

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
1/31/2022

Assets		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$148,063.51	
1110-000 - A/R-Maintenance Fees	\$2,502.41	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$151,176.92
<u>Reserve</u>		
1041-005 - MMA-Reserve -Servis1st	\$76,856.83	
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>		\$540,207.03
Assets Total		<u>\$691,383.95</u>
Liabilities and Equity		
<u>Other</u>		
2010-000 - Accounts Payable	\$726.34	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$7,575.00</u>	
<u>Other Total</u>		\$8,301.34
<u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$31,648.80	
3021-000 - Reserve Fund-Paving	\$45,702.94	
3023-000 - Reserve Fund-Roof	\$262,669.16	
3028-000 - Reserve Fund-Def Maintenance	\$106,250.66	
3035-000 - Reserve Fund-Insurance	\$21,848.45	
3046-000 - Reserve Fund-Irrigation	\$30,735.89	
3062-000 - Reserve Fund-Carports	\$25.06	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$33.64</u>	
<u>Reserve Total</u>		\$540,207.03
<u>Retained Earnings</u>		\$144,414.05
<u>Net Income</u>		<u>(\$1,538.47)</u>
Liabilities & Equity Total		<u>\$691,383.95</u>

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,183.51	\$23,183.56	(\$0.05)	\$23,183.51	\$23,183.56	(\$0.05)	\$278,202.69
6020-000 - Maint Fee-Resv-Painting	\$1,201.19	\$1,201.18	\$0.01	\$1,201.19	\$1,201.18	\$0.01	\$14,414.20
6021-000 - Maint Fee-Resv-Paving	\$2,409.24	\$2,409.24	\$0.00	\$2,409.24	\$2,409.24	\$0.00	\$28,910.89
6023-000 - Maint Fee-Resv-Roof	\$5,330.24	\$5,330.24	\$0.00	\$5,330.24	\$5,330.24	\$0.00	\$63,962.94
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$12,000.00
6035-000 - Maint Fee-Resv-Insurance	\$7,552.75	\$7,552.75	\$0.00	\$7,552.75	\$7,552.75	\$0.00	\$90,633.00
6046-000 - Maint Fee-Resv-Irrigation	\$408.07	\$408.07	\$0.00	\$408.07	\$408.07	\$0.00	\$4,896.89
6070-000 - Interest Income-Operating	\$4.96	\$0.00	\$4.96	\$4.96	\$0.00	\$4.96	\$0.00
6071-000 - Interest Income-Reserve	\$33.64	\$0.00	\$33.64	\$33.64	\$0.00	\$33.64	\$0.00
6076-000 - Interest Income-Owner	\$5.56	\$0.00	\$5.56	\$5.56	\$0.00	\$5.56	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$17,901.49)	(\$17,901.49)	\$0.00	(\$17,901.49)	(\$17,901.49)	\$0.00	(\$214,817.93)
6901-000 - Interest Transfer to Reserves	(\$33.64)	\$0.00	(\$33.64)	(\$33.64)	\$0.00	(\$33.64)	\$0.00
<u>Total Revenues</u>	\$23,194.03	\$23,183.55	\$10.48	\$23,194.03	\$23,183.55	\$10.48	\$278,202.68
Total Income	\$23,194.03	\$23,183.55	\$10.48	\$23,194.03	\$23,183.55	\$10.48	\$278,202.68
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$66.67	\$66.67	\$0.00	\$66.67	\$66.67	\$800.00
7210-000 - Legal & Professional	\$644.00	\$166.67	(\$477.33)	\$644.00	\$166.67	(\$477.33)	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$5.10	\$5.10	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,124.67	\$33.67	\$1,091.00	\$1,124.67	\$33.67	\$13,496.00
7510-000 - Admin Expenses-General	\$255.83	\$166.67	(\$89.16)	\$255.83	\$166.67	(\$89.16)	\$2,000.00
<u>Total Administrative</u>	\$1,990.83	\$1,550.61	(\$440.22)	\$1,990.83	\$1,550.61	(\$440.22)	\$18,607.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,575.88	\$3,585.83	\$9.95	\$3,575.88	\$3,585.83	\$9.95	\$43,030.00
8110-000 - Repair & Maintenance-General	\$340.00	\$1,654.79	\$1,314.79	\$340.00	\$1,654.79	\$1,314.79	\$19,857.44
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$463.50	(\$436.50)	\$900.00	\$463.50	(\$436.50)	\$5,562.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,759.50	\$109.50	\$3,650.00	\$3,759.50	\$109.50	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$515.00	\$15.00	\$500.00	\$515.00	\$15.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$8,000.00	\$2,083.33	(\$5,916.67)	\$8,000.00	\$2,083.33	(\$5,916.67)	\$25,000.00
8210-005 - Grounds-Mulch	\$0.00	\$666.67	\$666.67	\$0.00	\$666.67	\$666.67	\$8,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$686.34	\$558.33	(\$128.01)	\$686.34	\$558.33	(\$128.01)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,433.26	\$1,429.33	(\$3.93)	\$1,433.26	\$1,429.33	(\$3.93)	\$17,152.00
8710-012 - Utilities-Cable TV	\$3,656.19	\$3,666.67	\$10.48	\$3,656.19	\$3,666.67	\$10.48	\$44,000.00
<u>Total Services & Utilities</u>	\$22,741.67	\$21,632.95	(\$1,108.72)	\$22,741.67	\$21,632.95	(\$1,108.72)	\$259,595.44
Total Expense	\$24,732.50	\$23,183.56	(\$1,548.94)	\$24,732.50	\$23,183.56	(\$1,548.94)	\$278,202.69
Operating Net Income	(\$1,538.47)	(\$0.01)	(\$1,538.46)	(\$1,538.47)	(\$0.01)	(\$1,538.46)	(\$0.01)

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Budget Comparison Report
1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Expense							
<u>Reserve Expense</u>							
9635-000 - Reserve Expense-Insurance	\$96,322.00	\$0.00	(\$96,322.00)	\$96,322.00	\$0.00	(\$96,322.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$96,322.00)	\$0.00	\$96,322.00	(\$96,322.00)	\$0.00	\$96,322.00	\$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	(\$1,538.47)	(\$0.01)	(\$1,538.46)	(\$1,538.47)	(\$0.01)	(\$1,538.46)	(\$0.01)