

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
3/31/2021

AssetsOperating

1010-005 - Cash-Checking-Servis1st	\$76,739.26	
1110-000 - A/R-Maintenance Fees	\$6,885.00	
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>		\$70,198.22

Reserve

1041-005 - MMA-Reserve -Servis1st	\$133,617.68	
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>		\$596,967.88

Other

1121-000 - A/R-Due from Reserves	\$91,483.80	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$315.00</u>	
<u>Other Total</u>		<u>\$91,798.80</u>

Assets Total\$758,964.90**Liabilities and Equity**Other

2010-000 - Accounts Payable	\$30,809.84	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$8,750.00</u>	
<u>Other Total</u>		\$39,559.84

Reserve

3020-000 - Reserve Fund-Paint	\$30,429.14	
3021-000 - Reserve Fund-Paving	\$38,017.47	
3023-000 - Reserve Fund-Roof	\$290,166.65	
3028-000 - Reserve Fund-Def Maintenance	\$111,824.77	
3035-000 - Reserve Fund-Insurance	\$57,867.17	
3046-000 - Reserve Fund-Irrigation	\$27,309.46	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$60.79</u>	
<u>Reserve Total</u>		\$596,967.88

Retained Earnings

\$157,170.69

Net Income(\$34,733.51)**Liabilities & Equity Total**\$758,964.90

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
3/1/2021 - 3/31/2021

	3/1/2021 - 3/31/2021			1/1/2021 - 3/31/2021			
	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)	\$70,026.00	\$70,027.05	(\$1.05)	\$280,108.25
6021-000 - Maint Fee-Resv-Paving	\$583.33	\$583.33	\$0.00	\$1,749.99	\$1,749.99	\$0.00	\$7,000.00
6023-000 - Maint Fee-Resv-Roof	\$6,500.00	\$6,500.00	\$0.00	\$19,500.00	\$19,500.00	\$0.00	\$78,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,331.34	\$2,331.33	\$0.01	\$6,994.02	\$6,993.99	\$0.03	\$27,976.00
6035-000 - Maint Fee-Resv-Insurance	\$7,500.00	\$7,500.00	\$0.00	\$22,500.00	\$22,500.00	\$0.00	\$90,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$333.33	\$333.33	\$0.00	\$999.99	\$999.99	\$0.00	\$4,000.00
6070-000 - Interest Income-Operating	\$3.24	\$0.00	\$3.24	\$12.35	\$0.00	\$12.35	\$0.00
6071-000 - Interest Income-Reserve	\$18.90	\$0.00	\$18.90	\$60.79	\$0.00	\$60.79	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$35.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$17,248.00)	(\$17,248.00)	\$0.00	(\$51,744.00)	(\$51,744.00)	\$0.00	(\$206,976.00)
6901-000 - Interest Transfer to Reserves	(\$18.90)	\$0.00	(\$18.90)	(\$60.79)	\$0.00	(\$60.79)	\$0.00
<u>Total Revenues</u>	\$23,345.24	\$23,342.34	\$2.90	\$70,073.35	\$70,027.02	\$46.33	\$280,108.25
Total Income	\$23,345.24	\$23,342.34	\$2.90	\$70,073.35	\$70,027.02	\$46.33	\$280,108.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$52.50	\$66.67	\$14.17	\$157.50	\$200.01	\$42.51	\$800.00
7210-000 - Legal & Professional	\$0.00	\$250.00	\$250.00	\$950.00	\$750.00	(\$200.00)	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$62.49	\$62.49	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$15.30	(\$45.95)	\$61.25
7410-000 - Management Fee	\$1,059.16	\$1,091.00	\$31.84	\$3,177.48	\$3,273.00	\$95.52	\$13,092.00
7510-000 - Admin Expenses-General	\$61.81	\$250.00	\$188.19	\$777.55	\$750.00	(\$27.55)	\$3,000.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	(\$35.00)	\$0.00
<u>Total Administrative</u>	\$1,173.47	\$1,683.60	\$510.13	\$5,158.78	\$5,050.80	(\$107.98)	\$20,203.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,366.99	\$3,367.00	\$0.01	\$10,100.97	\$10,101.00	\$0.03	\$40,404.00
8110-000 - Repair & Maintenance-General	\$144.73	\$1,666.67	\$1,521.94	\$13,667.16	\$5,000.01	(\$8,667.15)	\$20,000.00
8110-002 - R&M-Building	\$130.00	\$250.00	\$120.00	\$6,205.28	\$750.00	(\$5,455.28)	\$3,000.00
8110-004 - R&M-Trees	\$8,611.00	\$1,288.33	(\$7,322.67)	\$8,611.00	\$3,864.99	(\$4,746.01)	\$15,460.00
8110-008 - R&M-Irrigation	\$0.00	\$450.00	\$450.00	\$0.00	\$1,350.00	\$1,350.00	\$5,400.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$10,950.00	\$10,950.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$6,000.00
8210-003 - Grounds-Plants/Sod	\$21,622.38	\$2,500.00	(\$19,122.38)	\$21,622.38	\$7,500.00	(\$14,122.38)	\$30,000.00
8210-005 - Grounds-Mulch	\$0.00	\$790.75	\$790.75	\$6,650.00	\$2,372.25	(\$4,277.75)	\$9,489.00
8210-009 - Grounds-Irrigation Repairs	\$450.00	\$1,000.00	\$550.00	\$4,015.72	\$3,000.00	(\$1,015.72)	\$12,000.00
8410-003 - Pest Control-Sentron	\$0.00	\$750.00	\$750.00	\$0.00	\$2,250.00	\$2,250.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$576.46	\$558.33	(\$18.13)	\$1,715.10	\$1,674.99	(\$40.11)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,387.68	\$1,387.67	(\$0.01)	\$4,163.04	\$4,163.01	(\$0.03)	\$16,652.00
8710-012 - Utilities-Cable TV	\$3,482.33	\$3,500.00	\$17.67	\$10,447.43	\$10,500.00	\$52.57	\$42,000.00
<u>Total Services & Utilities</u>	\$43,921.57	\$21,658.75	(\$22,262.82)	\$99,648.08	\$64,976.25	(\$34,671.83)	\$259,905.00
Total Expense	\$45,095.04	\$23,342.35	(\$21,752.69)	\$104,806.86	\$70,027.05	(\$34,779.81)	\$280,108.25

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
3/1/2021 - 3/31/2021

	3/1/2021 - 3/31/2021			1/1/2021 - 3/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	(\$21,749.80)	(\$0.01)	(\$21,749.79)	(\$34,733.51)	(\$0.03)	(\$34,733.48)	\$0.00
Reserve Expense							
<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
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	(\$21,749.80)	(\$0.01)	(\$21,749.79)	(\$34,733.51)	(\$0.03)	(\$34,733.48)	\$0.00