

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

Balance Sheet

1/31/2021

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$84,668.79	
1110-000 - A/R-Maintenance Fees	\$6,620.00	
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>		\$77,862.75

Reserve

1041-005 - MMA-Reserve -Servis1st	\$99,084.37	
1042-012 - CD-SUNTRUST 24MO	\$240,000.00	
1042-021 - CD-First Community 12-29-21 .70%	<u>\$223,350.20</u>	
<u>Reserve Total</u>		\$562,434.57

Other

1121-000 - A/R-Due from Reserves	\$91,483.80	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$420.00</u>	
<u>Other Total</u>		<u>\$91,903.80</u>

Assets Total

\$732,201.12

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$1,516.48	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$7,110.00</u>	
<u>Other Total</u>		\$8,626.48

Reserve

3020-000 - Reserve Fund-Paint	\$130,429.14	
3021-000 - Reserve Fund-Paving	\$136,850.81	
3023-000 - Reserve Fund-Roof	\$77,166.65	
3028-000 - Reserve Fund-Def Maintenance	\$106,217.95	
3035-000 - Reserve Fund-Insurance	\$42,867.17	
3046-000 - Reserve Fund-Irrigation	\$26,642.80	
3062-000 - Reserve Fund-Carports	\$944.14	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$23.48</u>	
<u>Reserve Total</u>		\$562,434.57

Retained Earnings

\$157,170.69

Net Income

\$3,969.38

Liabilities & Equity Total

\$732,201.12

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,342.00	\$23,342.35	(\$0.35)	\$23,342.00	\$23,342.35	(\$0.35)	\$280,108.25
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	\$6,500.00	\$6,500.00	\$0.00	\$6,500.00	\$6,500.00	\$0.00	\$78,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,331.34	\$2,331.33	\$0.01	\$2,331.34	\$2,331.33	\$0.01	\$27,976.00
6035-000 - Maint Fee-Resv-Insurance	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	\$0.00	\$90,000.00
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	\$4.72	\$0.00	\$4.72	\$4.72	\$0.00	\$4.72	\$0.00
6071-000 - Interest Income-Reserve	\$23.48	\$0.00	\$23.48	\$23.48	\$0.00	\$23.48	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$17,248.00)	(\$17,248.00)	\$0.00	(\$17,248.00)	(\$17,248.00)	\$0.00	(\$206,976.00)
6901-000 - Interest Transfer to Reserves	(\$23.48)	\$0.00	(\$23.48)	(\$23.48)	\$0.00	(\$23.48)	\$0.00
<u>Total Revenues</u>	\$23,346.72	\$23,342.34	\$4.38	\$23,346.72	\$23,342.34	\$4.38	\$280,108.25
Total Income	\$23,346.72	\$23,342.34	\$4.38	\$23,346.72	\$23,342.34	\$4.38	\$280,108.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$52.50	\$66.67	\$14.17	\$52.50	\$66.67	\$14.17	\$800.00
7210-000 - Legal & Professional	\$950.00	\$250.00	(\$700.00)	\$950.00	\$250.00	(\$700.00)	\$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	\$0.00	\$5.10	\$5.10	\$0.00	\$5.10	\$5.10	\$61.25
7410-000 - Management Fee	\$1,059.16	\$1,091.00	\$31.84	\$1,059.16	\$1,091.00	\$31.84	\$13,092.00
7510-000 - Admin Expenses-General	\$612.22	\$250.00	(\$362.22)	\$612.22	\$250.00	(\$362.22)	\$3,000.00
<u>Total Administrative</u>	\$2,673.88	\$1,683.60	(\$990.28)	\$2,673.88	\$1,683.60	(\$990.28)	\$20,203.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,366.99	\$3,367.00	\$0.01	\$3,366.99	\$3,367.00	\$0.01	\$40,404.00
8110-000 - Repair & Maintenance-General	\$576.15	\$1,666.67	\$1,090.52	\$576.15	\$1,666.67	\$1,090.52	\$20,000.00
8110-002 - R&M-Building	\$45.28	\$250.00	\$204.72	\$45.28	\$250.00	\$204.72	\$3,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$0.00	\$1,288.33	\$1,288.33	\$15,460.00
8110-008 - R&M-Irrigation	\$0.00	\$450.00	\$450.00	\$0.00	\$450.00	\$450.00	\$5,400.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$3,650.00	\$3,650.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$6,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$30,000.00
8210-005 - Grounds-Mulch	\$0.00	\$790.75	\$790.75	\$0.00	\$790.75	\$790.75	\$9,489.00
8210-009 - Grounds-Irrigation Repairs	\$3,115.72	\$1,000.00	(\$2,115.72)	\$3,115.72	\$1,000.00	(\$2,115.72)	\$12,000.00
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	\$579.09	\$558.33	(\$20.76)	\$579.09	\$558.33	(\$20.76)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,387.68	\$1,387.67	(\$0.01)	\$1,387.68	\$1,387.67	(\$0.01)	\$16,652.00
8710-012 - Utilities-Cable TV	\$3,482.55	\$3,500.00	\$17.45	\$3,482.55	\$3,500.00	\$17.45	\$42,000.00
<u>Total Services & Utilities</u>	\$16,703.46	\$21,658.75	\$4,955.29	\$16,703.46	\$21,658.75	\$4,955.29	\$259,905.00
Total Expense	\$19,377.34	\$23,342.35	\$3,965.01	\$19,377.34	\$23,342.35	\$3,965.01	\$280,108.25
Operating Net Income	\$3,969.38	(\$0.01)	\$3,969.39	\$3,969.38	(\$0.01)	\$3,969.39	\$0.00

Reserve ExpenseReserve Expense

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1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
9635-000 - Reserve Expense-Insurance	\$87,982.15	\$0.00	(\$87,982.15)	\$87,982.15	\$0.00	(\$87,982.15)	\$0.00
9900-000 - Reserve Expense-Funding	(\$87,982.15)	\$0.00	\$87,982.15	(\$87,982.15)	\$0.00	\$87,982.15	\$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	\$3,969.38	(\$0.01)	\$3,969.39	\$3,969.38	(\$0.01)	\$3,969.39	\$0.00