

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Balance Sheet**  
**2/28/2022**

<b>Assets</b>		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$64,632.97	
1110-000 - A/R-Maintenance Fees	\$3,045.70	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$68,289.67
 <u>Reserve</u>		
1041-005 - MMA-Reserve -Servis1st	\$184,776.24	
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>		\$648,126.44
 <i>Assets Total</i>		 <u><u>\$716,416.11</u></u>
 <b>Liabilities and Equity</b>		
<u>Other</u>		
2010-000 - Accounts Payable	\$680.34	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$7,445.00</u>	
<u>Other Total</u>		\$8,125.34
 <u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$32,849.99	
3021-000 - Reserve Fund-Paving	\$48,112.18	
3023-000 - Reserve Fund-Roof	\$357,999.40	
3028-000 - Reserve Fund-Def Maintenance	\$107,275.72	
3035-000 - Reserve Fund-Insurance	\$29,401.20	
3046-000 - Reserve Fund-Irrigation	\$31,143.96	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$51.56</u>	
<u>Reserve Total</u>		\$648,126.44
 <u>Retained Earnings</u>		 \$54,414.05
 <u>Net Income</u>		 <u>\$5,750.28</u>
 <i>Liabilities &amp; Equity Total</i>		 <u><u>\$716,416.11</u></u>

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**2/1/2022 - 2/28/2022**

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,183.51	\$23,183.56	(\$0.05)	\$46,367.02	\$46,367.12	(\$0.10)	\$278,202.69
6020-000 - Maint Fee-Resv-Painting	\$1,201.19	\$1,201.18	\$0.01	\$2,402.38	\$2,402.36	\$0.02	\$14,414.20
6021-000 - Maint Fee-Resv-Paving	\$2,409.24	\$2,409.24	\$0.00	\$4,818.48	\$4,818.48	\$0.00	\$28,910.89
6023-000 - Maint Fee-Resv-Roof	\$5,330.24	\$5,330.24	\$0.00	\$10,660.48	\$10,660.48	\$0.00	\$63,962.94
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,000.00	\$1,000.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$12,000.00
6035-000 - Maint Fee-Resv-Insurance	\$7,552.75	\$7,552.75	\$0.00	\$15,105.50	\$15,105.50	\$0.00	\$90,633.00
6046-000 - Maint Fee-Resv-Irrigation	\$408.07	\$408.07	\$0.00	\$816.14	\$816.14	\$0.00	\$4,896.89
6070-000 - Interest Income-Operating	\$7.49	\$0.00	\$7.49	\$12.45	\$0.00	\$12.45	\$0.00
6071-000 - Interest Income-Reserve	\$17.92	\$0.00	\$17.92	\$51.56	\$0.00	\$51.56	\$0.00
6076-000 - Interest Income-Owner	\$18.29	\$0.00	\$18.29	\$23.85	\$0.00	\$23.85	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$17,901.49)	(\$17,901.49)	\$0.00	(\$35,802.98)	(\$35,802.98)	\$0.00	(\$214,817.93)
6901-000 - Interest Transfer to Reserves	(\$17.92)	\$0.00	(\$17.92)	(\$51.56)	\$0.00	(\$51.56)	\$0.00
<u>Total Revenues</u>	\$23,209.29	\$23,183.55	\$25.74	\$46,403.32	\$46,367.10	\$36.22	\$278,202.68
<b>Total Income</b>	\$23,209.29	\$23,183.55	\$25.74	\$46,403.32	\$46,367.10	\$36.22	\$278,202.68
<b>Expense</b>							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$66.67	\$66.67	\$0.00	\$133.34	\$133.34	\$800.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$644.00	\$333.34	(\$310.66)	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$41.66	\$41.66	\$250.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.10	(\$56.15)	\$61.25	\$10.20	(\$51.05)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,124.67	\$33.67	\$2,182.00	\$2,249.34	\$67.34	\$13,496.00
7510-000 - Admin Expenses-General	\$72.62	\$166.67	\$94.05	\$328.45	\$333.34	\$4.89	\$2,000.00
<u>Total Administrative</u>	\$1,224.87	\$1,550.61	\$325.74	\$3,215.70	\$3,101.22	(\$114.48)	\$18,607.25
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,575.88	\$3,585.83	\$9.95	\$7,151.76	\$7,171.66	\$19.90	\$43,030.00
8110-000 - Repair & Maintenance-General	\$350.00	\$1,654.79	\$1,304.79	\$690.00	\$3,309.58	\$2,619.58	\$19,857.44
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$2,500.00	\$2,500.00	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$463.50	(\$436.50)	\$1,800.00	\$927.00	(\$873.00)	\$5,562.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,759.50	\$109.50	\$7,300.00	\$7,519.00	\$219.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$515.00	\$15.00	\$1,000.00	\$1,030.00	\$30.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,083.33	\$2,083.33	\$8,000.00	\$4,166.66	(\$3,833.34)	\$25,000.00
8210-005 - Grounds-Mulch	\$0.00	\$666.67	\$666.67	\$0.00	\$1,333.34	\$1,333.34	\$8,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00	\$1,500.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$630.34	\$558.33	(\$72.01)	\$1,316.68	\$1,116.66	(\$200.02)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,433.26	\$1,429.33	(\$3.93)	\$2,866.52	\$2,858.66	(\$7.86)	\$17,152.00
8710-012 - Utilities-Cable TV	\$3,656.19	\$3,666.67	\$10.48	\$7,312.38	\$7,333.34	\$20.96	\$44,000.00
<u>Total Services &amp; Utilities</u>	\$14,695.67	\$21,632.95	\$6,937.28	\$37,437.34	\$43,265.90	\$5,828.56	\$259,595.44
<b>Total Expense</b>	\$15,920.54	\$23,183.56	\$7,263.02	\$40,653.04	\$46,367.12	\$5,714.08	\$278,202.69
<b>Operating Net Income</b>	\$7,288.75	(\$0.01)	\$7,288.76	\$5,750.28	(\$0.02)	\$5,750.30	(\$0.01)

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Budget Comparison Report  
2/1/2022 - 2/28/2022**

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$96,322.00	\$0.00	(\$96,322.00)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$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
<b>Total Reserve Expense</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Reserve Net Income</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Income</b>	\$7,288.75	(\$0.01)	\$7,288.76	\$5,750.28	(\$0.02)	\$5,750.30	(\$0.01)