

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
10/31/2018

AssetsOperating

1010-005 - Cash-Checking-Servis1st	\$47,749.59	
1010-010 - MMA-Centennial 50605	<u>\$51,097.27</u>	

Operating Total

\$98,846.86

Reserve

1010-015 - MMA-Centennial 85091	\$202,019.00	
1010-020 - MMA-Republic Bank	\$231,051.89	
1041-005 - MMA-Reserve -Servis1st	\$562,558.76	
1042-010 - CD-Cadence 5/14/19	\$208,737.38	
1042-020 - CD-PILOT BANK (15 MONTHS)	<u>\$213,230.01</u>	

Reserve Total

\$1,417,597.04

Other

1110-000 - A/R-Maintenance Fees	\$9,599.90	
1115-000 - A/R-Legal Costs	\$35.00	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	
1410-001 - Prepaid Insurance-D&O	\$647.17	
1420-000 - Prepaid Expense	\$40,695.71	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	

Other Total\$37,551.74*Assets Total*\$1,553,995.64**Liabilities and Equity**Other

2010-000 - Accounts Payable	\$44,968.11	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$8,340.00</u>	

Other Total

\$53,308.11

Reserve

3020-000 - Reserve Fund-Paint	\$166,221.79	
3021-000 - Reserve Fund-Paving	\$114,986.99	
3023-000 - Reserve Fund-Roof	\$729,560.88	
3028-000 - Reserve Fund-Def Maintenance	\$173,888.92	
3035-000 - Reserve Fund-Insurance	\$166,157.77	
3046-000 - Reserve Fund-Irrigation	\$18,734.00	
3062-000 - Reserve Fund-Carports	\$914.59	
3079-000 - Reserve Fund-Insurance Deductable	\$40,000.00	
3080-000 - Reserve Fund-Interest	<u>\$7,132.10</u>	

