

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
11/30/2019

AssetsOperating

1010-005 - Cash-Checking-Servis1st	\$97,582.19	
1010-010 - MMA-Centennial 50605	\$51,612.01	
1110-000 - A/R-Maintenance Fees	\$3,829.90	
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>		\$139,598.06

Reserve

1010-015 - MMA-Centennial 85091	\$204,879.54	
1010-020 - MMA-Republic Bank	\$36,183.17	
1041-005 - MMA-Reserve -Servis1st	\$87,578.11	
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	<u>\$218,033.94</u>	
<u>Reserve Total</u>		\$997,025.58

Other

1410-003 - Prepaid Insurance-Workers Comp	<u>\$536.68</u>	
<u>Other Total</u>		<u>\$536.68</u>

Assets Total\$1,137,160.32**Liabilities and Equity**Other

2010-000 - Accounts Payable	\$1,139.96	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$6,701.00</u>	
<u>Other Total</u>		\$7,840.96

Reserve

3020-000 - Reserve Fund-Paint	\$110,827.86	
3021-000 - Reserve Fund-Paving	\$127,938.82	
3023-000 - Reserve Fund-Roof	\$468,425.33	
3028-000 - Reserve Fund-Def Maintenance	\$95,773.54	
3035-000 - Reserve Fund-Insurance	\$116,284.96	
3046-000 - Reserve Fund-Irrigation	\$23,078.59	
3062-000 - Reserve Fund-Carports	\$921.46	
3079-000 - Reserve Fund-Insurance Deductable	\$40,300.48	
3080-000 - Reserve Fund-Interest	<u>\$13,474.54</u>	
<u>Reserve Total</u>		\$997,025.58

