

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Balance Sheet**  
**1/31/2019**

**Assets**Operating

1010-005 - Cash-Checking-Servis1st	\$55,971.88	
1010-010 - MMA-Centennial 50605	<u>\$51,213.28</u>	

Operating Total

\$107,185.16

Reserve

1010-015 - MMA-Centennial 85091	\$202,656.16	
1010-020 - MMA-Republic Bank	\$232,095.05	
1041-005 - MMA-Reserve -Servis1st	\$458,652.53	
1042-010 - CD-Cadence 5/14/19	\$208,737.38	
1042-020 - CD-PILOT BANK (15 MONTHS)	<u>\$214,430.78</u>	

Reserve Total

\$1,316,571.90

Other

1110-000 - A/R-Maintenance Fees	\$7,092.40	
1115-000 - A/R-Legal Costs	\$70.00	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	
1410-001 - Prepaid Insurance-D&O	\$529.51	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	

Other Total(\$5,734.13)*Assets Total*\$1,418,022.93**Liabilities and Equity**Other

2010-000 - Accounts Payable	\$15,614.59	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$6,700.00</u>	

Other Total

\$22,314.59

Reserve

3020-000 - Reserve Fund-Paint	\$93,967.86	
3021-000 - Reserve Fund-Paving	\$117,938.82	
3023-000 - Reserve Fund-Roof	\$770,917.83	
3028-000 - Reserve Fund-Def Maintenance	\$155,225.74	
3035-000 - Reserve Fund-Insurance	\$116,284.96	
3046-000 - Reserve Fund-Irrigation	\$19,848.59	
3062-000 - Reserve Fund-Carports	\$921.46	
3079-000 - Reserve Fund-Insurance Deductable	\$40,300.48	
3080-000 - Reserve Fund-Interest	<u>\$1,172.16</u>	

Reserve Total

\$1,316,577.90

Retained Earnings

\$72,442.36

Net Income\$6,688.08*Liabilities & Equity Total*\$1,418,022.93

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Balance Sheet Comparison Report**  
**As Of 1/31/2019**

	<u>Balance</u> <u>1/31/2019</u>	<u>Balance</u> <u>12/31/2018</u>	<u>Change</u>
<b>Assets</b>			
<u>Operating</u>			
1010-005 - Cash-Checking-Servis1st	\$55,971.88	(\$841.81)	\$56,813.69
1010-010 - MMA-Centennial 50605	\$51,213.28	\$51,174.16	\$39.12
<u>Operating Total</u>	<u>\$107,185.16</u>	<u>\$50,332.35</u>	<u>\$56,852.81</u>
<u>Reserve</u>			
1010-015 - MMA-Centennial 85091	\$202,656.16	\$202,441.24	\$214.92
1010-020 - MMA-Republic Bank	\$232,095.05	\$231,804.75	\$290.30
1041-005 - MMA-Reserve -Servis1st	\$458,652.53	\$496,775.79	(\$38,123.26)
1042-005 - CD-CDARS 6/21/18	\$0.00	\$0.00	\$0.00
1042-010 - CD-Cadence 5/14/19	\$208,737.38	\$208,737.38	\$0.00
1042-015 - CD-CDARS 06/07/18	\$0.00	\$0.00	\$0.00
1042-020 - CD-PILOT BANK (15 MONTHS)	\$214,430.78	\$214,025.43	\$405.35
<u>Reserve Total</u>	<u>\$1,316,571.90</u>	<u>\$1,353,784.59</u>	<u>(\$37,212.69)</u>
<u>Other</u>			
1110-000 - A/R-Maintenance Fees	\$7,092.40	\$7,937.40	(\$845.00)
1113-000 - A/R-Owner Interest	\$0.00	\$0.00	\$0.00
1115-000 - A/R-Legal Costs	\$70.00	\$35.00	\$35.00
1187-000 - A/R-Clearing	\$0.00	\$0.00	\$0.00
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	(\$14,037.04)	\$0.00
1410-001 - Prepaid Insurance-D&O	\$529.51	\$529.51	\$0.00
1420-000 - Prepaid Expense	\$0.00	\$0.00	\$0.00
1500-000 - Utility Deposits-General	\$611.00	\$611.00	\$0.00
<u>Other Total</u>	<u>(\$5,734.13)</u>	<u>(\$4,924.13)</u>	<u>(\$810.00)</u>
<i>Assets Total</i>	\$1,418,022.93	\$1,399,192.81	\$18,830.12
<b>Liabilities and Equity</b>			
<u>Other</u>			
2010-000 - Accounts Payable	\$15,614.59	\$22,402.71	(\$6,788.12)
2011-000 - Accounts Payable-Accrued	\$0.00	\$0.00	\$0.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$6,700.00	\$4,300.00	\$2,400.00
<u>Other Total</u>	<u>\$22,314.59</u>	<u>\$26,702.71</u>	<u>(\$4,388.12)</u>
<u>Reserve</u>			
3020-000 - Reserve Fund-Paint	\$93,967.86	\$91,593.79	\$2,374.07
3021-000 - Reserve Fund-Paving	\$117,938.82	\$116,986.99	\$951.83
3023-000 - Reserve Fund-Roof	\$770,917.83	\$753,266.17	\$17,651.66
3028-000 - Reserve Fund-Def Maintenance	\$155,225.74	\$152,794.92	\$2,430.82
3035-000 - Reserve Fund-Insurance	\$116,284.96	\$115,417.92	\$867.04
3046-000 - Reserve Fund-Irrigation	\$19,848.59	\$19,380.00	\$468.59
3062-000 - Reserve Fund-Carports	\$921.46	\$914.59	\$6.87
3079-000 - Reserve Fund-Insurance Deductable	\$40,300.48	\$40,000.00	\$300.48

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**Balance Sheet Comparison Report**  
**As Of 1/31/2019**

	<b>Balance</b> <b><u>1/31/2019</u></b>	<b>Balance</b> <b><u>12/31/2018</u></b>	<b><u>Change</u></b>
<b>Assets</b>			
3080-000 - Reserve Fund-Interest	\$1,172.16	\$9,693.36	(\$8,521.20)
<u>Reserve Total</u>	<u>\$1,316,577.90</u>	<u>\$1,300,047.74</u>	<u>\$16,530.16</u>
<u>Operating Retained Earnings</u>	\$157,582.36	\$76,823.07	\$80,759.29
<u>Reserve Retained Earnings</u>	(\$85,140.00)	\$0.00	(\$85,140.00)
<u>Operating Net Income</u>	\$6,688.08	\$80,759.29	(\$74,071.21)
<u>Reserve Net Income</u>	\$0.00	(\$85,140.00)	\$85,140.00
<i>Liabilities &amp; Equity Total</i>	\$1,418,022.93	\$1,399,192.81	\$18,830.12