

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

**Balance Sheet**

**4/30/2019**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st	\$73,389.45	
1010-010 - MMA-Centennial 50605	\$51,364.99	
1110-000 - A/R-Maintenance Fees	\$8,579.90	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	
1410-001 - Prepaid Insurance-D&O	\$176.53	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$120,084.83

Reserve

1010-015 - MMA-Centennial 85091	\$203,490.27	
1010-020 - MMA-Republic Bank	\$233,391.52	
1041-005 - MMA-Reserve -Servis1st	\$220,867.91	
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>\$215,612.02</u>	
<u>Reserve Total</u>		\$1,322,099.10

*Assets Total*

\$1,442,183.93

**Liabilities and Equity**

Other

2010-000 - Accounts Payable	\$5,492.03	
2011-000 - Accounts Payable-Accrued	\$3,690.75	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$8,340.00</u>	
<u>Other Total</u>		\$17,522.78

Reserve

3020-000 - Reserve Fund-Paint	\$99,025.86	
3021-000 - Reserve Fund-Paving	\$120,938.82	
3023-000 - Reserve Fund-Roof	\$806,896.83	
3028-000 - Reserve Fund-Def Maintenance	\$111,938.94	
3035-000 - Reserve Fund-Insurance	\$116,284.96	
3046-000 - Reserve Fund-Irrigation	\$20,817.59	
3062-000 - Reserve Fund-Carports	\$921.46	
3079-000 - Reserve Fund-Insurance Deductable	\$40,300.48	
3080-000 - Reserve Fund-Interest	<u>\$4,974.16</u>	
<u>Reserve Total</u>		\$1,322,099.10

