

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

## Balance Sheet

10/31/2019

**Assets**Operating

1010-005 - Cash-Checking-Servis1st	\$108,525.99	
1010-010 - MMA-Centennial 50605	\$51,585.21	
1110-000 - A/R-Maintenance Fees	\$2,084.90	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	
1500-000 - Utility Deposits-General	\$611.00	
<u>Operating Total</u>		\$148,770.06

Reserve

1010-015 - MMA-Centennial 85091	\$204,716.28	
1010-020 - MMA-Republic Bank	\$235,504.10	
1041-005 - MMA-Reserve -Servis1st	\$72,443.77	
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)	\$398.90	
1042-021 - CD-First Community	\$218,033.94	
<u>Reserve Total</u>		\$1,181,048.91

Other

1410-003 - Prepaid Insurance-Workers Comp	\$590.34	
<u>Other Total</u>		\$590.34

*Assets Total*\$1,330,409.31**Liabilities and Equity**Other

2010-000 - Accounts Payable	\$3,337.26	
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$8,341.00	
<u>Other Total</u>		\$11,678.26

Reserve

3020-000 - Reserve Fund-Paint	\$109,141.86	
3021-000 - Reserve Fund-Paving	\$126,938.82	
3023-000 - Reserve Fund-Roof	\$650,999.51	
3028-000 - Reserve Fund-Def Maintenance	\$100,515.94	
3035-000 - Reserve Fund-Insurance	\$116,284.96	
3046-000 - Reserve Fund-Irrigation	\$22,755.59	
3062-000 - Reserve Fund-Carports	\$921.46	
3079-000 - Reserve Fund-Insurance Deductable	\$40,300.48	
3080-000 - Reserve Fund-Interest	\$13,344.67	
<u>Reserve Total</u>		\$1,181,203.29

Retained Earnings

\$72,442.36

Net Income\$65,085.40*Liabilities & Equity Total*\$1,330,409.31

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**10/1/2019 - 10/31/2019**

	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019			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)	\$243,050.00	\$243,051.40	(\$1.40)	\$291,661.73
6020-000 - Maint Fee-Resv-Painting	\$1,686.00	\$1,686.00	\$0.00	\$16,860.00	\$16,860.00	\$0.00	\$20,232.00
6021-000 - Maint Fee-Resv-Paving	\$1,000.00	\$1,000.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$12,000.00
6023-000 - Maint Fee-Resv-Roof	\$11,993.00	\$11,993.00	\$0.00	\$119,930.00	\$119,930.00	\$0.00	\$143,916.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,283.00	\$1,283.00	\$0.00	\$12,830.00	\$12,830.00	\$0.00	\$15,396.00
6046-000 - Maint Fee-Resv-Irrigation	\$323.00	\$323.00	\$0.00	\$3,230.00	\$3,230.00	\$0.00	\$3,876.00
6070-000 - Interest Income-Operating	\$40.59	\$0.00	\$40.59	\$472.73	\$0.00	\$472.73	\$0.00
6071-000 - Interest Income-Reserve	\$1,477.94	\$0.00	\$1,477.94	\$11,254.97	\$0.00	\$11,254.97	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$16,285.00)	(\$16,285.00)	\$0.00	(\$162,850.00)	(\$162,850.00)	\$0.00	(\$195,420.00)
6901-000 - Interest Transfer to Reserves	(\$1,477.94)	\$0.00	(\$1,477.94)	(\$11,254.97)	\$0.00	(\$11,254.97)	\$0.00
<b>Total Revenues</b>	<b>\$24,345.59</b>	<b>\$24,305.14</b>	<b>\$40.45</b>	<b>\$243,872.73</b>	<b>\$243,051.40</b>	<b>\$821.33</b>	<b>\$291,661.73</b>
<b>Total Income</b>	<b>\$24,345.59</b>	<b>\$24,305.14</b>	<b>\$40.45</b>	<b>\$243,872.73</b>	<b>\$243,051.40</b>	<b>\$821.33</b>	<b>\$291,661.73</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$0.00	\$4,501.04	\$4,501.04	\$529.51	\$45,010.40	\$44,480.89	\$54,012.48
7110-001 - Insurance-Workers Comp	\$53.66	\$64.42	\$10.76	\$53.66	\$644.20	\$590.54	\$773.00
7210-000 - Legal & Professional	\$299.00	\$416.67	\$117.67	\$834.50	\$4,166.70	\$3,332.20	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$208.30	\$208.30	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$51.00	(\$10.25)	\$61.25
7410-000 - Management Fee	\$1,033.33	\$1,033.33	\$0.00	\$10,166.65	\$10,333.30	\$166.65	\$12,400.00
7510-000 - Admin Expenses-General	\$102.64	\$316.67	\$214.03	\$1,615.37	\$3,166.70	\$1,551.33	\$3,800.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	(\$350.00)	\$0.00
7810-001 - Bad Debt Expense	\$0.00	\$500.00	\$500.00	\$0.00	\$5,000.00	\$5,000.00	\$6,000.00
<b>Total Administrative</b>	<b>\$1,488.63</b>	<b>\$6,858.06</b>	<b>\$5,369.43</b>	<b>\$13,610.94</b>	<b>\$68,580.60</b>	<b>\$54,969.66</b>	<b>\$82,296.73</b>
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,054.15	\$3,054.42	\$0.27	\$30,541.50	\$30,544.20	\$2.70	\$36,653.00
8110-000 - Repair & Maintenance-General	\$2,006.64	\$1,041.67	(\$964.97)	\$21,028.19	\$10,416.70	(\$10,611.49)	\$12,500.00
8110-002 - R&M-Building	\$705.00	\$500.00	(\$205.00)	\$2,765.01	\$5,000.00	\$2,234.99	\$6,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$7,735.00	\$12,883.30	\$5,148.30	\$15,460.00
8110-008 - R&M-Irrigation	\$660.00	\$660.00	\$0.00	\$6,833.20	\$6,600.00	(\$233.20)	\$7,920.00
8210-001 - Grounds-Lawn Service	\$3,690.75	\$3,690.75	\$0.00	\$36,907.50	\$36,907.50	\$0.00	\$44,289.00
8210-002 - Grounds-							

