

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

Balance Sheet

4/30/2021

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$53,883.19	
1110-000 - A/R-Maintenance Fees	\$7,440.00	
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>		\$47,897.15

Reserve

1041-005 - MMA-Reserve -Servis1st	\$150,889.51	
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>		\$614,239.71

Other

1121-000 - A/R-Due from Reserves	\$91,483.80	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$262.50</u>	
<u>Other Total</u>		<u>\$91,746.30</u>

Assets Total

\$753,883.16

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$878.29	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$7,930.00</u>	
<u>Other Total</u>		\$8,808.29

Reserve

3020-000 - Reserve Fund-Paint	\$30,429.14	
3021-000 - Reserve Fund-Paving	\$38,600.80	
3023-000 - Reserve Fund-Roof	\$296,666.65	
3028-000 - Reserve Fund-Def Maintenance	\$114,156.11	
3035-000 - Reserve Fund-Insurance	\$65,367.17	
3046-000 - Reserve Fund-Irrigation	\$27,642.79	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$84.62</u>	
<u>Reserve Total</u>		\$614,239.71

Retained Earnings

\$157,170.69

Net Income

(\$26,335.53)

Liabilities & Equity Total

\$753,883.16

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
4/1/2021 - 4/30/2021

	4/1/2021 - 4/30/2021			1/1/2021 - 4/30/2021			
	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)	\$93,368.00	\$93,369.40	(\$1.40)	\$280,108.25
6021-000 - Maint Fee-Resv-Paving	\$583.33	\$583.33	\$0.00	\$2,333.32	\$2,333.32	\$0.00	\$7,000.00
6023-000 - Maint Fee-Resv-Roof	\$6,500.00	\$6,500.00	\$0.00	\$26,000.00	\$26,000.00	\$0.00	\$78,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,331.34	\$2,331.33	\$0.01	\$9,325.36	\$9,325.32	\$0.04	\$27,976.00
6035-000 - Maint Fee-Resv-Insurance	\$7,500.00	\$7,500.00	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$90,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$333.33	\$333.33	\$0.00	\$1,333.32	\$1,333.32	\$0.00	\$4,000.00
6070-000 - Interest Income-Operating	\$3.08	\$0.00	\$3.08	\$15.43	\$0.00	\$15.43	\$0.00
6071-000 - Interest Income-Reserve	\$23.83	\$0.00	\$23.83	\$84.62	\$0.00	\$84.62	\$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	(\$68,992.00)	(\$68,992.00)	\$0.00	(\$206,976.00)
6901-000 - Interest Transfer to Reserves	(\$23.83)	\$0.00	(\$23.83)	(\$84.62)	\$0.00	(\$84.62)	\$0.00
Total Revenues	\$23,345.08	\$23,342.34	\$2.74	\$93,418.43	\$93,369.36	\$49.07	\$280,108.25
Total Income	\$23,345.08	\$23,342.34	\$2.74	\$93,418.43	\$93,369.36	\$49.07	\$280,108.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$52.50	\$66.67	\$14.17	\$210.00	\$266.68	\$56.68	\$800.00
7210-000 - Legal & Professional	\$35.50	\$250.00	\$214.50	\$985.50	\$1,000.00	\$14.50	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$20.40	(\$40.85)	\$61.25
7410-000 - Management Fee	\$1,059.16	\$1,091.00	\$31.84	\$4,236.64	\$4,364.00	\$127.36	\$13,092.00
7510-000 - Admin Expenses-General	\$84.65	\$250.00	\$165.35	\$862.20	\$1,000.00	\$137.80	\$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
Total Administrative	\$1,231.81	\$1,683.60	\$451.79	\$6,390.59	\$6,734.40	\$343.81	\$20,203.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,366.99	\$3,367.00	\$0.01	\$13,467.96	\$13,468.00	\$0.04	\$40,404.00
8110-000 - Repair & Maintenance-General	\$300.00	\$1,666.67	\$1,366.67	\$13,967.16	\$6,666.68	(\$7,300.48)	\$20,000.00
8110-002 - R&M-Building	\$0.00	\$250.00	\$250.00	\$6,205.28	\$1,000.00	(\$5,205.28)	\$3,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$8,611.00	\$5,153.32	(\$3,457.68)	\$15,460.00
8110-008 - R&M-Irrigation	\$0.00	\$450.00	\$450.00	\$0.00	\$1,800.00	\$1,800.00	\$5,400.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$14,600.00	\$14,600.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$6,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,500.00	\$2,500.00	\$21,622.38	\$10,000.00	(\$11,622.38)	\$30,000.00
8210-005 - Grounds-Mulch	\$0.00	\$790.75	\$790.75	\$6,650.00	\$3,163.00	(\$3,487.00)	\$9,489.00
8210-009 - Grounds-Irrigation Repairs	\$450.00	\$1,000.00	\$550.00	\$4,465.72	\$4,000.00	(\$465.72)	\$12,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$3,000.00	\$3,000.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$578.29	\$558.33	(\$19.96)	\$2,293.39	\$2,233.32	(\$60.07)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,387.68	\$1,387.67	(\$0.01)	\$5,550.72	\$5,550.68	(\$0.04)	\$16,652.00
8710-012 - Utilities-Cable TV	\$3,482.33	\$3,500.00	\$17.67	\$13,929.76	\$14,000.00	\$70.24	\$42,000.00
Total Services & Utilities	\$13,715.29	\$21,658.75	\$7,943.46	\$113,363.37	\$86,635.00	(\$26,728.37)	\$259,905.00
Total Expense	\$14,947.10	\$23,342.35	\$8,395.25	\$119,753.96	\$93,369.40	(\$26,384.56)	\$280,108.25
Operating Net Income	\$8,397.98	(\$0.01)	\$8,397.99	(\$26,335.53)	(\$0.04)	(\$26,335.49)	\$0.00

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Budget Comparison Report
4/1/2021 - 4/30/2021

	4/1/2021 - 4/30/2021			1/1/2021 - 4/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
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	\$8,397.98	(\$0.01)	\$8,397.99	(\$26,335.53)	(\$0.04)	(\$26,335.49)	\$0.00