

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

**Balance Sheet**

**6/30/2019**

<b>Assets</b>		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$77,953.76	
1010-010 - MMA-Centennial 50605	\$51,402.99	
1110-000 - A/R-Maintenance Fees	\$4,374.90	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$120,305.61
 <u>Reserve</u>		
1010-015 - MMA-Centennial 85091	\$203,699.27	
1010-020 - MMA-Republic Bank	\$234,159.20	
1041-005 - MMA-Reserve -Servis1st	\$251,492.99	
1042-010 - CD-Cadence 6/14/20	\$209,951.92	
1042-012 - CD-SUNTRUST 24MO	\$240,000.00	
1042-020 - CD-PILOT BANK (15 MONTHS)	<u>\$216,402.40</u>	
<u>Reserve Total</u>		\$1,355,705.78
 <u>Assets Total</u>		 <u>\$1,476,011.39</u>
 <b>Liabilities and Equity</b>		
<u>Other</u>		
2010-000 - Accounts Payable	\$1,303.10	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$7,931.00</u>	
<u>Other Total</u>		\$8,234.10
 <u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$102,397.86	
3021-000 - Reserve Fund-Paving	\$122,938.82	
3023-000 - Reserve Fund-Roof	\$828,842.83	
3028-000 - Reserve Fund-Def Maintenance	\$114,504.94	
3035-000 - Reserve Fund-Insurance	\$116,284.96	
3046-000 - Reserve Fund-Irrigation	\$21,463.59	
3062-000 - Reserve Fund-Carports	\$921.46	
3079-000 - Reserve Fund-Insurance Deductable	\$40,300.48	
3080-000 - Reserve Fund-Interest	<u>\$8,250.84</u>	
<u>Reserve Total</u>		\$1,355,705.78
 <u>Retained Earnings</u>		 \$72,442.36
 <u>Net Income</u>		 <u>\$38,629.15</u>
 <u>Liabilities &amp; Equity Total</u>		 <u>\$1,476,011.39</u>

