

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
5/31/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$36,125.48
1110-000 - A/R-Maintenance Fees	\$2,566.49
1420-000 - Prepaid Expense	\$57,468.18
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$96,771.15

Reserve

1041-005 - MMA-Reserve -Servis1st	\$161,021.00
1042-011 - CD-First Citizens Bank 6-5-25	\$258,232.09
1042-022 - Edward Jones Savings	\$256.87
1042-027 - EJ BAC National 3/6/26 4.25%	\$178,000.00
1042-028 - EJ-Washington Fed 3/6/26 4.25%	\$100,000.00
1042-029 - EJ-Goldman Sachs 3/23/26 3.95%	\$200,000.00
1043-000 - EJ-Mutual Funds	\$75,859.23
1120-000 - A/R Due from Operating	<u>\$61,112.98</u>

Reserve Total

\$1,034,482.17

Assets Total

\$1,131,253.32

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$66,136.92
2120-000 - A/R Due to Reserves	\$61,112.98
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$6,901.18

Other Total

\$134,151.08

Reserve

3020-000 - Reserve Fund-Paint	\$74,294.75
3021-000 - Reserve Fund-Paving	\$114,595.72
3023-000 - Reserve Fund-Roof	\$555,426.10
3028-000 - Reserve Fund-Def Maintenance	\$46,886.69
3035-000 - Reserve Fund-Insurance	\$99,807.82
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$89,758.49</u>

Reserve Total

\$1,034,482.17

Retained Earnings

(\$26,789.13)

Net Income

(\$10,590.80)

Liabilities & Equity Total

\$1,131,253.32

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025			
	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	\$129,560.10	\$129,559.85	\$0.25	\$310,943.60
6020-000 - Maint Fee-Resv-Painting	\$990.48	\$990.49	(\$0.01)	\$4,952.40	\$4,952.45	(\$0.05)	\$11,885.89
6021-000 - Maint Fee-Resv-Paving	\$111.31	\$111.31	\$0.00	\$556.55	\$556.55	\$0.00	\$1,335.68
6023-000 - Maint Fee-Resv-Roof	\$4,516.44	\$4,516.44	\$0.00	\$22,582.20	\$22,582.20	\$0.00	\$54,197.24
6028-000 - Maint Fee-Resv-Def Maintenance	(\$755.25)	(\$755.25)	\$0.00	(\$3,776.25)	(\$3,776.25)	\$0.00	(\$9,063.00)
6035-000 - Maint Fee-Resv-Insurance	\$16,250.00	\$16,250.00	\$0.00	\$81,250.00	\$81,250.00	\$0.00	\$195,000.00
6070-000 - Interest Income-Operating	\$1.64	\$0.00	\$1.64	\$7.18	\$0.00	\$7.18	\$0.00
6071-000 - Interest Income-Reserve	\$369.70	\$0.00	\$369.70	\$27,722.23	\$0.00	\$27,722.23	\$0.00
6076-000 - Interest Income-Owner	\$21.13	\$0.00	\$21.13	\$523.57	\$0.00	\$523.57	\$0.00
6083-099 - Other Income-Pre-Lien	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$21,112.98)	(\$21,112.98)	\$0.00	(\$105,564.90)	(\$105,564.90)	\$0.00	(\$253,355.81)
6901-000 - Interest Transfer to Reserves	(\$369.70)	\$0.00	(\$369.70)	(\$27,722.23)	\$0.00	(\$27,722.23)	\$0.00
<u>Total Revenues</u>	\$25,984.79	\$25,911.98	\$72.81	\$130,140.85	\$129,559.90	\$580.95	\$310,943.60
Total Income	\$25,984.79	\$25,911.98	\$72.81	\$130,140.85	\$129,559.90	\$580.95	\$310,943.60
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$235.40	\$235.40	\$565.00
7210-000 - Legal & Professional	\$900.00	\$166.67	(\$733.33)	\$450.00	\$833.35	\$383.35	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$166.67	\$166.67	\$0.00	\$833.35	\$833.35	\$2,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$25.50	(\$35.75)	\$61.25
7410-000 - Management Fee	\$1,293.45	\$1,293.45	\$0.00	\$6,467.25	\$6,467.25	\$0.00	\$15,521.41
7510-000 - Admin Expenses-General	\$91.07	\$108.33	\$17.26	\$938.35	\$541.65	(\$396.70)	\$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$50.00	\$0.00	(\$50.00)	\$50.00	\$0.00	(\$50.00)	\$0.00
<u>Total Administrative</u>	\$2,334.52	\$1,787.30	(\$547.22)	\$7,966.85	\$8,936.50	\$969.65	\$21,447.66
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$20,587.05	\$20,586.65	(\$0.40)	\$49,407.94
8110-000 - Repair & Maintenance-General	\$2,460.00	\$916.67	(\$1,543.33)	\$17,686.12	\$4,583.35	(\$13,102.77)	\$11,000.00
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$13,500.00	\$2,083.35	(\$11,416.65)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$6,250.00	\$6,250.00	\$15,000.00
8110-008 - R&M-Irrigation	\$927.00	\$900.00	(\$27.00)	\$4,635.00	\$4,500.00	(\$135.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,759.50	\$3,759.50	\$0.00	\$18,797.50	\$18,797.50	\$0.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$515.00	\$515.00	\$0.00	\$2,575.00	\$2,575.00	\$0.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$5,000.00	\$5,000.00	\$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	\$19.50	\$833.33	\$813.83	\$3,554.85	\$4,166.65	\$611.80	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$10,000.00
8710-000 - Utilities-Electric-General	\$949.67	\$833.33	(\$116.34)	\$3,750.18	\$4,166.65	\$416.47	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$8,910.00	\$9,444.60	\$534.60	\$22,667.00
8710-012 - Utilities-Cable TV	\$6,943.82	\$6,860.58	(\$83.24)	\$34,719.10	\$34,302.90	(\$416.20)	\$82,327.00
<u>Total Services & Utilities</u>	\$21,473.90	\$24,124.66	\$2,650.76	\$132,764.80	\$120,623.30	(\$12,141.50)	\$289,495.94

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Budget Comparison Report
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$23,808.42	\$25,911.96	\$2,103.54	\$140,731.65	\$129,559.80	(\$11,171.85)	\$310,943.60
Operating Net Income	\$2,176.37	\$0.02	\$2,176.35	(\$10,590.80)	\$0.10	(\$10,590.90)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9635-000 - Reserve Expense-Insurance	\$57,468.18	\$0.00	(\$57,468.18)	\$136,805.38	\$0.00	(\$136,805.38)	\$0.00
9900-000 - Reserve Expense-Funding	(\$57,468.18)	\$0.00	\$57,468.18	(\$136,805.38)	\$0.00	\$136,805.38	\$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	\$2,176.37	\$0.02	\$2,176.35	(\$10,590.80)	\$0.10	(\$10,590.90)	\$0.00