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**10/1/2019 - 10/31/2019**

	10/1/2019 - 10/31/2019			1/1/2019 - 10/31/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Ins/Weed/Fert	\$0.00	\$750.00	\$750.00	\$4,770.00	\$7,500.00	\$2,730.00	\$9,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$309.25	\$309.25	\$0.00	\$3,092.50	\$3,092.50	\$3,711.00
8210-009 - Grounds-Irrigation Repairs	\$520.56	\$340.00	(\$180.56)	\$6,034.63	\$3,400.00	(\$2,634.63)	\$4,080.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$7,500.00	\$7,500.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$560.06	\$625.00	\$64.94	\$5,289.76	\$6,250.00	\$960.24	\$7,500.00
8710-011 - Utilities-Refuse Removal	\$1,271.00	\$1,271.00	\$0.00	\$12,710.00	\$12,710.00	\$0.00	\$15,252.00
8710-012 - Utilities-Cable TV	\$3,158.20	\$3,166.67	\$8.47	\$30,561.60	\$31,666.70	\$1,105.10	\$38,000.00
<u>Total Services &amp; Utilities</u>	\$15,626.36	\$17,447.09	\$1,820.73	\$165,176.39	\$174,470.90	\$9,294.51	\$209,365.00
<b>Total Expense</b>	\$17,114.99	\$24,305.15	\$7,190.16	\$178,787.33	\$243,051.50	\$64,264.17	\$291,661.73
Operating Net Income	\$7,230.60	(\$0.01)	\$7,230.61	\$65,085.40	(\$0.10)	\$65,085.50	\$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
9623-000 - Reserve Expense-Roof	\$225,615.32	\$0.00	(\$225,615.32)	\$227,855.32	\$0.00	(\$227,855.32)	\$0.00
9628-000 - Reserve Expense-Def Maint	\$7,277.80	\$0.00	(\$7,277.80)	\$66,250.80	\$0.00	(\$66,250.80)	\$0.00
9900-000 - Reserve Expense-Funding	(\$232,893.12)	\$0.00	\$232,893.12	(\$295,033.12)	\$0.00	\$295,033.12	\$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
<b>Net Income</b>	\$7,230.60	(\$0.01)	\$7,230.61	\$65,085.40	(\$0.10)	\$65,085.50	\$0.00