

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
3/31/2019

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$67,052.46	
1010-010 - MMA-Centennial 50605	\$51,291.58	
1110-000 - A/R-Maintenance Fees	\$6,509.90	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	
1410-001 - Prepaid Insurance-D&O	\$294.19	
1420-000 - Prepaid Expense	\$1,271.00	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$112,993.09

Reserve

1010-015 - MMA-Centennial 85091	\$203,281.42	
1010-020 - MMA-Republic Bank	\$233,014.95	
1041-005 - MMA-Reserve -Servis1st	\$226,492.73	
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>\$215,243.04</u>	
<u>Reserve Total</u>		\$1,326,769.52

Assets Total

\$1,439,762.61

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$3,945.37	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$8,515.00</u>	
<u>Other Total</u>		\$12,460.37

Reserve

3020-000 - Reserve Fund-Paint	\$97,339.86	
3021-000 - Reserve Fund-Paving	\$119,938.82	
3023-000 - Reserve Fund-Roof	\$794,903.83	
3028-000 - Reserve Fund-Def Maintenance	\$132,710.74	
3035-000 - Reserve Fund-Insurance	\$116,284.96	
3046-000 - Reserve Fund-Irrigation	\$20,494.59	
3062-000 - Reserve Fund-Carports	\$921.46	
3079-000 - Reserve Fund-Insurance Deductable	\$40,300.48	
3080-000 - Reserve Fund-Interest	<u>\$3,874.78</u>	
<u>Reserve Total</u>		\$1,326,769.52

Retained Earnings

\$72,442.36

Net Income

\$28,090.36

Liabilities & Equity Total

\$1,439,762.61

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
3/1/2019 - 3/31/2019

	3/1/2019 - 3/31/2019			1/1/2019 - 3/31/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$24,305.00	\$24,305.14	(\$0.14)	\$72,915.00	\$72,915.42	(\$0.42)	\$291,661.73
6020-000 - Maint Fee-Resv-Painting	\$1,686.00	\$1,686.00	\$0.00	\$5,058.00	\$5,058.00	\$0.00	\$20,232.00
6021-000 - Maint Fee-Resv-Paving	\$1,000.00	\$1,000.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$12,000.00
6023-000 - Maint Fee-Resv-Roof	\$11,993.00	\$11,993.00	\$0.00	\$35,979.00	\$35,979.00	\$0.00	\$143,916.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,283.00	\$1,283.00	\$0.00	\$3,849.00	\$3,849.00	\$0.00	\$15,396.00
6046-000 - Maint Fee-Resv-Irrigation	\$323.00	\$323.00	\$0.00	\$969.00	\$969.00	\$0.00	\$3,876.00
6070-000 - Interest Income-Operating	\$54.69	\$0.00	\$54.69	\$158.65	\$0.00	\$158.65	\$0.00
6071-000 - Interest Income-Reserve	\$1,601.52	\$0.00	\$1,601.52	\$2,653.20	\$0.00	\$2,653.20	\$0.00
6083-099 - Other Income-Pre-Lien	\$35.00	\$0.00	\$35.00	\$210.00	\$0.00	\$210.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$16,285.00)	(\$16,285.00)	\$0.00	(\$48,855.00)	(\$48,855.00)	\$0.00	(\$195,420.00)
6901-000 - Interest Transfer to Reserves	(\$1,601.52)	\$0.00	(\$1,601.52)	(\$2,653.20)	\$0.00	(\$2,653.20)	\$0.00
Total Revenues	\$24,394.69	\$24,305.14	\$89.55	\$73,283.65	\$72,915.42	\$368.23	\$291,661.73
Total Income	\$24,394.69	\$24,305.14	\$89.55	\$73,283.65	\$72,915.42	\$368.23	\$291,661.73
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$117.66	\$4,501.04	\$4,383.38	\$235.32	\$13,503.12	\$13,267.80	\$54,012.48
7110-001 - Insurance-Workers Comp	\$0.00	\$64.42	\$64.42	\$0.00	\$193.26	\$193.26	\$773.00
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	(\$41.50)	\$1,250.01	\$1,291.51	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$62.49	\$62.49	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$15.30	(\$45.95)	\$61.25
7410-000 - Management Fee	\$1,000.00	\$1,033.33	\$33.33	\$3,000.00	\$3,099.99	\$99.99	\$12,400.00
7510-000 - Admin Expenses-General	\$56.07	\$316.67	\$260.60	\$1,160.13	\$950.01	(\$210.12)	\$3,800.00
7810-001 - Bad Debt Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$6,000.00
Total Administrative	\$1,173.73	\$6,858.06	\$5,684.33	\$4,415.20	\$20,574.18	\$16,158.98	\$82,296.73
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,054.15	\$3,054.42	\$0.27	\$9,162.45	\$9,163.26	\$0.81	\$36,653.00
8110-000 - Repair & Maintenance-General	\$667.45	\$1,041.67	\$374.22	\$8,704.98	\$3,125.01	(\$5,579.97)	\$12,500.00
8110-002 - R&M-Building	\$0.00	\$500.00	\$500.00	(\$5,600.00)	\$1,500.00	\$7,100.00	\$6,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$100.00	\$3,864.99	\$3,764.99	\$15,460.00
8110-008 - R&M-Irrigation	\$660.00	\$660.00	\$0.00	\$2,213.20	\$1,980.00	(\$233.20)	\$7,920.00
8210-001 - Grounds-Lawn Service	\$3,690.75	\$3,690.75	\$0.00	\$11,072.25	\$11,072.25	\$0.00	\$44,289.00
8210-002 - Grounds-Ins/Weed/Fert	\$130.00	\$750.00	\$620.00	\$130.00	\$2,250.00	\$2,120.00	\$9,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$309.25	\$309.25	\$0.00	\$927.75	\$927.75	\$3,711.00
8210-009 - Grounds-Irrigation Repairs	\$802.83	\$340.00	(\$462.83)	\$1,198.15	\$1,020.00	(\$178.15)	\$4,080.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$2,250.00	\$2,250.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$524.71	\$625.00	\$100.29	\$1,540.82	\$1,875.00	\$334.18	\$7,500.00
8710-011 - Utilities-Refuse Removal	\$1,271.00	\$1,271.00	\$0.00	\$3,813.00	\$3,813.00	\$0.00	\$15,252.00
8710-012 - Utilities-Cable TV	\$3,195.49	\$3,166.67	(\$28.82)	\$8,443.24	\$9,500.01	\$1,056.77	\$38,000.00
Total Services & Utilities	\$13,996.38	\$17,447.09	\$3,450.71	\$40,778.09	\$52,341.27	\$11,563.18	\$209,365.00
Total Expense	\$15,170.11	\$24,305.15	\$9,135.04	\$45,193.29	\$72,915.45	\$27,722.16	\$291,661.73
Operating Net Income	\$9,224.58	(\$0.01)	\$9,224.59	\$28,090.36	(\$0.03)	\$28,090.39	\$0.00

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3/1/2019 - 3/31/2019

	3/1/2019 - 3/31/2019			1/1/2019 - 3/31/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<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	\$13,881.00	\$0.00	(\$13,881.00)	\$25,081.00	\$0.00	(\$25,081.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$13,881.00)	\$0.00	\$13,881.00	(\$26,008.00)	\$0.00	\$26,008.00	\$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	\$9,224.58	(\$0.01)	\$9,224.59	\$28,090.36	(\$0.03)	\$28,090.39	\$0.00