

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

## Balance Sheet

2/28/2021

## Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$79,121.07	
1110-000 - A/R-Maintenance Fees	\$8,295.00	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	
1500-000 - Utility Deposits-General	\$611.00	
<u>Operating Total</u>		\$73,990.03

Reserve

1041-005 - MMA-Reserve -Servis1st	\$116,350.78	
1042-012 - CD-SUNTRUST 24MO	\$240,000.00	
1042-021 - CD-First Community 12-29-21 .70%	\$223,350.20	
<u>Reserve Total</u>		\$579,700.98

Other

1121-000 - A/R-Due from Reserves	\$91,483.80	
1410-003 - Prepaid Insurance-Workers Comp	\$367.50	
<u>Other Total</u>		\$91,851.30

*Assets Total*\$745,542.31

## Liabilities and Equity

Other

2010-000 - Accounts Payable	\$15,354.35	
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$6,300.00	
<u>Other Total</u>		\$21,654.35

Reserve

3020-000 - Reserve Fund-Paint	\$30,429.14	
3021-000 - Reserve Fund-Paving	\$37,434.14	
3023-000 - Reserve Fund-Roof	\$283,666.65	
3028-000 - Reserve Fund-Def Maintenance	\$109,484.29	
3035-000 - Reserve Fund-Insurance	\$50,367.17	
3046-000 - Reserve Fund-Irrigation	\$26,976.13	
3062-000 - Reserve Fund-Carports	\$9.14	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	\$41.89	
<u>Reserve Total</u>		\$579,700.98

Retained Earnings

\$157,170.69

Net Income

(\$12,983.71)

*Liabilities & Equity Total*\$745,542.31

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**2/1/2021 - 2/28/2021**

	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,342.00	\$23,342.35	(\$0.35)	\$46,684.00	\$46,684.70	(\$0.70)	\$280,108.25
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	\$6,500.00	\$6,500.00	\$0.00	\$13,000.00	\$13,000.00	\$0.00	\$78,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,331.34	\$2,331.33	\$0.01	\$4,662.68	\$4,662.66	\$0.02	\$27,976.00
6035-000 - Maint Fee-Resv-Insurance	\$7,500.00	\$7,500.00	\$0.00	\$15,000.00	\$15,000.00	\$0.00	\$90,000.00
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	\$4.39	\$0.00	\$4.39	\$9.11	\$0.00	\$9.11	\$0.00
6071-000 - Interest Income-Reserve	\$18.41	\$0.00	\$18.41	\$41.89	\$0.00	\$41.89	\$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	(\$17,248.00)	(\$17,248.00)	\$0.00	(\$34,496.00)	(\$34,496.00)	\$0.00	(\$206,976.00)
6901-000 - Interest Transfer to Reserves	(\$18.41)	\$0.00	(\$18.41)	(\$41.89)	\$0.00	(\$41.89)	\$0.00
<b>Total Revenues</b>	<b>\$23,381.39</b>	<b>\$23,342.34</b>	<b>\$39.05</b>	<b>\$46,728.11</b>	<b>\$46,684.68</b>	<b>\$43.43</b>	<b>\$280,108.25</b>
<b>Total Income</b>	<b>\$23,381.39</b>	<b>\$23,342.34</b>	<b>\$39.05</b>	<b>\$46,728.11</b>	<b>\$46,684.68</b>	<b>\$43.43</b>	<b>\$280,108.25</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$52.50	\$66.67	\$14.17	\$105.00	\$133.34	\$28.34	\$800.00
7210-000 - Legal & Professional	\$0.00	\$250.00	\$250.00	\$950.00	\$500.00	(\$450.00)	\$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	\$61.25	\$5.10	(\$56.15)	\$61.25	\$10.20	(\$51.05)	\$61.25
7410-000 - Management Fee	\$1,059.16	\$1,091.00	\$31.84	\$2,118.32	\$2,182.00	\$63.68	\$13,092.00
7510-000 - Admin Expenses-General	\$103.52	\$250.00	\$146.48	\$715.74	\$500.00	(\$215.74)	\$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
<b>Total Administrative</b>	<b>\$1,311.43</b>	<b>\$1,683.60</b>	<b>\$372.17</b>	<b>\$3,985.31</b>	<b>\$3,367.20</b>	<b>(\$618.11)</b>	<b>\$20,203.25</b>
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,366.99	\$3,367.00	\$0.01	\$6,733.98	\$6,734.00	\$0.02	\$40,404.00
8110-000 - Repair & Maintenance-General	\$12,946.28	\$1,666.67	(\$11,279.61)	\$13,522.43	\$3,333.34	(\$10,189.09)	\$20,000.00
8110-002 - R&M-Building	\$6,030.00	\$250.00	(\$5,780.00)	\$6,075.28	\$500.00	(\$5,575.28)	\$3,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$0.00	\$2,576.66	\$2,576.66	\$15,460.00
8110-008 - R&M-Irrigation	\$0.00	\$450.00	\$450.00	\$0.00	\$900.00	\$900.00	\$5,400.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$7,300.00	\$7,300.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$5,000.00	\$5,000.00	\$30,000.00
8210-005 - Grounds-Mulch	\$6,650.00	\$790.75	(\$5,859.25)	\$6,650.00	\$1,581.50	(\$5,068.50)	\$9,489.00
8210-009 - Grounds-Irrigation Repairs	\$450.00	\$1,000.00	\$550.00	\$3,565.72	\$2,000.00	(\$1,565.72)	\$12,000.00
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	\$559.55	\$558.33	(\$1.22)	\$1,138.64	\$1,116.66	(\$21.98)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,387.68	\$1,387.67	(\$0.01)	\$2,775.36	\$2,775.34	(\$0.02)	\$16,652.00
8710-012 - Utilities-Cable TV	\$3,482.55	\$3,500.00	\$17.45	\$6,965.10	\$7,000.00	\$34.90	\$42,000.00
<b>Total Services &amp; Utilities</b>	<b>\$39,023.05</b>	<b>\$21,658.75</b>	<b>(\$17,364.30)</b>	<b>\$55,726.51</b>	<b>\$43,317.50</b>	<b>(\$12,409.01)</b>	<b>\$259,905.00</b>

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**Budget Comparison Report**  
**2/1/2021 - 2/28/2021**

	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Expense</b>	\$40,334.48	\$23,342.35	(\$16,992.13)	\$59,711.82	\$46,684.70	(\$13,027.12)	\$280,108.25
<b>Operating Net Income</b>	(\$16,953.09)	(\$0.01)	(\$16,953.08)	(\$12,983.71)	(\$0.02)	(\$12,983.69)	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$87,982.15	\$0.00	(\$87,982.15)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$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
<b>Total Reserve Expense</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Reserve Net Income</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Income</b>	(\$16,953.09)	(\$0.01)	(\$16,953.08)	(\$12,983.71)	(\$0.02)	(\$12,983.69)	\$0.00