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**6/1/2019 - 6/30/2019**

	6/1/2019 - 6/30/2019			1/1/2019 - 6/30/2019			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)	\$145,830.00	\$145,830.84	(\$0.84)	\$291,661.73
6020-000 - Maint Fee-Resv-Painting	\$1,686.00	\$1,686.00	\$0.00	\$10,116.00	\$10,116.00	\$0.00	\$20,232.00
6021-000 - Maint Fee-Resv-Paving	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$12,000.00
6023-000 - Maint Fee-Resv-Roof	\$11,993.00	\$11,993.00	\$0.00	\$71,958.00	\$71,958.00	\$0.00	\$143,916.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,283.00	\$1,283.00	\$0.00	\$7,698.00	\$7,698.00	\$0.00	\$15,396.00
6046-000 - Maint Fee-Resv-Irrigation	\$323.00	\$323.00	\$0.00	\$1,938.00	\$1,938.00	\$0.00	\$3,876.00
6070-000 - Interest Income-Operating	\$25.36	\$0.00	\$25.36	\$347.01	\$0.00	\$347.01	\$0.00
6071-000 - Interest Income-Reserve	\$642.47	\$0.00	\$642.47	\$6,161.14	\$0.00	\$6,161.14	\$0.00
6083-099 - Other Income-Pre-Lien	\$35.00	\$0.00	\$35.00	\$245.00	\$0.00	\$245.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$16,285.00)	(\$16,285.00)	\$0.00	(\$97,710.00)	(\$97,710.00)	\$0.00	(\$195,420.00)
6901-000 - Interest Transfer to Reserves	(\$642.47)	\$0.00	(\$642.47)	(\$6,161.14)	\$0.00	(\$6,161.14)	\$0.00
<u>Total Revenues</u>	\$24,365.36	\$24,305.14	\$60.22	\$146,422.01	\$145,830.84	\$591.17	\$291,661.73
<b>Total Income</b>	\$24,365.36	\$24,305.14	\$60.22	\$146,422.01	\$145,830.84	\$591.17	\$291,661.73
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$58.87	\$4,501.04	\$4,442.17	\$529.51	\$27,006.24	\$26,476.73	\$54,012.48
7110-001 - Insurance-Workers Comp	\$0.00	\$64.42	\$64.42	\$0.00	\$386.52	\$386.52	\$773.00
7210-000 - Legal & Professional	\$342.00	\$416.67	\$74.67	\$535.50	\$2,500.02	\$1,964.52	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$124.98	\$124.98	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$30.60	(\$30.65)	\$61.25
7410-000 - Management Fee	\$1,033.33	\$1,033.33	\$0.00	\$6,033.33	\$6,199.98	\$166.65	\$12,400.00
7510-000 - Admin Expenses-General	\$75.42	\$316.67	\$241.25	\$1,379.91	\$1,900.02	\$520.11	\$3,800.00
7810-001 - Bad Debt Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$6,000.00
<u>Total Administrative</u>	\$1,509.62	\$6,858.06	\$5,348.44	\$8,539.50	\$41,148.36	\$32,608.86	\$82,296.73
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,054.15	\$3,054.42	\$0.27	\$18,324.90	\$18,326.52	\$1.62	\$36,653.00
8110-000 - Repair & Maintenance-General	\$705.64	\$1,041.67	\$336.03	\$13,148.21	\$6,250.02	(\$6,898.19)	\$12,500.00
8110-002 - R&M-Building	\$170.00	\$500.00	\$330.00	(\$2,498.50)	\$3,000.00	\$5,498.50	\$6,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$7,735.00	\$7,729.98	(\$5.02)	\$15,460.00
8110-008 - R&M-Irrigation	\$0.00	\$660.00	\$660.00	\$3,533.20	\$3,960.00	\$426.80	\$7,920.00
8210-001 - Grounds-Lawn Service	\$3,690.75	\$3,690.75	\$0.00	\$22,144.50	\$22,144.50	\$0.00	\$44,289.00
8210-002 - Grounds-Ins/Weed/Fert	\$890.00	\$750.00	(\$140.00)	\$4,770.00	\$4,500.00	(\$270.00)	\$9,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$309.25	\$309.25	\$0.00	\$1,855.50	\$1,855.50	\$3,711.00
8210-009 - Grounds-Irrigation Repairs	\$1,005.96	\$340.00	(\$665.96)	\$3,263.53	\$2,040.00	(\$1,223.53)	\$4,080.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$4,500.00	\$4,500.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$806.30	\$625.00	(\$181.30)	\$3,280.18	\$3,750.00	\$469.82	\$7,500.00
8710-011 - Utilities-Refuse Removal	\$1,271.00	\$1,271.00	\$0.00	\$7,626.00	\$7,626.00	\$0.00	\$15,252.00
8710-012 - Utilities-Cable TV	\$3,159.43	\$3,166.67	\$7.24	\$17,926.34	\$19,000.02	\$1,073.68	\$38,000.00
<u>Total Services &amp; Utilities</u>	\$14,753.23	\$17,447.09	\$2,693.86	\$99,253.36	\$104,682.54	\$5,429.18	\$209,365.00
<b>Total Expense</b>	\$16,262.85	\$24,305.15	\$8,042.30	\$107,792.86	\$145,830.90	\$38,038.04	\$291,661.73
<b>Operating Net Income</b>	\$8,102.51	(\$0.01)	\$8,102.52	\$38,629.15	(\$0.06)	\$38,629.21	\$0.00

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**Budget Comparison Report**  
**6/1/2019 - 6/30/2019**

	6/1/2019 - 6/30/2019			1/1/2019 - 6/30/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<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
9623-000 - Reserve Expense-Roof	\$0.00	\$0.00	\$0.00	\$2,240.00	\$0.00	(\$2,240.00)	\$0.00
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$47,129.80	\$0.00	(\$47,129.80)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$50,296.80)	\$0.00	\$50,296.80	\$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
<b>Reserve Net Income</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Income</b>	\$8,102.51	(\$0.01)	\$8,102.52	\$38,629.15	(\$0.06)	\$38,629.21	\$.00