

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Balance Sheet**  
**5/31/2021**

<b>Assets</b>		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$61,948.32	
1110-000 - A/R-Maintenance Fees	\$9,490.00	
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>		\$58,012.28
<u>Reserve</u>		
1041-005 - MMA-Reserve -Servis1st	\$168,163.45	
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>		\$631,513.65
<u>Other</u>		
1121-000 - A/R-Due from Reserves	\$91,483.80	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$210.00</u>	
<u>Other Total</u>		<u>\$91,693.80</u>
<b>Assets Total</b>		<u>\$781,219.73</u>
<b>Liabilities and Equity</b>		
<u>Other</u>		
2010-000 - Accounts Payable	\$878.94	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$10,390.00</u>	
<u>Other Total</u>		\$11,268.94
<u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$30,429.14	
3021-000 - Reserve Fund-Paving	\$39,184.13	
3023-000 - Reserve Fund-Roof	\$303,166.65	
3028-000 - Reserve Fund-Def Maintenance	\$116,487.45	
3035-000 - Reserve Fund-Insurance	\$72,867.17	
3046-000 - Reserve Fund-Irrigation	\$27,976.12	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$110.56</u>	
<u>Reserve Total</u>		\$631,513.65
<u>Retained Earnings</u>		\$157,170.69
<u>Net Income</u>		<u>(\$18,733.55)</u>
<b>Liabilities &amp; Equity Total</b>		<u>\$781,219.73</u>

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**5/1/2021 - 5/31/2021**

	5/1/2021 - 5/31/2021			1/1/2021 - 5/31/2021			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)	\$116,710.00	\$116,711.75	(\$1.75)	\$280,108.25
6021-000 - Maint Fee-Resv-Paving	\$583.33	\$583.33	\$0.00	\$2,916.65	\$2,916.65	\$0.00	\$7,000.00
6023-000 - Maint Fee-Resv-Roof	\$6,500.00	\$6,500.00	\$0.00	\$32,500.00	\$32,500.00	\$0.00	\$78,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,331.34	\$2,331.33	\$0.01	\$11,656.70	\$11,656.65	\$0.05	\$27,976.00
6035-000 - Maint Fee-Resv-Insurance	\$7,500.00	\$7,500.00	\$0.00	\$37,500.00	\$37,500.00	\$0.00	\$90,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$333.33	\$333.33	\$0.00	\$1,666.65	\$1,666.65	\$0.00	\$4,000.00
6070-000 - Interest Income-Operating	\$2.58	\$0.00	\$2.58	\$18.01	\$0.00	\$18.01	\$0.00
6071-000 - Interest Income-Reserve	\$25.94	\$0.00	\$25.94	\$110.56	\$0.00	\$110.56	\$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	(\$17,248.00)	(\$17,248.00)	\$0.00	(\$86,240.00)	(\$86,240.00)	\$0.00	(\$206,976.00)
6901-000 - Interest Transfer to Reserves	(\$25.94)	\$0.00	(\$25.94)	(\$110.56)	\$0.00	(\$110.56)	\$0.00
<u>Total Revenues</u>	\$23,379.58	\$23,342.34	\$37.24	\$116,798.01	\$116,711.70	\$86.31	\$280,108.25
<b>Total Income</b>	\$23,379.58	\$23,342.34	\$37.24	\$116,798.01	\$116,711.70	\$86.31	\$280,108.25
<b>Expense</b>							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$52.50	\$66.67	\$14.17	\$262.50	\$333.35	\$70.85	\$800.00
7210-000 - Legal & Professional	\$0.00	\$250.00	\$250.00	\$985.50	\$1,250.00	\$264.50	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$104.15	\$104.15	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$25.50	(\$35.75)	\$61.25
7410-000 - Management Fee	\$1,059.16	\$1,091.00	\$31.84	\$5,295.80	\$5,455.00	\$159.20	\$13,092.00
7510-000 - Admin Expenses-General	\$79.83	\$250.00	\$170.17	\$942.03	\$1,250.00	\$307.97	\$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>	\$1,226.49	\$1,683.60	\$457.11	\$7,617.08	\$8,418.00	\$800.92	\$20,203.25
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,366.99	\$3,367.00	\$0.01	\$16,834.95	\$16,835.00	\$0.05	\$40,404.00
8110-000 - Repair & Maintenance-General	\$0.00	\$1,666.67	\$1,666.67	\$13,967.16	\$8,333.35	(\$5,633.81)	\$20,000.00
8110-002 - R&M-Building	\$1,135.00	\$250.00	(\$885.00)	\$7,340.28	\$1,250.00	(\$6,090.28)	\$3,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$8,611.00	\$6,441.65	(\$2,169.35)	\$15,460.00
8110-008 - R&M-Irrigation	\$0.00	\$450.00	\$450.00	\$0.00	\$2,250.00	\$2,250.00	\$5,400.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$18,250.00	\$18,250.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$6,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,500.00	\$2,500.00	\$21,622.38	\$12,500.00	(\$9,122.38)	\$30,000.00
8210-005 - Grounds-Mulch	\$0.00	\$790.75	\$790.75	\$6,650.00	\$3,953.75	(\$2,696.25)	\$9,489.00
8210-009 - Grounds-Irrigation Repairs	\$450.00	\$1,000.00	\$550.00	\$4,915.72	\$5,000.00	\$84.28	\$12,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$3,750.00	\$3,750.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$579.11	\$558.33	(\$20.78)	\$2,872.50	\$2,791.65	(\$80.85)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,387.68	\$1,387.67	(\$0.01)	\$6,938.40	\$6,938.35	(\$0.05)	\$16,652.00
8710-012 - Utilities-Cable TV	\$3,482.33	\$3,500.00	\$17.67	\$17,412.09	\$17,500.00	\$87.91	\$42,000.00
<u>Total Services &amp; Utilities</u>	\$14,551.11	\$21,658.75	\$7,107.64	\$127,914.48	\$108,293.75	(\$19,620.73)	\$259,905.00
<b>Total Expense</b>	\$15,777.60	\$23,342.35	\$7,564.75	\$135,531.56	\$116,711.75	(\$18,819.81)	\$280,108.25

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**Budget Comparison Report**  
**5/1/2021 - 5/31/2021**

	5/1/2021 - 5/31/2021			1/1/2021 - 5/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$7,601.98	(\$0.01)	\$7,601.99	(\$18,733.55)	(\$0.05)	(\$18,733.50)	\$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
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$7,601.98	(\$0.01)	\$7,601.99	(\$18,733.55)	(\$0.05)	(\$18,733.50)	\$0.00