

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
6/30/2021

Assets		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$73,043.96	
1110-000 - A/R-Maintenance Fees	\$9,115.00	
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>		\$68,732.92
<u>Reserve</u>		
1041-005 - MMA-Reserve -Servis1st	\$185,443.18	
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>		\$648,793.38
<u>Other</u>		
1121-000 - A/R-Due from Reserves	\$91,483.80	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$157.50</u>	
<u>Other Total</u>		<u>\$91,641.30</u>
Assets Total		<u><u>\$809,167.60</u></u>
Liabilities and Equity		
<u>Other</u>		
2010-000 - Accounts Payable	\$8,324.88	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$9,570.00</u>	
<u>Other Total</u>		\$17,894.88
<u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$30,429.14	
3021-000 - Reserve Fund-Paving	\$39,767.46	
3023-000 - Reserve Fund-Roof	\$309,666.65	
3028-000 - Reserve Fund-Def Maintenance	\$118,818.79	
3035-000 - Reserve Fund-Insurance	\$80,367.17	
3046-000 - Reserve Fund-Irrigation	\$28,309.45	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$142.29</u>	
<u>Reserve Total</u>		\$648,793.38
<u>Retained Earnings</u>		\$157,170.69
<u>Net Income</u>		<u>(\$14,691.35)</u>
Liabilities & Equity Total		<u><u>\$809,167.60</u></u>

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
6/1/2021 - 6/30/2021

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,342.00	\$23,342.35	(\$0.35)	\$140,052.00	\$140,054.10	(\$2.10)	\$280,108.25
6021-000 - Maint Fee-Resv-Paving	\$583.33	\$583.33	\$0.00	\$3,499.98	\$3,499.98	\$0.00	\$7,000.00
6023-000 - Maint Fee-Resv-Roof	\$6,500.00	\$6,500.00	\$0.00	\$39,000.00	\$39,000.00	\$0.00	\$78,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,331.34	\$2,331.33	\$0.01	\$13,988.04	\$13,987.98	\$0.06	\$27,976.00
6035-000 - Maint Fee-Resv-Insurance	\$7,500.00	\$7,500.00	\$0.00	\$45,000.00	\$45,000.00	\$0.00	\$90,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$333.33	\$333.33	\$0.00	\$1,999.98	\$1,999.98	\$0.00	\$4,000.00
6070-000 - Interest Income-Operating	\$3.25	\$0.00	\$3.25	\$21.26	\$0.00	\$21.26	\$0.00
6071-000 - Interest Income-Reserve	\$31.73	\$0.00	\$31.73	\$142.29	\$0.00	\$142.29	\$0.00
6083-099 - Other Income-Pre-Lien	\$35.00	\$0.00	\$35.00	\$105.00	\$0.00	\$105.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$17,248.00)	(\$17,248.00)	\$0.00	(\$103,488.00)	(\$103,488.00)	\$0.00	(\$206,976.00)
6901-000 - Interest Transfer to Reserves	(\$31.73)	\$0.00	(\$31.73)	(\$142.29)	\$0.00	(\$142.29)	\$0.00
<u>Total Revenues</u>	\$23,380.25	\$23,342.34	\$37.91	\$140,178.26	\$140,054.04	\$124.22	\$280,108.25
Total Income	\$23,380.25	\$23,342.34	\$37.91	\$140,178.26	\$140,054.04	\$124.22	\$280,108.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$52.50	\$66.67	\$14.17	\$315.00	\$400.02	\$85.02	\$800.00
7210-000 - Legal & Professional	\$105.50	\$250.00	\$144.50	\$1,091.00	\$1,500.00	\$409.00	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$124.98	\$124.98	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$30.60	(\$30.65)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,091.00	\$0.00	\$6,386.80	\$6,546.00	\$159.20	\$13,092.00
7510-000 - Admin Expenses-General	\$217.32	\$250.00	\$32.68	\$1,159.35	\$1,500.00	\$340.65	\$3,000.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$35.00	\$0.00	(\$35.00)	\$105.00	\$0.00	(\$105.00)	\$0.00
<u>Total Administrative</u>	\$1,501.32	\$1,683.60	\$182.28	\$9,118.40	\$10,101.60	\$983.20	\$20,203.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,366.99	\$3,367.00	\$0.01	\$20,201.94	\$20,202.00	\$0.06	\$40,404.00
8110-000 - Repair & Maintenance-General	\$580.40	\$1,666.67	\$1,086.27	\$14,547.56	\$10,000.02	(\$4,547.54)	\$20,000.00
8110-002 - R&M-Building	\$2,110.00	\$250.00	(\$1,860.00)	\$9,450.28	\$1,500.00	(\$7,950.28)	\$3,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$8,611.00	\$7,729.98	(\$881.02)	\$15,460.00
8110-008 - R&M-Irrigation	\$0.00	\$450.00	\$450.00	\$0.00	\$2,700.00	\$2,700.00	\$5,400.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$21,900.00	\$21,900.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$6,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,500.00	\$2,500.00	\$21,622.38	\$15,000.00	(\$6,622.38)	\$30,000.00
8210-005 - Grounds-Mulch	\$0.00	\$790.75	\$790.75	\$6,650.00	\$4,744.50	(\$1,905.50)	\$9,489.00
8210-009 - Grounds-Irrigation Repairs	\$2,195.59	\$1,000.00	(\$1,195.59)	\$7,111.31	\$6,000.00	(\$1,111.31)	\$12,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$4,500.00	\$4,500.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$563.74	\$558.33	(\$5.41)	\$3,436.24	\$3,349.98	(\$86.26)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,387.68	\$1,387.67	(\$0.01)	\$8,326.08	\$8,326.02	(\$0.06)	\$16,652.00
8710-012 - Utilities-Cable TV	\$3,482.33	\$3,500.00	\$17.67	\$20,894.42	\$21,000.00	\$105.58	\$42,000.00
<u>Total Services & Utilities</u>	\$17,836.73	\$21,658.75	\$3,822.02	\$145,751.21	\$129,952.50	(\$15,798.71)	\$259,905.00
Total Expense	\$19,338.05	\$23,342.35	\$4,004.30	\$154,869.61	\$140,054.10	(\$14,815.51)	\$280,108.25

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
6/1/2021 - 6/30/2021

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$4,042.20	(\$0.01)	\$4,042.21	(\$14,691.35)	(\$0.06)	(\$14,691.29)	\$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	\$4,042.20	(\$0.01)	\$4,042.21	(\$14,691.35)	(\$0.06)	(\$14,691.29)	\$0.00