

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
8/31/2019

AssetsOperating

1010-005 - Cash-Checking-Servis1st	\$92,699.12	
1010-010 - MMA-Centennial 50605	\$51,402.99	
1110-000 - A/R-Maintenance Fees	\$2,189.90	
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>		\$132,865.97

Reserve

1010-015 - MMA-Centennial 85091	\$204,348.80	
1010-020 - MMA-Republic Bank	\$234,901.09	
1041-005 - MMA-Reserve -Servis1st	\$272,554.02	
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>\$217,223.62</u>	
<u>Reserve Total</u>		\$1,378,979.45

Assets Total\$1,511,845.42**Liabilities and Equity**Other

2010-000 - Accounts Payable	\$3,404.73	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$8,341.00</u>	
<u>Other Total</u>		\$11,745.73

Reserve

3020-000 - Reserve Fund-Paint	\$105,769.86	
3021-000 - Reserve Fund-Paving	\$124,938.82	
3023-000 - Reserve Fund-Roof	\$852,628.83	
3028-000 - Reserve Fund-Def Maintenance	\$105,230.74	
3035-000 - Reserve Fund-Insurance	\$116,284.96	
3046-000 - Reserve Fund-Irrigation	\$22,109.59	
3062-000 - Reserve Fund-Carports	\$921.46	
3079-000 - Reserve Fund-Insurance Deductable	\$40,300.48	
3080-000 - Reserve Fund-Interest	<u>\$10,794.71</u>	
<u>Reserve Total</u>		\$1,378,979.45

Retained Earnings

\$72,442.36

Net Income\$48,677.88*Liabilities & Equity Total*\$1,511,845.42

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
8/1/2019 - 8/31/2019

	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$24,305.00	\$24,305.14	(\$0.14)	\$194,440.00	\$194,441.12	(\$1.12)	\$291,661.73
6020-000 - Maint Fee-Resv-Painting	\$1,686.00	\$1,686.00	\$0.00	\$13,488.00	\$13,488.00	\$0.00	\$20,232.00
6021-000 - Maint Fee-Resv-Paving	\$1,000.00	\$1,000.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$12,000.00
6023-000 - Maint Fee-Resv-Roof	\$11,993.00	\$11,993.00	\$0.00	\$95,944.00	\$95,944.00	\$0.00	\$143,916.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,283.00	\$1,283.00	\$0.00	\$10,264.00	\$10,264.00	\$0.00	\$15,396.00
6046-000 - Maint Fee-Resv-Irrigation	\$323.00	\$323.00	\$0.00	\$2,584.00	\$2,584.00	\$0.00	\$3,876.00
6070-000 - Interest Income-Operating	\$29.37	\$0.00	\$29.37	\$403.04	\$0.00	\$403.04	\$0.00
6071-000 - Interest Income-Reserve	\$1,581.10	\$0.00	\$1,581.10	\$8,705.01	\$0.00	\$8,705.01	\$0.00
6083-099 - Other Income-Pre-Lien	\$35.00	\$0.00	\$35.00	\$315.00	\$0.00	\$315.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$16,285.00)	(\$16,285.00)	\$0.00	(\$130,280.00)	(\$130,280.00)	\$0.00	(\$195,420.00)
6901-000 - Interest Transfer to Reserves	(\$1,581.10)	\$0.00	(\$1,581.10)	(\$8,705.01)	\$0.00	(\$8,705.01)	\$0.00
Total Revenues	\$24,369.37	\$24,305.14	\$64.23	\$195,158.04	\$194,441.12	\$716.92	\$291,661.73
Total Income	\$24,369.37	\$24,305.14	\$64.23	\$195,158.04	\$194,441.12	\$716.92	\$291,661.73
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$0.00	\$4,501.04	\$4,501.04	\$529.51	\$36,008.32	\$35,478.81	\$54,012.48
7110-001 - Insurance-Workers Comp	\$0.00	\$64.42	\$64.42	\$0.00	\$515.36	\$515.36	\$773.00
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	\$535.50	\$3,333.36	\$2,797.86	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$166.64	\$166.64	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$40.80	(\$20.45)	\$61.25
7410-000 - Management Fee	\$1,033.33	\$1,033.33	\$0.00	\$8,099.99	\$8,266.64	\$166.65	\$12,400.00
7510-000 - Admin Expenses-General	\$90.09	\$316.67	\$226.58	\$1,283.30	\$2,533.36	\$1,250.06	\$3,800.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$35.00	\$0.00	(\$35.00)	\$315.00	\$0.00	(\$315.00)	\$0.00
7810-001 - Bad Debt Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$4,000.00	\$4,000.00	\$6,000.00
Total Administrative	\$1,158.42	\$6,858.06	\$5,699.64	\$10,824.55	\$54,864.48	\$44,039.93	\$82,296.73
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,054.15	\$3,054.42	\$0.27	\$24,433.20	\$24,435.36	\$2.16	\$36,653.00
8110-000 - Repair & Maintenance-General	\$1,329.90	\$1,041.67	(\$288.23)	\$18,831.55	\$8,333.36	(\$10,498.19)	\$12,500.00
8110-002 - R&M-Building	\$1,723.51	\$500.00	(\$1,223.51)	\$1,995.01	\$4,000.00	\$2,004.99	\$6,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$7,735.00	\$10,306.64	\$2,571.64	\$15,460.00
8110-008 - R&M-Irrigation	\$660.00	\$660.00	\$0.00	\$5,513.20	\$5,280.00	(\$233.20)	\$7,920.00
8210-001 - Grounds-Lawn Service	\$3,690.75	\$3,690.75	\$0.00	\$29,526.00	\$29,526.00	\$0.00	\$44,289.00
8210-002 - Grounds-Ins/Weed/Fert	(\$750.00)	\$750.00	\$1,500.00	\$4,770.00	\$6,000.00	\$1,230.00	\$9,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$309.25	\$309.25	\$0.00	\$2,474.00	\$2,474.00	\$3,711.00
8210-009 - Grounds-Irrigation Repairs	\$620.80	\$340.00	(\$280.80)	\$4,195.99	\$2,720.00	(\$1,475.99)	\$4,080.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$6,000.00	\$6,000.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$438.92	\$625.00	\$186.08	\$4,242.46	\$5,000.00	\$757.54	\$7,500.00
8710-011 - Utilities-Refuse Removal	\$1,271.00	\$1,271.00	\$0.00	\$10,168.00	\$10,168.00	\$0.00	\$15,252.00
8710-012 - Utilities-Cable TV	\$3,159.43	\$3,166.67	\$7.24	\$24,245.20	\$25,333.36	\$1,088.16	\$38,000.00
Total Services & Utilities	\$15,198.46	\$17,447.09	\$2,248.63	\$135,655.61	\$139,576.72	\$3,921.11	\$209,365.00
Total Expense	\$16,356.88	\$24,305.15	\$7,948.27	\$146,480.16	\$194,441.20	\$47,961.04	\$291,661.73

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
8/1/2019 - 8/31/2019

	8/1/2019 - 8/31/2019			1/1/2019 - 8/31/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$8,012.49	(\$0.01)	\$8,012.50	\$48,677.88	(\$0.08)	\$48,677.96	\$0.00
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
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	\$3.00	\$0.00	(\$3.00)	\$58,970.00	\$0.00	(\$58,970.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$3.00)	\$0.00	\$3.00	(\$62,137.00)	\$0.00	\$62,137.00	\$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	\$8,012.49	(\$0.01)	\$8,012.50	\$48,677.88	(\$0.08)	\$48,677.96	\$0.00