

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
10/31/2021

AssetsOperating

1010-005 - Cash-Checking-Servis1st	\$67,436.29	
1110-000 - A/R-Maintenance Fees	\$2,050.39	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	
1420-001 - Prepaid Sentricon	\$7,322.50	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$63,383.14

Reserve

1041-005 - MMA-Reserve -Servis1st	\$254,579.47	
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>		\$717,929.67

Other

1121-000 - A/R-Due from Reserves	\$91,483.80	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$563.50</u>	
<u>Other Total</u>		<u>\$92,047.30</u>

Assets Total\$873,360.11**Liabilities and Equity**Other

2010-000 - Accounts Payable	\$2,831.54	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$7,930.00</u>	
<u>Other Total</u>		\$10,761.54

Reserve

3020-000 - Reserve Fund-Paint	\$30,429.14	
3021-000 - Reserve Fund-Paving	\$42,100.78	
3023-000 - Reserve Fund-Roof	\$335,666.65	
3028-000 - Reserve Fund-Def Maintenance	\$128,144.15	
3035-000 - Reserve Fund-Insurance	\$110,367.17	
3046-000 - Reserve Fund-Irrigation	\$29,642.77	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$286.58</u>	
<u>Reserve Total</u>		\$717,929.67

Retained Earnings

\$157,170.69

Net Income(\$12,501.79)**Liabilities & Equity Total**\$873,360.11

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
10/1/2021 - 10/31/2021

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			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)	\$233,420.00	\$233,423.50	(\$3.50)	\$280,108.25
6021-000 - Maint Fee-Resv-Paving	\$583.33	\$583.33	\$0.00	\$5,833.30	\$5,833.30	\$0.00	\$7,000.00
6023-000 - Maint Fee-Resv-Roof	\$6,500.00	\$6,500.00	\$0.00	\$65,000.00	\$65,000.00	\$0.00	\$78,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,331.34	\$2,331.33	\$0.01	\$23,313.40	\$23,313.30	\$0.10	\$27,976.00
6035-000 - Maint Fee-Resv-Insurance	\$7,500.00	\$7,500.00	\$0.00	\$75,000.00	\$75,000.00	\$0.00	\$90,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$333.33	\$333.33	\$0.00	\$3,333.30	\$3,333.30	\$0.00	\$4,000.00
6070-000 - Interest Income-Operating	\$3.16	\$0.00	\$3.16	\$34.76	\$0.00	\$34.76	\$0.00
6071-000 - Interest Income-Reserve	\$39.04	\$0.00	\$39.04	\$286.58	\$0.00	\$286.58	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$333.84	\$0.00	\$333.84	\$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	(\$172,480.00)	(\$172,480.00)	\$0.00	(\$206,976.00)
6901-000 - Interest Transfer to Reserves	(\$39.04)	\$0.00	(\$39.04)	(\$286.58)	\$0.00	(\$286.58)	\$0.00
<u>Total Revenues</u>	\$23,345.16	\$23,342.34	\$2.82	\$233,893.60	\$233,423.40	\$470.20	\$280,108.25
Total Income	\$23,345.16	\$23,342.34	\$2.82	\$233,893.60	\$233,423.40	\$470.20	\$280,108.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$52.50	\$66.67	\$14.17	\$525.00	\$666.70	\$141.70	\$800.00
7210-000 - Legal & Professional	\$245.00	\$250.00	\$5.00	\$586.00	\$2,500.00	\$1,914.00	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$208.30	\$208.30	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$51.00	(\$10.25)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,091.00	\$0.00	\$10,750.80	\$10,910.00	\$159.20	\$13,092.00
7510-000 - Admin Expenses-General	\$139.86	\$250.00	\$110.14	\$1,531.10	\$2,500.00	\$968.90	\$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>	\$1,528.36	\$1,683.60	\$155.24	\$13,559.15	\$16,836.00	\$3,276.85	\$20,203.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,366.99	\$3,367.00	\$0.01	\$33,669.90	\$33,670.00	\$0.10	\$40,404.00
8110-000 - Repair & Maintenance-General	\$9,930.10	\$1,666.67	(\$8,263.43)	\$32,165.02	\$16,666.70	(\$15,498.32)	\$20,000.00
8110-002 - R&M-Building	\$1,730.00	\$250.00	(\$1,480.00)	\$21,156.28	\$2,500.00	(\$18,656.28)	\$3,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$8,611.00	\$12,883.30	\$4,272.30	\$15,460.00
8110-008 - R&M-Irrigation	\$450.00	\$450.00	\$0.00	\$4,500.00	\$4,500.00	\$0.00	\$5,400.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$36,500.00	\$36,500.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$500.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$6,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,500.00	\$2,500.00	\$21,622.38	\$25,000.00	\$3,377.62	\$30,000.00
8210-005 - Grounds-Mulch	\$0.00	\$790.75	\$790.75	\$6,650.00	\$7,907.50	\$1,257.50	\$9,489.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$1,000.00	\$1,000.00	\$7,174.36	\$10,000.00	\$2,825.64	\$12,000.00
8410-003 - Pest Control-Sentricon	\$732.25	\$750.00	\$17.75	\$1,464.50	\$7,500.00	\$6,035.50	\$9,000.00
8710-000 - Utilities-Electric-General	\$546.44	\$558.33	\$11.89	\$5,570.03	\$5,583.30	\$13.27	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,387.68	\$1,387.67	(\$0.01)	\$13,876.80	\$13,876.70	(\$0.10)	\$16,652.00
8710-012 - Utilities-Cable TV	\$3,482.33	\$3,500.00	\$17.67	\$34,875.97	\$35,000.00	\$124.03	\$42,000.00
<u>Total Services & Utilities</u>	\$25,775.79	\$21,658.75	(\$4,117.04)	\$232,836.24	\$216,587.50	(\$16,248.74)	\$259,905.00
Total Expense	\$27,304.15	\$23,342.35	(\$3,961.80)	\$246,395.39	\$233,423.50	(\$12,971.89)	\$280,108.25

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
10/1/2021 - 10/31/2021**

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	(\$3,958.99)	(\$0.01)	(\$3,958.98)	(\$12,501.79)	(\$0.10)	(\$12,501.69)	\$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	(\$3,958.99)	(\$0.01)	(\$3,958.98)	(\$12,501.79)	(\$0.10)	(\$12,501.69)	\$0.00