

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
7/31/2021

Assets		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$77,078.52	
1110-000 - A/R-Maintenance Fees	\$2,495.00	
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>		\$66,147.48
<u>Reserve</u>		
1041-005 - MMA-Reserve -Servis1st	\$202,720.67	
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>		\$666,070.87
<u>Other</u>		
1121-000 - A/R-Due from Reserves	\$91,483.80	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$105.00</u>	
<u>Other Total</u>		<u>\$91,588.80</u>
Assets Total		<u>\$823,807.15</u>
Liabilities and Equity		
<u>Other</u>		
2010-000 - Accounts Payable	\$1,018.22	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$8,340.00</u>	
<u>Other Total</u>		\$9,358.22
<u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$30,429.14	
3021-000 - Reserve Fund-Paving	\$40,350.79	
3023-000 - Reserve Fund-Roof	\$316,166.65	
3028-000 - Reserve Fund-Def Maintenance	\$121,150.13	
3035-000 - Reserve Fund-Insurance	\$87,867.17	
3046-000 - Reserve Fund-Irrigation	\$28,642.78	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$171.78</u>	
<u>Reserve Total</u>		\$666,070.87
<u>Retained Earnings</u>		\$157,170.69
<u>Net Income</u>		<u>(\$8,792.63)</u>
Liabilities & Equity Total		<u>\$823,807.15</u>

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
7/1/2021 - 7/31/2021

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			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)	\$163,394.00	\$163,396.45	(\$2.45)	\$280,108.25
6021-000 - Maint Fee-Resv-Paving	\$583.33	\$583.33	\$0.00	\$4,083.31	\$4,083.31	\$0.00	\$7,000.00
6023-000 - Maint Fee-Resv-Roof	\$6,500.00	\$6,500.00	\$0.00	\$45,500.00	\$45,500.00	\$0.00	\$78,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,331.34	\$2,331.33	\$0.01	\$16,319.38	\$16,319.31	\$0.07	\$27,976.00
6035-000 - Maint Fee-Resv-Insurance	\$7,500.00	\$7,500.00	\$0.00	\$52,500.00	\$52,500.00	\$0.00	\$90,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$333.33	\$333.33	\$0.00	\$2,333.31	\$2,333.31	\$0.00	\$4,000.00
6070-000 - Interest Income-Operating	\$2.97	\$0.00	\$2.97	\$24.23	\$0.00	\$24.23	\$0.00
6071-000 - Interest Income-Reserve	\$29.49	\$0.00	\$29.49	\$171.78	\$0.00	\$171.78	\$0.00
6076-000 - Interest Income-Owner	\$318.45	\$0.00	\$318.45	\$318.45	\$0.00	\$318.45	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$105.00	\$0.00	\$105.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$17,248.00)	(\$17,248.00)	\$0.00	(\$120,736.00)	(\$120,736.00)	\$0.00	(\$206,976.00)
6901-000 - Interest Transfer to Reserves	(\$29.49)	\$0.00	(\$29.49)	(\$171.78)	\$0.00	(\$171.78)	\$0.00
Total Revenues	\$23,663.42	\$23,342.34	\$321.08	\$163,841.68	\$163,396.38	\$445.30	\$280,108.25
Total Income	\$23,663.42	\$23,342.34	\$321.08	\$163,841.68	\$163,396.38	\$445.30	\$280,108.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$52.50	\$66.67	\$14.17	\$367.50	\$466.69	\$99.19	\$800.00
7210-000 - Legal & Professional	(\$750.00)	\$250.00	\$1,000.00	\$341.00	\$1,750.00	\$1,409.00	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$145.81	\$145.81	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$35.70	(\$25.55)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,091.00	\$0.00	\$7,477.80	\$7,637.00	\$159.20	\$13,092.00
7510-000 - Admin Expenses-General	\$56.58	\$250.00	\$193.42	\$1,215.93	\$1,750.00	\$534.07	\$3,000.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$105.00	\$0.00	(\$105.00)	\$0.00
Total Administrative	\$450.08	\$1,683.60	\$1,233.52	\$9,568.48	\$11,785.20	\$2,216.72	\$20,203.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,366.99	\$3,367.00	\$0.01	\$23,568.93	\$23,569.00	\$0.07	\$40,404.00
8110-000 - Repair & Maintenance-General	\$786.03	\$1,666.67	\$880.64	\$15,333.59	\$11,666.69	(\$3,666.90)	\$20,000.00
8110-002 - R&M-Building	\$2,900.00	\$250.00	(\$2,650.00)	\$12,350.28	\$1,750.00	(\$10,600.28)	\$3,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$8,611.00	\$9,018.31	\$407.31	\$15,460.00
8110-008 - R&M-Irrigation	\$0.00	\$450.00	\$450.00	\$0.00	\$3,150.00	\$3,150.00	\$5,400.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$25,550.00	\$25,550.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$0.00	\$6,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,500.00	\$2,500.00	\$21,622.38	\$17,500.00	(\$4,122.38)	\$30,000.00
8210-005 - Grounds-Mulch	\$0.00	\$790.75	\$790.75	\$6,650.00	\$5,535.25	(\$1,114.75)	\$9,489.00
8210-009 - Grounds-Irrigation Repairs	\$713.75	\$1,000.00	\$286.25	\$7,825.06	\$7,000.00	(\$825.06)	\$12,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$5,250.00	\$5,250.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$475.61	\$558.33	\$82.72	\$3,911.85	\$3,908.31	(\$3.54)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,387.68	\$1,387.67	(\$0.01)	\$9,713.76	\$9,713.69	(\$0.07)	\$16,652.00
8710-012 - Utilities-Cable TV	\$3,534.56	\$3,500.00	(\$34.56)	\$24,428.98	\$24,500.00	\$71.02	\$42,000.00
Total Services & Utilities	\$17,314.62	\$21,658.75	\$4,344.13	\$163,065.83	\$151,611.25	(\$11,454.58)	\$259,905.00
Total Expense	\$17,764.70	\$23,342.35	\$5,577.65	\$172,634.31	\$163,396.45	(\$9,237.86)	\$280,108.25

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7/1/2021 - 7/31/2021

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$5,898.72	(\$0.01)	\$5,898.73	(\$8,792.63)	(\$0.07)	(\$8,792.56)	\$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	\$5,898.72	(\$0.01)	\$5,898.73	(\$8,792.63)	(\$0.07)	(\$8,792.56)	\$0.00