Reserve Total

\$1,417,597.04

Retained Earnings

\$76,823.07

Net Income\$6,267.42*Liabilities & Equity Total*\$1,553,995.64

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$19,330.00	\$19,305.00	\$25.00	\$278,215.00	\$193,050.00	\$85,165.00	\$231,660.00
6020-000 - Maint Fee-Resv-Painting	\$1,686.00	\$1,686.00	\$0.00	\$10,116.00	\$16,860.00	(\$6,744.00)	\$20,232.00
6021-000 - Maint Fee-Resv-Paving	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00	\$10,000.00	(\$4,000.00)	\$12,000.00
6023-000 - Maint Fee-Resv-Roof	\$11,993.00	\$11,993.00	\$0.00	\$71,958.00	\$119,930.00	(\$47,972.00)	\$143,916.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,283.00	\$1,283.00	\$0.00	\$7,698.00	\$12,830.00	(\$5,132.00)	\$15,396.00
6035-000 - Maint Fee-Resv-Insurance	\$5,000.00	\$5,000.00	\$0.00	\$30,000.00	\$50,000.00	(\$20,000.00)	\$60,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$323.00	\$323.00	\$0.00	\$1,938.00	\$3,230.00	(\$1,292.00)	\$3,876.00
6070-000 - Interest Income-Operating	\$39.78	\$0.00	\$39.78	\$206.60	\$0.00	\$206.60	\$0.00
6071-000 - Interest Income-Reserve	\$1,490.93	\$0.00	\$1,490.93	\$8,274.15	\$0.00	\$8,274.15	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$379.54	\$0.00	\$379.54	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	\$2,990.74	\$0.00	\$2,990.74	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$140.00	\$0.00	\$140.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$21,285.00)	(\$21,285.00)	\$0.00	(\$127,710.00)	(\$212,850.00)	\$85,140.00	(\$255,420.00)
6901-000 - Interest Transfer to Reserves	(\$1,490.93)	\$0.00	(\$1,490.93)	(\$8,251.12)	\$0.00	(\$8,251.12)	\$0.00
Total Revenues	\$19,369.78	\$19,305.00	\$64.78	\$281,954.91	\$193,050.00	\$88,904.91	\$231,660.00
Total Income	\$19,369.78	\$19,305.00	\$64.78	\$281,954.91	\$193,050.00	\$88,904.91	\$231,660.00
Expense							
<u>Administrative</u>							
7110-003 - Insurance-D&O	\$58.83	\$0.00	(\$58.83)	\$58.83	\$0.00	(\$58.83)	\$0.00
7210-000 - Legal & Professional	\$2,530.62	\$340.00	(\$2,190.62)	\$6,964.96	\$3,400.00	(\$3,564.96)	\$4,080.00
7310-000 - Taxes & Licenses-General	\$0.00	\$11.00	\$11.00	\$61.25	\$110.00	\$48.75	\$132.00
7410-000 - Management Fee	\$1,000.00	\$1,220.00	\$220.00	\$11,100.00	\$12,200.00	\$1,100.00	\$14,640.00
7510-000 - Admin Expenses-General	\$310.30	\$300.00	(\$10.30)	\$3,326.31	\$3,000.00	(\$326.31)	\$3,600.00
7810-001 - Bad Debt Expense	\$0.00	\$500.00	\$500.00	\$2,000.00	\$5,000.00	\$3,000.00	\$6,000.00
Total Administrative	\$3,899.75	\$2,371.00	(\$1,528.75)	\$23,511.35	\$23,710.00	\$198.65	\$28,452.00
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$2,868.03	\$2,911.00	\$42.97	\$28,680.30	\$29,110.00	\$429.70	\$34,932.00
8110-000 - Repair & Maintenance-General	\$0.00	\$1,000.00	\$1,000.00	\$10,747.17	\$10,000.00	(\$747.17)	\$12,000.00
8110-002 - R&M-Building	\$0.00	\$921.00	\$921.00	\$3,811.43	\$9,210.00	\$5,398.57	\$11,052.00
8110-004 - R&M-Trees	\$150.00	\$1,026.00	\$876.00	\$10,575.00	\$10,260.00	(\$315.00)	\$12,312.00
8110-008 - R&M-Irrigation	\$4,071.22	\$900.00	(\$3,171.22)	\$14,126.40	\$9,000.00	(\$5,126.40)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,515.00	\$3,656.00	\$141.00	\$35,150.00	\$36,560.00	\$1,410.00	\$43,872.00
8210-002 - Grounds-Ins/Weed/Fert	\$750.00	\$750.00	\$0.00	\$7,010.00	\$7,500.00	\$490.00	\$9,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$8,532.00	\$7,500.00	(\$1,032.00)	\$9,000.00
8710-000 - Utilities-Electric-General	\$492.56	\$593.00	\$100.44	\$5,860.86	\$5,930.00	\$69.14	\$7,116.00
8710-011 - Utilities-Refuse Removal	\$1,234.00	\$1,323.00	\$89.00	\$12,340.00	\$13,230.00	\$890.00	\$15,876.00
8710-012 - Utilities-Cable TV	\$3,013.99	\$3,104.00	\$90.01	\$30,202.98	\$31,040.00	\$837.02	\$37,248.00
Total Services & Utilities	\$16,094.80	\$16,934.00	\$839.20	\$167,036.14	\$169,340.00	\$2,303.86	\$203,208.00
Total Expense	\$19,994.55	\$19,305.00	(\$689.55)	\$190,547.49	\$193,050.00	\$2,502.51	\$231,660.00

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	(\$624.77)	\$0.00	(\$624.77)	\$91,407.42	\$0.00	\$91,407.42	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve Expense-Painting	\$35,475.00	\$0.00	(\$35,475.00)	\$42,219.00	\$0.00	(\$42,219.00)	\$0.00
9621-000 - Reserve Expense-Paving	\$0.00	\$0.00	\$0.00	\$4,000.00	\$0.00	(\$4,000.00)	\$0.00
9623-000 - Reserve Expense-Roof	\$1,211.16	\$0.00	(\$1,211.16)	\$56,653.29	\$0.00	(\$56,653.29)	\$0.00
9628-000 - Reserve Expense-Def Maint	\$21,615.00	\$0.00	(\$21,615.00)	\$26,747.00	\$0.00	(\$26,747.00)	\$0.00
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	(\$20,000.00)	\$0.00
9646-000 - Reserve Expense-Air Conditioning	\$0.00	\$0.00	\$0.00	\$1,292.00	\$0.00	(\$1,292.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$58,301.16)	\$0.00	\$58,301.16	(\$65,771.29)	\$0.00	\$65,771.29	\$0.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$85,140.00	\$0.00	(\$85,140.00)	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$85,140.00	\$0.00	(\$85,140.00)	\$0.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	(\$85,140.00)	\$0.00	(\$85,140.00)	\$0.00
Net Income	(\$624.77)	\$0.00	(\$624.77)	\$6,267.42	\$0.00	\$6,267.42	\$0.00