

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

**Balance Sheet**

**1/31/2020**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st	\$123,403.64	
1010-010 - MMA-Centennial 50605	\$51,667.68	
1110-000 - A/R-Maintenance Fees	\$5,382.40	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	
1420-000 - Prepaid Expense	\$1,690.54	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$168,718.22

Reserve

1010-015 - MMA-Centennial 85091	\$205,217.20	
1010-020 - MMA-Republic Bank	\$36,180.24	
1041-005 - MMA-Reserve -Servis1st	\$48,199.33	
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>		\$957,981.53

Other

1410-003 - Prepaid Insurance-Workers Comp	<u>\$429.36</u>	
<u>Other Total</u>		<u>\$429.36</u>

*Assets Total*

\$1,127,129.11

**Liabilities and Equity**

Other

2010-000 - Accounts Payable	\$18,107.39	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$7,520.00</u>	
<u>Other Total</u>		\$25,627.39

Reserve

3020-000 - Reserve Fund-Paint	\$115,422.90	
3021-000 - Reserve Fund-Paving	\$131,423.37	
3023-000 - Reserve Fund-Roof	\$493,335.51	
3028-000 - Reserve Fund-Def Maintenance	\$100,731.61	
3035-000 - Reserve Fund-Insurance	\$50,971.90	
3046-000 - Reserve Fund-Irrigation	\$24,079.98	
3062-000 - Reserve Fund-Carports	\$935.05	
3079-000 - Reserve Fund-Insurance Deductable	\$40,894.71	
3080-000 - Reserve Fund-Interest	<u>\$186.50</u>	
<u>Reserve Total</u>		\$957,981.53

Retained Earnings

\$147,251.99

Net Income

(\$3,731.80)

