

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
2/29/2020

Assets		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$103,678.70	
1010-010 - MMA-Centennial 50605	\$51,693.38	
1110-000 - A/R-Maintenance Fees	\$7,432.40	
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>		\$149,378.44
<u>Reserve</u>		
1010-015 - MMA-Centennial 85091	\$79,282.76	
1010-020 - MMA-Republic Bank	\$36,180.24	
1041-005 - MMA-Reserve -Servis1st	\$63,198.21	
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>		\$847,045.97
<u>Other</u>		
1121-000 - A/R-Due from Reserves	\$127,881.92	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$375.70</u>	
<u>Other Total</u>		<u>\$128,257.62</u>
Assets Total		<u>\$1,124,682.03</u>
Liabilities and Equity		
<u>Other</u>		
2010-000 - Accounts Payable	\$136,881.31	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$7,520.00</u>	
<u>Other Total</u>		\$144,401.31
<u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$116,672.90	
3021-000 - Reserve Fund-Paving	\$132,006.70	
3023-000 - Reserve Fund-Roof	\$383,261.32	
3028-000 - Reserve Fund-Def Maintenance	\$92,812.01	
3035-000 - Reserve Fund-Insurance	\$57,388.57	
3046-000 - Reserve Fund-Irrigation	\$22,722.77	
3062-000 - Reserve Fund-Carports	\$935.05	
3079-000 - Reserve Fund-Insurance Deductable	\$40,894.71	
3080-000 - Reserve Fund-Interest	<u>\$351.94</u>	
<u>Reserve Total</u>		\$847,045.97
<u>Retained Earnings</u>		\$147,251.99
<u>Net Income</u>		<u>(\$14,017.24)</u>

