

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Balance Sheet**  
**11/30/2018**

**Assets**Operating

1010-005 - Cash-Checking-Servis1st	\$44,452.33	
1010-010 - MMA-Centennial 50605	<u>\$51,136.33</u>	

Operating Total

\$95,588.66

Reserve

1010-015 - MMA-Centennial 85091	\$202,233.47	
1010-020 - MMA-Republic Bank	\$231,524.25	
1041-005 - MMA-Reserve -Servis1st	\$524,408.17	
1042-010 - CD-Cadence 5/14/19	\$208,737.38	
1042-020 - CD-PILOT BANK (15 MONTHS)	<u>\$213,633.86</u>	

Reserve Total

\$1,380,537.13

Other

1110-000 - A/R-Maintenance Fees	\$9,777.40	
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	\$588.34	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	

Other Total(\$3,025.30)*Assets Total*\$1,473,100.49**Liabilities and Equity**Other

2010-000 - Accounts Payable	\$775.27	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$5,880.00</u>	

Other Total

\$6,655.27

Reserve

3020-000 - Reserve Fund-Paint	\$122,907.79	
3021-000 - Reserve Fund-Paving	\$115,986.99	
3023-000 - Reserve Fund-Roof	\$741,273.17	
3028-000 - Reserve Fund-Def Maintenance	\$160,691.92	
3035-000 - Reserve Fund-Insurance	\$171,157.77	
3046-000 - Reserve Fund-Irrigation	\$19,057.00	
3062-000 - Reserve Fund-Carports	\$914.59	
3079-000 - Reserve Fund-Insurance Deductable	\$40,000.00	
3080-000 - Reserve Fund-Interest	<u>\$8,547.90</u>	

