

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.

Balance Sheet

11/30/2021

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$65,463.99
1110-000 - A/R-Maintenance Fees	\$3,704.58
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$69,779.57

Reserve

1041-005 - MMA-Reserve -Servis1st	\$271,872.04
1042-012 - CD-SUNTRUST 24MO	\$240,000.00
1042-021 - CD-First Community 12-29-21 .70%	<u>\$223,350.20</u>

Reserve Total

\$735,222.24

Other

1121-000 - A/R-Due from Reserves	\$91,483.80
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Other Total

\$91,483.80

Assets Total

\$896,485.61

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$2,550.87
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$5,880.00</u>

Other Total

\$8,430.87

Reserve

3020-000 - Reserve Fund-Paint	\$30,429.14
3021-000 - Reserve Fund-Paving	\$42,684.11
3023-000 - Reserve Fund-Roof	\$342,166.65
3028-000 - Reserve Fund-Def Maintenance	\$130,475.49
3035-000 - Reserve Fund-Insurance	\$117,867.17
3046-000 - Reserve Fund-Irrigation	\$29,976.10
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43
3080-000 - Reserve Fund-Interest	<u>\$331.15</u>

Reserve Total

\$735,222.24

Retained Earnings

\$157,170.69

Net Income

(\$4,338.19)

Liabilities & Equity Total

\$896,485.61

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
11/1/2021 - 11/30/2021

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			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)	\$256,762.00	\$256,765.85	(\$3.85)	\$280,108.25
6021-000 - Maint Fee-Resv-Paving	\$583.33	\$583.33	\$0.00	\$6,416.63	\$6,416.63	\$0.00	\$7,000.00
6023-000 - Maint Fee-Resv-Roof	\$6,500.00	\$6,500.00	\$0.00	\$71,500.00	\$71,500.00	\$0.00	\$78,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,331.34	\$2,331.33	\$0.01	\$25,644.74	\$25,644.63	\$0.11	\$27,976.00
6035-000 - Maint Fee-Resv-Insurance	\$7,500.00	\$7,500.00	\$0.00	\$82,500.00	\$82,500.00	\$0.00	\$90,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$333.33	\$333.33	\$0.00	\$3,666.63	\$3,666.63	\$0.00	\$4,000.00
6070-000 - Interest Income-Operating	\$3.10	\$0.00	\$3.10	\$37.86	\$0.00	\$37.86	\$0.00
6071-000 - Interest Income-Reserve	\$44.57	\$0.00	\$44.57	\$331.15	\$0.00	\$331.15	\$0.00
6076-000 - Interest Income-Owner	\$14.19	\$0.00	\$14.19	\$348.03	\$0.00	\$348.03	\$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	(\$189,728.00)	(\$189,728.00)	\$0.00	(\$206,976.00)
6901-000 - Interest Transfer to Reserves	(\$44.57)	\$0.00	(\$44.57)	(\$331.15)	\$0.00	(\$331.15)	\$0.00
<u>Total Revenues</u>	\$23,359.29	\$23,342.34	\$16.95	\$257,252.89	\$256,765.74	\$487.15	\$280,108.25
Total Income	\$23,359.29	\$23,342.34	\$16.95	\$257,252.89	\$256,765.74	\$487.15	\$280,108.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$563.50	\$66.67	(\$496.83)	\$1,088.50	\$733.37	(\$355.13)	\$800.00
7210-000 - Legal & Professional	\$546.26	\$250.00	(\$296.26)	\$1,132.26	\$2,750.00	\$1,617.74	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$229.13	\$229.13	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$56.10	(\$5.15)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,091.00	\$0.00	\$11,841.80	\$12,001.00	\$159.20	\$13,092.00
7510-000 - Admin Expenses-General	\$179.34	\$250.00	\$70.66	\$1,710.44	\$2,750.00	\$1,039.56	\$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
7810-001 - Bad Debt Expense	(\$14,037.04)	\$0.00	\$14,037.04	(\$14,037.04)	\$0.00	\$14,037.04	\$0.00
<u>Total Administrative</u>	(\$11,656.94)	\$1,683.60	\$13,340.54	\$1,902.21	\$18,519.60	\$16,617.39	\$20,203.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,366.99	\$3,367.00	\$0.01	\$37,036.89	\$37,037.00	\$0.11	\$40,404.00
8110-000 - Repair & Maintenance-General	\$2,915.14	\$1,666.67	(\$1,248.47)	\$35,080.16	\$18,333.37	(\$16,746.79)	\$20,000.00
8110-002 - R&M-Building	\$0.00	\$250.00	\$250.00	\$21,156.28	\$2,750.00	(\$18,406.28)	\$3,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$8,611.00	\$14,171.63	\$5,560.63	\$15,460.00
8110-008 - R&M-Irrigation	\$900.00	\$450.00	(\$450.00)	\$5,400.00	\$4,950.00	(\$450.00)	\$5,400.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$40,150.00	\$40,150.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$500.00	\$0.00	\$5,500.00	\$5,500.00	\$0.00	\$6,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,500.00	\$2,500.00	\$21,622.38	\$27,500.00	\$5,877.62	\$30,000.00
8210-005 - Grounds-Mulch	\$0.00	\$790.75	\$790.75	\$6,650.00	\$8,698.25	\$2,048.25	\$9,489.00
8210-009 - Grounds-Irrigation Repairs	\$2,728.25	\$1,000.00	(\$1,728.25)	\$9,902.61	\$11,000.00	\$1,097.39	\$12,000.00
8410-003 - Pest Control-Sentricon	\$7,322.50	\$750.00	(\$6,572.50)	\$8,787.00	\$8,250.00	(\$537.00)	\$9,000.00
8710-000 - Utilities-Electric-General	\$599.74	\$558.33	(\$41.41)	\$6,169.77	\$6,141.63	(\$28.14)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,387.68	\$1,387.67	(\$0.01)	\$15,264.48	\$15,264.37	(\$0.11)	\$16,652.00
8710-012 - Utilities-Cable TV	\$3,482.33	\$3,500.00	\$17.67	\$38,358.30	\$38,500.00	\$141.70	\$42,000.00
<u>Total Services & Utilities</u>	\$26,852.63	\$21,658.75	(\$5,193.88)	\$259,688.87	\$238,246.25	(\$21,442.62)	\$259,905.00

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
11/1/2021 - 11/30/2021**

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$15,195.69	\$23,342.35	\$8,146.66	\$261,591.08	\$256,765.85	(\$4,825.23)	\$280,108.25
Operating Net Income	\$8,163.60	(\$0.01)	\$8,163.61	(\$4,338.19)	(\$0.11)	(\$4,338.08)	\$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	\$8,163.60	(\$0.01)	\$8,163.61	(\$4,338.19)	(\$0.11)	(\$4,338.08)	\$0.00