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

**Balance Sheet**

**1/31/2020**

*Liabilities & Equity Total*

\$1,127,129.11

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**1/1/2020 - 1/31/2020**

	1/1/2020 - 1/31/2020			1/1/2020 - 1/31/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,973.33	\$23,923.06	\$50.27	\$23,973.33	\$23,923.06	\$50.27	\$287,076.69
6020-000 - Maint Fee-Resv-Painting	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$15,000.00
6021-000 - Maint Fee-Resv-Paving	\$583.33	\$583.33	\$0.00	\$583.33	\$583.33	\$0.00	\$7,000.00
6023-000 - Maint Fee-Resv-Roof	\$5,833.33	\$5,833.33	\$0.00	\$5,833.33	\$5,833.33	\$0.00	\$70,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,250.00	\$2,250.00	\$0.00	\$2,250.00	\$2,250.00	\$0.00	\$27,000.00
6035-000 - Maint Fee-Resv-Insurance	\$6,416.67	\$6,416.67	\$0.00	\$6,416.67	\$6,416.67	\$0.00	\$77,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$0.00	\$4,000.00
6070-000 - Interest Income-Operating	\$38.58	\$0.00	\$38.58	\$38.58	\$0.00	\$38.58	\$0.00
6071-000 - Interest Income-Reserve	\$186.50	\$0.00	\$186.50	\$186.50	\$0.00	\$186.50	\$0.00
6083-099 - Other Income-Pre-Lien	\$35.00	\$0.00	\$35.00	\$35.00	\$0.00	\$35.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$16,666.66)	(\$16,666.67)	\$0.01	(\$16,666.66)	(\$16,666.67)	\$0.01	(\$200,000.00)
6901-000 - Interest Transfer to Reserves	(\$186.50)	\$0.00	(\$186.50)	(\$186.50)	\$0.00	(\$186.50)	\$0.00
<u>Total Revenues</u>	\$24,046.91	\$23,923.05	\$123.86	\$24,046.91	\$23,923.05	\$123.86	\$287,076.69
<b>Total Income</b>	\$24,046.91	\$23,923.05	\$123.86	\$24,046.91	\$23,923.05	\$123.86	\$287,076.69
<b>Expense</b>							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$53.66	\$59.00	\$5.34	\$53.66	\$59.00	\$5.34	\$708.00
7210-000 - Legal & Professional	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.10	(\$56.15)	\$61.25	\$5.10	(\$56.15)	\$61.25
7410-000 - Management Fee	\$1,033.33	\$1,059.16	\$25.83	\$1,033.33	\$1,059.16	\$25.83	\$12,709.96
7510-000 - Admin Expenses-General	\$215.90	\$250.00	\$34.10	\$215.90	\$250.00	\$34.10	\$3,000.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$35.00	\$0.00	(\$35.00)	\$35.00	\$0.00	(\$35.00)	\$0.00
<u>Total Administrative</u>	\$1,399.14	\$1,644.09	\$244.95	\$1,399.14	\$1,644.09	\$244.95	\$19,729.21
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,253.14	\$3,252.82	(\$0.32)	\$3,253.14	\$3,252.82	(\$0.32)	\$39,033.80
8110-000 - Repair & Maintenance-General	\$2,142.00	\$855.55	(\$1,286.45)	\$2,142.00	\$855.55	(\$1,286.45)	\$10,266.56
8110-002 - R&M-Building	\$150.00	\$500.00	\$350.00	\$150.00	\$500.00	\$350.00	\$6,000.00
8110-004 - R&M-Trees	\$6,050.00	\$1,288.33	(\$4,761.67)	\$6,050.00	\$1,288.33	(\$4,761.67)	\$15,460.00
8110-008 - R&M-Irrigation	\$0.00	\$660.00	\$660.00	\$0.00	\$660.00	\$660.00	\$7,920.00
8210-001 - Grounds-Lawn Service	\$3,690.75	\$4,000.00	\$309.25	\$3,690.75	\$4,000.00	\$309.25	\$48,000.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$1,000.00	\$500.00	\$500.00	\$1,000.00	\$500.00	\$12,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,916.67	\$2,916.67	\$0.00	\$2,916.67	\$2,916.67	\$35,000.00
8210-005 - Grounds-Mulch	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
8210-009 - Grounds-Irrigation Repairs	\$5,370.81	\$1,166.67	(\$4,204.14)	\$5,370.81	\$1,166.67	(\$4,204.14)	\$14,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$559.04	\$541.67	(\$17.37)	\$559.04	\$541.67	(\$17.37)	\$6,500.00
8710-011 - Utilities-Refuse Removal	\$1,347.26	\$1,347.26	\$0.00	\$1,347.26	\$1,347.26	\$0.00	\$16,167.12
8710-012 - Utilities-Cable TV	\$3,316.57	\$3,166.67	(\$149.90)	\$3,316.57	\$3,166.67	(\$149.90)	\$38,000.00
<u>Total Services &amp; Utilities</u>	\$26,379.57	\$22,278.97	(\$4,100.60)	\$26,379.57	\$22,278.97	(\$4,100.60)	\$267,347.48
<b>Total Expense</b>	\$27,778.71	\$23,923.06	(\$3,855.65)	\$27,778.71	\$23,923.06	(\$3,855.65)	\$287,076.69

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**Budget Comparison Report**  
**1/1/2020 - 1/31/2020**

	1/1/2020 - 1/31/2020			1/1/2020 - 1/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	(\$3,731.80)	(\$0.01)	(\$3,731.79)	(\$3,731.80)	(\$0.01)	(\$3,731.79)	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$3.00	\$0.00	(\$3.00)	\$3.00	\$0.00	(\$3.00)	\$0.00
9646-000 - Reserve Expense-Irrigation	\$1,690.54	\$0.00	(\$1,690.54)	\$1,690.54	\$0.00	(\$1,690.54)	\$0.00
9900-000 - Reserve Expense-Funding	(\$1,693.54)	\$0.00	\$1,693.54	(\$1,693.54)	\$0.00	\$1,693.54	\$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	(\$3,731.80)	(\$0.01)	(\$3,731.79)	(\$3,731.80)	(\$0.01)	(\$3,731.79)	\$0.00