Retained Earnings

\$72,442.36

Net Income\$59,851.42*Liabilities & Equity Total*\$1,137,160.32

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
11/1/2019 - 11/30/2019

	11/1/2019 - 11/30/2019			1/1/2019 - 11/30/2019			
	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)	\$267,355.00	\$267,356.54	(\$1.54)	\$291,661.73
6020-000 - Maint Fee-Resv-Painting	\$1,686.00	\$1,686.00	\$0.00	\$18,546.00	\$18,546.00	\$0.00	\$20,232.00
6021-000 - Maint Fee-Resv-Paving	\$1,000.00	\$1,000.00	\$0.00	\$11,000.00	\$11,000.00	\$0.00	\$12,000.00
6023-000 - Maint Fee-Resv-Roof	\$11,993.00	\$11,993.00	\$0.00	\$131,923.00	\$131,923.00	\$0.00	\$143,916.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,283.00	\$1,283.00	\$0.00	\$14,113.00	\$14,113.00	\$0.00	\$15,396.00
6046-000 - Maint Fee-Resv-Irrigation	\$323.00	\$323.00	\$0.00	\$3,553.00	\$3,553.00	\$0.00	\$3,876.00
6070-000 - Interest Income-Operating	\$191.80	\$0.00	\$191.80	\$664.53	\$0.00	\$664.53	\$0.00
6071-000 - Interest Income-Reserve	\$129.87	\$0.00	\$129.87	\$11,384.84	\$0.00	\$11,384.84	\$0.00
6083-099 - Other Income-Pre-Lien	\$105.00	\$0.00	\$105.00	\$455.00	\$0.00	\$455.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$16,285.00)	(\$16,285.00)	\$0.00	(\$179,135.00)	(\$179,135.00)	\$0.00	(\$195,420.00)
6901-000 - Interest Transfer to Reserves	(\$129.87)	\$0.00	(\$129.87)	(\$11,384.84)	\$0.00	(\$11,384.84)	\$0.00
Total Revenues	\$24,601.80	\$24,305.14	\$296.66	\$268,474.53	\$267,356.54	\$1,117.99	\$291,661.73
Total Income	\$24,601.80	\$24,305.14	\$296.66	\$268,474.53	\$267,356.54	\$1,117.99	\$291,661.73
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$0.00	\$4,501.04	\$4,501.04	\$529.51	\$49,511.44	\$48,981.93	\$54,012.48
7110-001 - Insurance-Workers Comp	\$53.66	\$64.42	\$10.76	\$107.32	\$708.62	\$601.30	\$773.00
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	\$834.50	\$4,583.37	\$3,748.87	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$229.13	\$229.13	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$56.10	(\$5.15)	\$61.25
7410-000 - Management Fee	\$1,033.33	\$1,033.33	\$0.00	\$11,199.98	\$11,366.63	\$166.65	\$12,400.00
7510-000 - Admin Expenses-General	\$614.00	\$316.67	(\$297.33)	\$2,229.37	\$3,483.37	\$1,254.00	\$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	\$5,500.00	\$5,500.00	\$6,000.00
Total Administrative	\$1,700.99	\$6,858.06	\$5,157.07	\$15,311.93	\$75,438.66	\$60,126.73	\$82,296.73
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,054.15	\$3,054.42	\$0.27	\$33,595.65	\$33,598.62	\$2.97	\$36,653.00
8110-000 - Repair & Maintenance-General	\$655.00	\$1,041.67	\$386.67	\$21,683.19	\$11,458.37	(\$10,224.82)	\$12,500.00
8110-002 - R&M-Building	\$155.73	\$500.00	\$344.27	\$2,920.74	\$5,500.00	\$2,579.26	\$6,000.00
8110-004 - R&M-Trees	\$6,478.00	\$1,288.33	(\$5,189.67)	\$14,213.00	\$14,171.63	(\$41.37)	\$15,460.00
8110-008 - R&M-Irrigation	\$660.00	\$660.00	\$0.00	\$7,493.20	\$7,260.00	(\$233.20)	\$7,920.00
8210-001 - Grounds-Lawn Service	\$3,690.75	\$3,690.75	\$0.00	\$40,598.25	\$40,598.25	\$0.00	\$44,289.00
8210-002 - Grounds-Ins/Weed/Fert	\$0.00	\$750.00	\$750.00	\$4,770.00	\$8,250.00	\$3,480.00	\$9,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$309.25	\$309.25	\$0.00	\$3,401.75	\$3,401.75	\$3,711.00
8210-009 - Grounds-Irrigation Repairs	\$0.64	\$340.00	\$339.36	\$6,035.27	\$3,740.00	(\$2,295.27)	\$4,080.00
8410-003 - Pest Control-Sentricon	\$8,532.00	\$750.00	(\$7,782.00)	\$8,532.00	\$8,250.00	(\$282.00)	\$9,000.00
8710-000 - Utilities-Electric-General	\$479.32	\$625.00	\$145.68	\$5,769.08	\$6,875.00	\$1,105.92	\$7,500.00
8710-011 - Utilities-Refuse Removal	\$1,271.00	\$1,271.00	\$0.00	\$13,981.00	\$13,981.00	\$0.00	\$15,252.00
8710-012 - Utilities-Cable TV	\$3,158.20	\$3,166.67	\$8.47	\$33,719.80	\$34,833.37	\$1,113.57	\$38,000.00

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11/1/2019 - 11/30/2019

	11/1/2019 - 11/30/2019			1/1/2019 - 11/30/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Services & Utilities</u>	\$28,134.79	\$17,447.09	(\$10,687.70)	\$193,311.18	\$191,917.99	(\$1,393.19)	\$209,365.00
Total Expense	\$29,835.78	\$24,305.15	(\$5,530.63)	\$208,623.11	\$267,356.65	\$58,733.54	\$291,661.73
Operating Net Income	(\$5,233.98)	(\$0.01)	(\$5,233.97)	\$59,851.42	(\$0.11)	\$59,851.53	\$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	\$194,567.18	\$0.00	(\$194,567.18)	\$422,422.50	\$0.00	(\$422,422.50)	\$0.00
9628-000 - Reserve Expense-Def Maint	\$6,025.40	\$0.00	(\$6,025.40)	\$72,276.20	\$0.00	(\$72,276.20)	\$0.00
9900-000 - Reserve Expense-Funding	(\$200,592.58)	\$0.00	\$200,592.58	(\$495,625.70)	\$0.00	\$495,625.70	\$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	(\$5,233.98)	(\$0.01)	(\$5,233.97)	\$59,851.42	(\$0.11)	\$59,851.53	\$0.00