

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
8/31/2021

Assets		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$80,649.71	
1110-000 - A/R-Maintenance Fees	\$2,315.00	
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>		\$69,538.67
<u>Reserve</u>		
1041-005 - MMA-Reserve -Servis1st	\$220,004.53	
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>		\$683,354.73
<u>Other</u>		
1121-000 - A/R-Due from Reserves	\$91,483.80	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$52.50</u>	
<u>Other Total</u>		<u>\$91,536.30</u>
Assets Total		<u><u>\$844,429.70</u></u>
Liabilities and Equity		
<u>Other</u>		
2010-000 - Accounts Payable	\$657.73	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$10,800.00</u>	
<u>Other Total</u>		\$11,457.73
<u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$30,429.14	
3021-000 - Reserve Fund-Paving	\$40,934.12	
3023-000 - Reserve Fund-Roof	\$322,666.65	
3028-000 - Reserve Fund-Def Maintenance	\$123,481.47	
3035-000 - Reserve Fund-Insurance	\$95,367.17	
3046-000 - Reserve Fund-Irrigation	\$28,976.11	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$207.64</u>	
<u>Reserve Total</u>		\$683,354.73
<u>Retained Earnings</u>		\$157,170.69
<u>Net Income</u>		<u>(\$7,553.45)</u>
Liabilities & Equity Total		<u><u>\$844,429.70</u></u>

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			
	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)	\$186,736.00	\$186,738.80	(\$2.80)	\$280,108.25
6021-000 - Maint Fee-Resv-Paving	\$583.33	\$583.33	\$0.00	\$4,666.64	\$4,666.64	\$0.00	\$7,000.00
6023-000 - Maint Fee-Resv-Roof	\$6,500.00	\$6,500.00	\$0.00	\$52,000.00	\$52,000.00	\$0.00	\$78,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,331.34	\$2,331.33	\$0.01	\$18,650.72	\$18,650.64	\$0.08	\$27,976.00
6035-000 - Maint Fee-Resv-Insurance	\$7,500.00	\$7,500.00	\$0.00	\$60,000.00	\$60,000.00	\$0.00	\$90,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$333.33	\$333.33	\$0.00	\$2,666.64	\$2,666.64	\$0.00	\$4,000.00
6070-000 - Interest Income-Operating	\$3.61	\$0.00	\$3.61	\$27.84	\$0.00	\$27.84	\$0.00
6071-000 - Interest Income-Reserve	\$35.86	\$0.00	\$35.86	\$207.64	\$0.00	\$207.64	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$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	(\$137,984.00)	(\$137,984.00)	\$0.00	(\$206,976.00)
6901-000 - Interest Transfer to Reserves	(\$35.86)	\$0.00	(\$35.86)	(\$207.64)	\$0.00	(\$207.64)	\$0.00
<u>Total Revenues</u>	\$23,345.61	\$23,342.34	\$3.27	\$187,187.29	\$186,738.72	\$448.57	\$280,108.25
Total Income	\$23,345.61	\$23,342.34	\$3.27	\$187,187.29	\$186,738.72	\$448.57	\$280,108.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$52.50	\$66.67	\$14.17	\$420.00	\$533.36	\$113.36	\$800.00
7210-000 - Legal & Professional	\$0.00	\$250.00	\$250.00	\$341.00	\$2,000.00	\$1,659.00	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$166.64	\$166.64	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$40.80	(\$20.45)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,091.00	\$0.00	\$8,568.80	\$8,728.00	\$159.20	\$13,092.00
7510-000 - Admin Expenses-General	\$92.20	\$250.00	\$157.80	\$1,308.13	\$2,000.00	\$691.87	\$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
<u>Total Administrative</u>	\$1,235.70	\$1,683.60	\$447.90	\$10,804.18	\$13,468.80	\$2,664.62	\$20,203.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,366.99	\$3,367.00	\$0.01	\$26,935.92	\$26,936.00	\$0.08	\$40,404.00
8110-000 - Repair & Maintenance-General	\$425.00	\$1,666.67	\$1,241.67	\$15,758.59	\$13,333.36	(\$2,425.23)	\$20,000.00
8110-002 - R&M-Building	\$7,076.00	\$250.00	(\$6,826.00)	\$19,426.28	\$2,000.00	(\$17,426.28)	\$3,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$8,611.00	\$10,306.64	\$1,695.64	\$15,460.00
8110-008 - R&M-Irrigation	\$3,600.00	\$450.00	(\$3,150.00)	\$3,600.00	\$3,600.00	\$0.00	\$5,400.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$29,200.00	\$29,200.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$500.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$6,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,500.00	\$2,500.00	\$21,622.38	\$20,000.00	(\$1,622.38)	\$30,000.00
8210-005 - Grounds-Mulch	\$0.00	\$790.75	\$790.75	\$6,650.00	\$6,326.00	(\$324.00)	\$9,489.00
8210-009 - Grounds-Irrigation Repairs	(\$3,150.00)	\$1,000.00	\$4,150.00	\$4,675.06	\$8,000.00	\$3,324.94	\$12,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$6,000.00	\$6,000.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$532.73	\$558.33	\$25.60	\$4,444.58	\$4,466.64	\$22.06	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,387.68	\$1,387.67	(\$0.01)	\$11,101.44	\$11,101.36	(\$0.08)	\$16,652.00
8710-012 - Utilities-Cable TV	\$3,482.33	\$3,500.00	\$17.67	\$27,911.31	\$28,000.00	\$88.69	\$42,000.00
<u>Total Services & Utilities</u>	\$20,870.73	\$21,658.75	\$788.02	\$183,936.56	\$173,270.00	(\$10,666.56)	\$259,905.00
Total Expense	\$22,106.43	\$23,342.35	\$1,235.92	\$194,740.74	\$186,738.80	(\$8,001.94)	\$280,108.25

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Budget Comparison Report
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$1,239.18	(\$0.01)	\$1,239.19	(\$7,553.45)	(\$0.08)	(\$7,553.37)	\$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	\$1,239.18	(\$0.01)	\$1,239.19	(\$7,553.45)	(\$0.08)	(\$7,553.37)	\$0.00