Reserve Total

\$1,380,537.13

Retained Earnings

\$76,823.07

Net Income\$9,085.02*Liabilities & Equity Total*\$1,473,100.49

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**11/1/2018 - 11/30/2018**

	11/1/2018 - 11/30/2018			1/1/2018 - 11/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$19,280.00	\$19,305.00	(\$25.00)	\$297,495.00	\$212,355.00	\$85,140.00	\$231,660.00
6020-000 - Maint Fee-Resv-Painting	\$1,686.00	\$1,686.00	\$0.00	\$11,802.00	\$18,546.00	(\$6,744.00)	\$20,232.00
6021-000 - Maint Fee-Resv-Paving	\$1,000.00	\$1,000.00	\$0.00	\$7,000.00	\$11,000.00	(\$4,000.00)	\$12,000.00
6023-000 - Maint Fee-Resv-Roof	\$11,993.00	\$11,993.00	\$0.00	\$83,951.00	\$131,923.00	(\$47,972.00)	\$143,916.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,283.00	\$1,283.00	\$0.00	\$8,981.00	\$14,113.00	(\$5,132.00)	\$15,396.00
6035-000 - Maint Fee-Resv-Insurance	\$5,000.00	\$5,000.00	\$0.00	\$35,000.00	\$55,000.00	(\$20,000.00)	\$60,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$323.00	\$323.00	\$0.00	\$2,261.00	\$3,553.00	(\$1,292.00)	\$3,876.00
6070-000 - Interest Income-Operating	\$52.95	\$0.00	\$52.95	\$259.55	\$0.00	\$259.55	\$0.00
6071-000 - Interest Income-Reserve	\$765.56	\$0.00	\$765.56	\$9,039.71	\$0.00	\$9,039.71	\$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	\$35.00	\$0.00	\$35.00	\$175.00	\$0.00	\$175.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$21,285.00)	(\$21,285.00)	\$0.00	(\$148,995.00)	(\$234,135.00)	\$85,140.00	(\$255,420.00)
6901-000 - Interest Transfer to Reserves	(\$765.56)	\$0.00	(\$765.56)	(\$9,016.68)	\$0.00	(\$9,016.68)	\$0.00
<b>Total Revenues</b>	<b>\$19,367.95</b>	<b>\$19,305.00</b>	<b>\$62.95</b>	<b>\$301,322.86</b>	<b>\$212,355.00</b>	<b>\$88,967.86</b>	<b>\$231,660.00</b>
<b>Total Income</b>	<b>\$19,367.95</b>	<b>\$19,305.00</b>	<b>\$62.95</b>	<b>\$301,322.86</b>	<b>\$212,355.00</b>	<b>\$88,967.86</b>	<b>\$231,660.00</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-003 - Insurance-D&O	\$58.83	\$0.00	(\$58.83)	\$117.66	\$0.00	(\$117.66)	\$0.00
7210-000 - Legal & Professional	\$0.00	\$340.00	\$340.00	\$6,964.96	\$3,740.00	(\$3,224.96)	\$4,080.00
7310-000 - Taxes & Licenses-General	\$0.00	\$11.00	\$11.00	\$61.25	\$121.00	\$59.75	\$132.00
7410-000 - Management Fee	\$1,000.00	\$1,220.00	\$220.00	\$12,100.00	\$13,420.00	\$1,320.00	\$14,640.00
7510-000 - Admin Expenses-General	\$182.52	\$300.00	\$117.48	\$3,508.83	\$3,300.00	(\$208.83)	\$3,600.00
7810-001 - Bad Debt Expense	\$0.00	\$500.00	\$500.00	\$2,000.00	\$5,500.00	\$3,500.00	\$6,000.00
<b>Total Administrative</b>	<b>\$1,241.35</b>	<b>\$2,371.00</b>	<b>\$1,129.65</b>	<b>\$24,752.70</b>	<b>\$26,081.00</b>	<b>\$1,328.30</b>	<b>\$28,452.00</b>
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$2,868.03	\$2,911.00	\$42.97	\$31,548.33	\$32,021.00	\$472.67	\$34,932.00
8110-000 - Repair & Maintenance-General	\$30.00	\$1,000.00	\$970.00	\$10,777.17	\$11,000.00	\$222.83	\$12,000.00
8110-002 - R&M-Building	\$1,625.61	\$921.00	(\$704.61)	\$5,437.04	\$10,131.00	\$4,693.96	\$11,052.00
8110-004 - R&M-Trees	\$0.00	\$1,026.00	\$1,026.00	\$10,575.00	\$11,286.00	\$711.00	\$12,312.00
8110-008 - R&M-Irrigation	\$1,794.24	\$900.00	(\$894.24)	\$15,920.64	\$9,900.00	(\$6,020.64)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,515.00	\$3,656.00	\$141.00	\$38,665.00	\$40,216.00	\$1,551.00	\$43,872.00
8210-002 - Grounds-Ins/Weed/Fert	\$750.00	\$750.00	\$0.00	\$7,760.00	\$8,250.00	\$490.00	\$9,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$8,532.00	\$8,250.00	(\$282.00)	\$9,000.00
8710-000 - Utilities-Electric-General	\$478.13	\$593.00	\$114.87	\$6,338.99	\$6,523.00	\$184.01	\$7,116.00
8710-011 - Utilities-Refuse Removal	\$1,234.00	\$1,323.00	\$89.00	\$13,574.00	\$14,553.00	\$979.00	\$15,876.00
8710-012 - Utilities-Cable TV	\$3,013.99	\$3,104.00	\$90.01	\$33,216.97	\$34,144.00	\$927.03	\$37,248.00
<b>Total Services &amp; Utilities</b>	<b>\$15,309.00</b>	<b>\$16,934.00</b>	<b>\$1,625.00</b>	<b>\$182,345.14</b>	<b>\$186,274.00</b>	<b>\$3,928.86</b>	<b>\$203,208.00</b>
<b>Total Expense</b>	<b>\$16,550.35</b>	<b>\$19,305.00</b>	<b>\$2,754.65</b>	<b>\$207,097.84</b>	<b>\$212,355.00</b>	<b>\$5,257.16</b>	<b>\$231,660.00</b>

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

## Budget Comparison Report

11/1/2018 - 11/30/2018

	11/1/2018 - 11/30/2018			1/1/2018 - 11/30/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$2,817.60	\$0.00	\$2,817.60	\$94,225.02	\$0.00	\$94,225.02	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9620-000 - Reserve Expense-Painting	\$15,000.00	\$0.00	(\$15,000.00)	\$57,219.00	\$0.00	(\$57,219.00)	\$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	\$0.00	\$0.00	\$0.00	\$56,653.29	\$0.00	(\$56,653.29)	\$0.00
9628-000 - Reserve Expense-Def Maint	\$4,065.00	\$0.00	(\$4,065.00)	\$30,812.00	\$0.00	(\$30,812.00)	\$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	(\$19,065.00)	\$0.00	\$19,065.00	(\$84,836.29)	\$0.00	\$84,836.29	\$0.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$85,140.00	\$0.00	(\$85,140.00)	\$0.00
<b>Total Reserve Expense</b>	\$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	\$2,817.60	\$0.00	\$2,817.60	\$9,085.02	\$0.00	\$9,085.02	\$0.00