

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Balance Sheet**  
**2/28/2019**

**Assets**Operating

1010-005 - Cash-Checking-Servis1st	\$66,046.90	
1010-010 - MMA-Centennial 50605	<u>\$51,252.43</u>	

Operating Total

\$117,299.33

Reserve

1010-015 - MMA-Centennial 85091	\$202,871.31	
1010-020 - MMA-Republic Bank	\$232,095.05	
1041-005 - MMA-Reserve -Servis1st	\$223,962.11	
1042-010 - CD-Cadence 5/14/19	\$208,737.38	
1042-012 - CD-SUNTRUST 24MO	\$240,000.00	
1042-020 - CD-PILOT BANK (15 MONTHS)	<u>\$214,836.91</u>	

Reserve Total

\$1,322,502.76

Other

1110-000 - A/R-Maintenance Fees	\$6,597.40	
1115-000 - A/R-Legal Costs	\$105.00	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	
1410-001 - Prepaid Insurance-D&O	\$411.85	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	

Other Total(\$6,311.79)*Assets Total*\$1,433,490.30**Liabilities and Equity**Other

2010-000 - Accounts Payable	\$12,979.40	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$6,700.00</u>	

Other Total

\$19,679.40

Reserve

3020-000 - Reserve Fund-Paint	\$95,653.86	
3021-000 - Reserve Fund-Paving	\$118,938.82	
3023-000 - Reserve Fund-Roof	\$782,910.83	
3028-000 - Reserve Fund-Def Maintenance	\$145,308.74	
3035-000 - Reserve Fund-Insurance	\$116,284.96	
3046-000 - Reserve Fund-Irrigation	\$20,171.59	
3062-000 - Reserve Fund-Carports	\$921.46	
3079-000 - Reserve Fund-Insurance Deductable	\$40,300.48	
3080-000 - Reserve Fund-Interest	<u>\$2,012.02</u>	