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2/29/2020

Liabilities & Equity Total \$1,124,682.03

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
2/1/2020 - 2/29/2020

	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,923.34	\$23,923.06	\$0.28	\$47,896.67	\$47,846.12	\$50.55	\$287,076.69
6020-000 - Maint Fee-Resv-Painting	\$1,250.00	\$1,250.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$15,000.00
6021-000 - Maint Fee-Resv-Paving	\$583.33	\$583.33	\$0.00	\$1,166.66	\$1,166.66	\$0.00	\$7,000.00
6023-000 - Maint Fee-Resv-Roof	\$5,833.33	\$5,833.33	\$0.00	\$11,666.66	\$11,666.66	\$0.00	\$70,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,250.00	\$2,250.00	\$0.00	\$4,500.00	\$4,500.00	\$0.00	\$27,000.00
6035-000 - Maint Fee-Resv-Insurance	\$6,416.67	\$6,416.67	\$0.00	\$12,833.34	\$12,833.34	\$0.00	\$77,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$333.33	\$333.33	\$0.00	\$666.66	\$666.66	\$0.00	\$4,000.00
6070-000 - Interest Income-Operating	\$35.91	\$0.00	\$35.91	\$74.49	\$0.00	\$74.49	\$0.00
6071-000 - Interest Income-Reserve	\$165.44	\$0.00	\$165.44	\$351.94	\$0.00	\$351.94	\$0.00
6083-099 - Other Income-Pre-Lien	\$35.00	\$0.00	\$35.00	\$70.00	\$0.00	\$70.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$16,666.66)	(\$16,666.67)	\$0.01	(\$33,333.32)	(\$33,333.34)	\$0.02	(\$200,000.00)
6901-000 - Interest Transfer to Reserves	(\$165.44)	\$0.00	(\$165.44)	(\$351.94)	\$0.00	(\$351.94)	\$0.00
<u>Total Revenues</u>	\$23,994.25	\$23,923.05	\$71.20	\$48,041.16	\$47,846.10	\$195.06	\$287,076.69
Total Income	\$23,994.25	\$23,923.05	\$71.20	\$48,041.16	\$47,846.10	\$195.06	\$287,076.69
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$53.66	\$59.00	\$5.34	\$107.32	\$118.00	\$10.68	\$708.00
7210-000 - Legal & Professional	\$1,694.50	\$250.00	(\$1,444.50)	\$1,694.50	\$500.00	(\$1,194.50)	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$41.66	\$41.66	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$10.20	(\$51.05)	\$61.25
7410-000 - Management Fee	\$1,033.33	\$1,059.16	\$25.83	\$2,066.66	\$2,118.32	\$51.66	\$12,709.96
7510-000 - Admin Expenses-General	\$141.84	\$250.00	\$108.16	\$357.74	\$500.00	\$142.26	\$3,000.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$35.00	\$0.00	(\$35.00)	\$70.00	\$0.00	(\$70.00)	\$0.00
<u>Total Administrative</u>	\$2,958.33	\$1,644.09	(\$1,314.24)	\$4,357.47	\$3,288.18	(\$1,069.29)	\$19,729.21
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,253.14	\$3,252.82	(\$0.32)	\$6,506.28	\$6,505.64	(\$0.64)	\$39,033.80
8110-000 - Repair & Maintenance-General	\$290.00	\$855.55	\$565.55	\$2,432.00	\$1,711.10	(\$720.90)	\$10,266.56
8110-002 - R&M-Building	\$270.00	\$500.00	\$230.00	\$420.00	\$1,000.00	\$580.00	\$6,000.00
8110-004 - R&M-Trees	\$5,500.00	\$1,288.33	(\$4,211.67)	\$11,550.00	\$2,576.66	(\$8,973.34)	\$15,460.00
8110-008 - R&M-Irrigation	\$0.00	\$660.00	\$660.00	\$0.00	\$1,320.00	\$1,320.00	\$7,920.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$4,000.00	\$350.00	\$7,340.75	\$8,000.00	\$659.25	\$48,000.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$2,000.00	\$1,000.00	\$12,000.00
8210-003 - Grounds-Plants/Sod	\$12,750.00	\$2,916.67	(\$9,833.33)	\$12,750.00	\$5,833.34	(\$6,916.66)	\$35,000.00
8210-005 - Grounds-Mulch	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$1,166.67	\$1,166.67	\$5,370.81	\$2,333.34	(\$3,037.47)	\$14,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00	\$1,500.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$444.39	\$541.67	\$97.28	\$1,003.43	\$1,083.34	\$79.91	\$6,500.00
8710-011 - Utilities-Refuse Removal	\$1,347.26	\$1,347.26	\$0.00	\$2,694.52	\$2,694.52	\$0.00	\$16,167.12
8710-012 - Utilities-Cable TV	\$3,316.57	\$3,166.67	(\$149.90)	\$6,633.14	\$6,333.34	(\$299.80)	\$38,000.00

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Budget Comparison Report
2/1/2020 - 2/29/2020

	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Services & Utilities</u>	\$31,321.36	\$22,278.97	(\$9,042.39)	\$57,700.93	\$44,557.94	(\$13,142.99)	\$267,347.48
Total Expense	\$34,279.69	\$23,923.06	(\$10,356.63)	\$62,058.40	\$47,846.12	(\$14,212.28)	\$287,076.69
Operating Net Income	(\$10,285.44)	(\$0.01)	(\$10,285.43)	(\$14,017.24)	(\$0.02)	(\$14,017.22)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9623-000 - Reserve Expense-Roof	\$243,789.44	\$0.00	(\$243,789.44)	\$243,789.44	\$0.00	(\$243,789.44)	\$0.00
9628-000 - Reserve Expense-Def Maint	\$10,169.60	\$0.00	(\$10,169.60)	\$10,172.60	\$0.00	(\$10,172.60)	\$0.00
9646-000 - Reserve Expense-Irrigation	\$0.00	\$0.00	\$0.00	\$1,690.54	\$0.00	(\$1,690.54)	\$0.00
9900-000 - Reserve Expense-Funding	(\$253,959.04)	\$0.00	\$253,959.04	(\$255,652.58)	\$0.00	\$255,652.58	\$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	(\$10,285.44)	(\$0.01)	(\$10,285.43)	(\$14,017.24)	(\$0.02)	(\$14,017.22)	\$0.00