

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
12/31/2021

Assets		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$151,864.96	
1110-000 - A/R-Maintenance Fees	\$1,649.80	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$154,125.76
<u>Reserve</u>		
1041-005 - MMA-Reserve -Servis1st	\$155,243.70	
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>		\$618,593.90
<i>Assets Total</i>		<u>\$772,719.66</u>
Liabilities and Equity		
<u>Other</u>		
2010-000 - Accounts Payable	\$1,721.71	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$7,990.00</u>	
<u>Other Total</u>		\$9,711.71
<u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$30,429.14	
3021-000 - Reserve Fund-Paving	\$43,267.44	
3023-000 - Reserve Fund-Roof	\$257,182.85	
3028-000 - Reserve Fund-Def Maintenance	\$105,186.83	
3035-000 - Reserve Fund-Insurance	\$110,550.61	
3046-000 - Reserve Fund-Irrigation	\$30,309.43	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$375.17</u>	
<u>Reserve Total</u>		\$618,593.90
<u>Retained Earnings</u>		\$157,170.69
<u>Net Income</u>		<u>(\$12,756.64)</u>
<i>Liabilities & Equity Total</i>		<u>\$772,719.66</u>

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,342.00	\$23,342.40	(\$0.40)	\$280,104.00	\$280,108.25	(\$4.25)	\$280,108.25
6021-000 - Maint Fee-Resv-Paving	\$583.33	\$583.37	(\$0.04)	\$6,999.96	\$7,000.00	(\$0.04)	\$7,000.00
6023-000 - Maint Fee-Resv-Roof	\$6,500.00	\$6,500.00	\$0.00	\$78,000.00	\$78,000.00	\$0.00	\$78,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,331.34	\$2,331.37	(\$0.03)	\$27,976.08	\$27,976.00	\$0.08	\$27,976.00
6035-000 - Maint Fee-Resv-Insurance	\$7,500.00	\$7,500.00	\$0.00	\$90,000.00	\$90,000.00	\$0.00	\$90,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$333.33	\$333.37	(\$0.04)	\$3,999.96	\$4,000.00	(\$0.04)	\$4,000.00
6070-000 - Interest Income-Operating	\$3.60	\$0.00	\$3.60	\$41.46	\$0.00	\$41.46	\$0.00
6071-000 - Interest Income-Reserve	\$44.02	\$0.00	\$44.02	\$375.17	\$0.00	\$375.17	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$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	(\$206,976.00)	(\$206,976.00)	\$0.00	(\$206,976.00)
6901-000 - Interest Transfer to Reserves	(\$44.02)	\$0.00	(\$44.02)	(\$375.17)	\$0.00	(\$375.17)	\$0.00
Total Revenues	\$23,345.60	\$23,342.51	\$3.09	\$280,598.49	\$280,108.25	\$490.24	\$280,108.25
Total Income	\$23,345.60	\$23,342.51	\$3.09	\$280,598.49	\$280,108.25	\$490.24	\$280,108.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$66.63	\$66.63	\$1,088.50	\$800.00	(\$288.50)	\$800.00
7210-000 - Legal & Professional	\$742.00	\$250.00	(\$492.00)	\$1,874.26	\$3,000.00	\$1,125.74	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.87	\$20.87	\$0.00	\$250.00	\$250.00	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.15	\$5.15	\$61.25	\$61.25	\$0.00	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,091.00	\$0.00	\$12,932.80	\$13,092.00	\$159.20	\$13,092.00
7510-000 - Admin Expenses-General	\$719.29	\$250.00	(\$469.29)	\$2,429.73	\$3,000.00	\$570.27	\$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	\$0.00	\$0.00	\$0.00	(\$14,037.04)	\$0.00	\$14,037.04	\$0.00
Total Administrative	\$2,552.29	\$1,683.65	(\$868.64)	\$4,454.50	\$20,203.25	\$15,748.75	\$20,203.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,366.99	\$3,367.00	\$0.01	\$40,403.88	\$40,404.00	\$0.12	\$40,404.00
8110-000 - Repair & Maintenance-General	\$595.05	\$1,666.63	\$1,071.58	\$35,675.21	\$20,000.00	(\$15,675.21)	\$20,000.00
8110-002 - R&M-Building	\$13,170.00	\$250.00	(\$12,920.00)	\$34,326.28	\$3,000.00	(\$31,326.28)	\$3,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.37	\$1,288.37	\$8,611.00	\$15,460.00	\$6,849.00	\$15,460.00
8110-008 - R&M-Irrigation	\$900.00	\$450.00	(\$450.00)	\$6,300.00	\$5,400.00	(\$900.00)	\$5,400.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,650.00	\$0.00	\$43,800.00	\$43,800.00	\$0.00	\$43,800.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$500.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00
8210-003 - Grounds-Plants/Sod	\$1,120.00	\$2,500.00	\$1,380.00	\$22,742.38	\$30,000.00	\$7,257.62	\$30,000.00
8210-005 - Grounds-Mulch	\$0.00	\$790.75	\$790.75	\$6,650.00	\$9,489.00	\$2,839.00	\$9,489.00
8210-009 - Grounds-Irrigation Repairs	\$438.00	\$1,000.00	\$562.00	\$10,340.61	\$12,000.00	\$1,659.39	\$12,000.00

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Budget Comparison Report
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$8,787.00	\$9,000.00	\$213.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$601.71	\$558.37	(\$43.34)	\$6,771.48	\$6,700.00	(\$71.48)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,387.68	\$1,387.63	(\$0.05)	\$16,652.16	\$16,652.00	(\$0.16)	\$16,652.00
8710-012 - Utilities-Cable TV	\$3,482.33	\$3,500.00	\$17.67	\$41,840.63	\$42,000.00	\$159.37	\$42,000.00
<u>Total Services & Utilities</u>	\$29,211.76	\$21,658.75	(\$7,553.01)	\$288,900.63	\$259,905.00	(\$28,995.63)	\$259,905.00
Total Expense	\$31,764.05	\$23,342.40	(\$8,421.65)	\$293,355.13	\$280,108.25	(\$13,246.88)	\$280,108.25
Operating Net Income	(\$8,418.45)	\$0.11	(\$8,418.56)	(\$12,756.64)	\$0.00	(\$12,756.64)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$27,620.00	\$0.00	(\$27,620.00)	\$27,620.00	\$0.00	(\$27,620.00)	\$0.00
9635-000 - Reserve Expense-Insurance	\$14,816.56	\$0.00	(\$14,816.56)	\$102,798.71	\$0.00	(\$102,798.71)	\$0.00
9900-000 - Reserve Expense-Funding	(\$42,436.56)	\$0.00	\$42,436.56	(\$130,418.71)	\$0.00	\$130,418.71	\$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	(\$8,418.45)	\$0.11	(\$8,418.56)	(\$12,756.64)	\$0.00	(\$12,756.64)	\$0.00