,521.41
7510-000 - Admin Expenses-General	\$340.15	\$108.33	(\$231.82)	\$340.15	\$108.33	(\$231.82)	\$1,300.00
<u>Total Administrative</u>	\$1,633.60	\$1,787.30	\$153.70	\$1,633.60	\$1,787.30	\$153.70	\$21,447.66
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$4,117.41	\$4,117.33	(\$0.08)	\$49,407.94
8110-000 - Repair & Maintenance-General	\$755.00	\$916.67	\$161.67	\$755.00	\$916.67	\$161.67	\$11,000.00
8110-002 - R&M-Building	\$7,600.00	\$416.67	(\$7,183.33)	\$7,600.00	\$416.67	(\$7,183.33)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
8110-008 - R&M-Irrigation	\$927.00	\$900.00	(\$27.00)	\$927.00	\$900.00	(\$27.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,759.50	\$3,759.50	\$0.00	\$3,759.50	\$3,759.50	\$0.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$515.00	\$515.00	\$0.00	\$515.00	\$515.00	\$0.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$12,000.00
8210-005 - Grounds-Mulch	\$4,050.00	\$0.00	(\$4,050.00)	\$4,050.00	\$0.00	(\$4,050.00)	\$0.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
8710-000 - Utilities-Electric-General	\$637.01	\$833.33	\$196.32	\$637.01	\$833.33	\$196.32	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$1,782.00	\$1,888.92	\$106.92	\$22,667.00
8710-012 - Utilities-Cable TV	\$6,943.82	\$6,860.58	(\$83.24)	\$6,943.82	\$6,860.58	(\$83.24)	\$82,327.00
<u>Total Services & Utilities</u>	\$31,086.74	\$24,124.66	(\$6,962.08)	\$31,086.74	\$24,124.66	(\$6,962.08)	\$289,495.94
Total Expense	\$32,720.34	\$25,911.96	(\$6,808.38)	\$32,720.34	\$25,911.96	(\$6,808.38)	\$310,943.60
Operating Net Income	(\$6,806.30)	\$0.02	(\$6,806.32)	(\$6,806.30)	\$0.02	(\$6,806.32)	\$0.00

Reserve Expense

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Budget Comparison Report
1/1/2025 - 1/31/2025

	1/1/2025 - 1/31/2025			1/1/2025 - 1/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Reserve Expense</u>							
9635-000 - Reserve Expense-Insurance	\$79,337.20	\$0.00	(\$79,337.20)	\$79,337.20	\$0.00	(\$79,337.20)	\$0.00
9900-000 - Reserve Expense-Funding	(\$79,337.20)	\$0.00	\$79,337.20	(\$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	 (\$6,806.30)	 \$0.02	 (\$6,806.32)	 (\$6,806.30)	 \$0.02	 (\$6,806.32)	 \$0.00