Retained Earnings

\$72,442.36

Net Income

\$30,119.69

*Liabilities & Equity Total*

\$1,442,183.93

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**4/1/2019 - 4/30/2019**

	4/1/2019 - 4/30/2019			1/1/2019 - 4/30/2019			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)	\$97,220.00	\$97,220.56	(\$0.56)	\$291,661.73
6020-000 - Maint Fee-Resv-Painting	\$1,686.00	\$1,686.00	\$0.00	\$6,744.00	\$6,744.00	\$0.00	\$20,232.00
6021-000 - Maint Fee-Resv-Paving	\$1,000.00	\$1,000.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$12,000.00
6023-000 - Maint Fee-Resv-Roof	\$11,993.00	\$11,993.00	\$0.00	\$47,972.00	\$47,972.00	\$0.00	\$143,916.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,283.00	\$1,283.00	\$0.00	\$5,132.00	\$5,132.00	\$0.00	\$15,396.00
6046-000 - Maint Fee-Resv-Irrigation	\$323.00	\$323.00	\$0.00	\$1,292.00	\$1,292.00	\$0.00	\$3,876.00
6070-000 - Interest Income-Operating	\$97.57	\$0.00	\$97.57	\$256.22	\$0.00	\$256.22	\$0.00
6071-000 - Interest Income-Reserve	\$821.42	\$0.00	\$821.42	\$3,474.62	\$0.00	\$3,474.62	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$210.00	\$0.00	\$210.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$16,285.00)	(\$16,285.00)	\$0.00	(\$65,140.00)	(\$65,140.00)	\$0.00	(\$195,420.00)
6901-000 - Interest Transfer to Reserves	(\$821.42)	\$0.00	(\$821.42)	(\$3,474.62)	\$0.00	(\$3,474.62)	\$0.00
<u>Total Revenues</u>	\$24,402.57	\$24,305.14	\$97.43	\$97,686.22	\$97,220.56	\$465.66	\$291,661.73
<b>Total Income</b>	\$24,402.57	\$24,305.14	\$97.43	\$97,686.22	\$97,220.56	\$465.66	\$291,661.73
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$117.66	\$4,501.04	\$4,383.38	\$352.98	\$18,004.16	\$17,651.18	\$54,012.48
7110-001 - Insurance-Workers Comp	\$0.00	\$64.42	\$64.42	\$0.00	\$257.68	\$257.68	\$773.00
7210-000 - Legal & Professional	\$235.00	\$416.67	\$181.67	\$193.50	\$1,666.68	\$1,473.18	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$20.40	(\$40.85)	\$61.25
7410-000 - Management Fee	\$1,000.00	\$1,033.33	\$33.33	\$4,000.00	\$4,133.32	\$133.32	\$12,400.00
7510-000 - Admin Expenses-General	\$80.24	\$316.67	\$236.43	\$1,240.37	\$1,266.68	\$26.31	\$3,800.00
7810-001 - Bad Debt Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
<u>Total Administrative</u>	\$1,432.90	\$6,858.06	\$5,425.16	\$5,848.10	\$27,432.24	\$21,584.14	\$82,296.73
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,054.15	\$3,054.42	\$0.27	\$12,216.60	\$12,217.68	\$1.08	\$36,653.00
8110-000 - Repair & Maintenance-General	\$2,706.20	\$1,041.67	(\$1,664.53)	\$11,411.18	\$4,166.68	(\$7,244.50)	\$12,500.00
8110-002 - R&M-Building	\$1,772.63	\$500.00	(\$1,272.63)	(\$3,827.37)	\$2,000.00	\$5,827.37	\$6,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$100.00	\$5,153.32	\$5,053.32	\$15,460.00
8110-008 - R&M-Irrigation	\$660.00	\$660.00	\$0.00	\$2,873.20	\$2,640.00	(\$233.20)	\$7,920.00
8210-001 - Grounds-Lawn Service	\$3,690.75	\$3,690.75	\$0.00	\$14,763.00	\$14,763.00	\$0.00	\$44,289.00
8210-002 - Grounds-Ins/Weed/Fert	\$3,000.00	\$750.00	(\$2,250.00)	\$3,130.00	\$3,000.00	(\$130.00)	\$9,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$309.25	\$309.25	\$0.00	\$1,237.00	\$1,237.00	\$3,711.00
8210-009 - Grounds-Irrigation Repairs	\$1,034.42	\$340.00	(\$694.42)	\$2,232.57	\$1,360.00	(\$872.57)	\$4,080.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$3,000.00	\$3,000.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$586.95	\$625.00	\$38.05	\$2,127.77	\$2,500.00	\$372.23	\$7,500.00
8710-011 - Utilities-Refuse Removal	\$1,271.00	\$1,271.00	\$0.00	\$5,084.00	\$5,084.00	\$0.00	\$15,252.00
8710-012 - Utilities-Cable TV	\$3,164.24	\$3,166.67	\$2.43	\$11,607.48	\$12,666.68	\$1,059.20	\$38,000.00
<u>Total Services &amp; Utilities</u>	\$20,940.34	\$17,447.09	(\$3,493.25)	\$61,718.43	\$69,788.36	\$8,069.93	\$209,365.00
<b>Total Expense</b>	\$22,373.24	\$24,305.15	\$1,931.91	\$67,566.53	\$97,220.60	\$29,654.07	\$291,661.73
Operating Net Income	\$2,029.33	(\$0.01)	\$2,029.34	\$30,119.69	(\$0.04)	\$30,119.73	\$0.00

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**4/1/2019 - 4/30/2019**

	4/1/2019 - 4/30/2019			1/1/2019 - 4/30/2019			<b>Annual Budget</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	
<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	\$22,048.80	\$0.00	(\$22,048.80)	\$47,129.80	\$0.00	(\$47,129.80)	\$0.00
9900-000 - Reserve Expense-Funding	(\$22,048.80)	\$0.00	\$22,048.80	(\$48,056.80)	\$0.00	\$48,056.80	\$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	\$2,029.33	(\$0.01)	\$2,029.34	\$30,119.69	(\$0.04)	\$30,119.73	\$0.00