Reserve Total

\$1,322,502.76

Retained Earnings

\$72,442.36

Net Income\$18,865.78*Liabilities & Equity Total*\$1,433,490.30

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**2/1/2019 - 2/28/2019**

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$24,305.00	\$24,305.14	(\$0.14)	\$48,610.00	\$48,610.28	(\$0.28)	\$291,661.73
6020-000 - Maint Fee-Resv-Painting	\$1,686.00	\$1,686.00	\$0.00	\$3,372.00	\$3,372.00	\$0.00	\$20,232.00
6021-000 - Maint Fee-Resv-Paving	\$1,000.00	\$1,000.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$12,000.00
6023-000 - Maint Fee-Resv-Roof	\$11,993.00	\$11,993.00	\$0.00	\$23,986.00	\$23,986.00	\$0.00	\$143,916.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,283.00	\$1,283.00	\$0.00	\$2,566.00	\$2,566.00	\$0.00	\$15,396.00
6046-000 - Maint Fee-Resv-Irrigation	\$323.00	\$323.00	\$0.00	\$646.00	\$646.00	\$0.00	\$3,876.00
6070-000 - Interest Income-Operating	\$52.86	\$0.00	\$52.86	\$103.96	\$0.00	\$103.96	\$0.00
6071-000 - Interest Income-Reserve	\$396.70	\$0.00	\$396.70	\$1,051.68	\$0.00	\$1,051.68	\$0.00
6083-099 - Other Income-Pre-Lien	\$70.00	\$0.00	\$70.00	\$175.00	\$0.00	\$175.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$16,285.00)	(\$16,285.00)	\$0.00	(\$32,570.00)	(\$32,570.00)	\$0.00	(\$195,420.00)
6901-000 - Interest Transfer to Reserves	(\$396.70)	\$0.00	(\$396.70)	(\$1,051.68)	\$0.00	(\$1,051.68)	\$0.00
<b>Total Revenues</b>	<b>\$24,427.86</b>	<b>\$24,305.14</b>	<b>\$122.72</b>	<b>\$48,888.96</b>	<b>\$48,610.28</b>	<b>\$278.68</b>	<b>\$291,661.73</b>
<b>Total Income</b>	<b>\$24,427.86</b>	<b>\$24,305.14</b>	<b>\$122.72</b>	<b>\$48,888.96</b>	<b>\$48,610.28</b>	<b>\$278.68</b>	<b>\$291,661.73</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$117.66	\$4,501.04	\$4,383.38	\$117.66	\$9,002.08	\$8,884.42	\$54,012.48
7110-001 - Insurance-Workers Comp	\$0.00	\$64.42	\$64.42	\$0.00	\$128.84	\$128.84	\$773.00
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	(\$41.50)	\$833.34	\$874.84	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$41.66	\$41.66	\$250.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.10	(\$56.15)	\$61.25	\$10.20	(\$51.05)	\$61.25
7410-000 - Management Fee	\$966.67	\$1,033.33	\$66.66	\$2,000.00	\$2,066.66	\$66.66	\$12,400.00
7510-000 - Admin Expenses-General	\$496.62	\$316.67	(\$179.95)	\$1,104.06	\$633.34	(\$470.72)	\$3,800.00
7810-001 - Bad Debt Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00
<b>Total Administrative</b>	<b>\$1,642.20</b>	<b>\$6,858.06</b>	<b>\$5,215.86</b>	<b>\$3,241.47</b>	<b>\$13,716.12</b>	<b>\$10,474.65</b>	<b>\$82,296.73</b>
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,054.15	\$3,054.42	\$0.27	\$6,108.30	\$6,108.84	\$0.54	\$36,653.00
8110-000 - Repair & Maintenance-General	\$4,640.93	\$1,041.67	(\$3,599.26)	\$8,037.53	\$2,083.34	(\$5,954.19)	\$12,500.00
8110-002 - R&M-Building	(\$5,675.00)	\$500.00	\$6,175.00	(\$5,600.00)	\$1,000.00	\$6,600.00	\$6,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$100.00	\$2,576.66	\$2,476.66	\$15,460.00
8110-008 - R&M-Irrigation	\$660.00	\$660.00	\$0.00	\$1,553.20	\$1,320.00	(\$233.20)	\$7,920.00
8210-001 - Grounds-Lawn Service	\$3,690.75	\$3,690.75	\$0.00	\$7,381.50	\$7,381.50	\$0.00	\$44,289.00
8210-002 - Grounds-Ins/Weed/Fert	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00	\$1,500.00	\$9,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$309.25	\$309.25	\$0.00	\$618.50	\$618.50	\$3,711.00
8210-009 - Grounds-Irrigation Repairs	\$283.68	\$340.00	\$56.32	\$395.32	\$680.00	\$284.68	\$4,080.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00	\$1,500.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$598.94	\$625.00	\$26.06	\$1,016.11	\$1,250.00	\$233.89	\$7,500.00
8710-011 - Utilities-Refuse Removal	\$1,271.00	\$1,271.00	\$0.00	\$2,542.00	\$2,542.00	\$0.00	\$15,252.00
8710-012 - Utilities-Cable TV	\$2,083.51	\$3,166.67	\$1,083.16	\$5,247.75	\$6,333.34	\$1,085.59	\$38,000.00
<b>Total Services &amp; Utilities</b>	<b>\$10,607.96</b>	<b>\$17,447.09</b>	<b>\$6,839.13</b>	<b>\$26,781.71</b>	<b>\$34,894.18</b>	<b>\$8,112.47</b>	<b>\$209,365.00</b>
<b>Total Expense</b>	<b>\$12,250.16</b>	<b>\$24,305.15</b>	<b>\$12,054.99</b>	<b>\$30,023.18</b>	<b>\$48,610.30</b>	<b>\$18,587.12</b>	<b>\$291,661.73</b>

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**Budget Comparison Report**  
**2/1/2019 - 2/28/2019**

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$12,177.70	(\$0.01)	\$12,177.71	\$18,865.78	(\$0.02)	\$18,865.80	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9621-000 - Reserve Expense-Paving	\$0.00	\$0.00	\$0.00	\$927.00	\$0.00	(\$927.00)	\$0.00
9628-000 - Reserve Expense-Def Maint	\$11,200.00	\$0.00	(\$11,200.00)	\$11,200.00	\$0.00	(\$11,200.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$11,200.00)	\$0.00	\$11,200.00	(\$12,127.00)	\$0.00	\$12,127.00	\$0.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expense</b>	\$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	\$12,177.70	(\$0.01)	\$12,177.71	\$18,865.78	(\$0.02)	\$18,865.80	\$0.00