

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
3/31/2022

Assets		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$73,738.98	
1110-000 - A/R-Maintenance Fees	\$2,109.05	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$76,459.03
<u>Reserve</u>		
1041-005 - MMA-Reserve -Servis1st	\$199,507.45	
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>		\$662,857.65
Assets Total		<u>\$739,316.68</u>
Liabilities and Equity		
<u>Other</u>		
2010-000 - Accounts Payable	\$4,289.29	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$9,100.00</u>	
<u>Other Total</u>		\$13,389.29
<u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$34,051.18	
3021-000 - Reserve Fund-Paving	\$50,521.42	
3023-000 - Reserve Fund-Roof	\$363,329.64	
3028-000 - Reserve Fund-Def Maintenance	\$105,075.72	
3035-000 - Reserve Fund-Insurance	\$36,953.95	
3046-000 - Reserve Fund-Irrigation	\$31,552.03	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$81.28</u>	
<u>Reserve Total</u>		\$662,857.65
<u>Retained Earnings</u>		\$54,414.05
<u>Net Income</u>		<u>\$8,655.69</u>
Liabilities & Equity Total		<u>\$739,316.68</u>

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
3/1/2022 - 3/31/2022

	3/1/2022 - 3/31/2022			1/1/2022 - 3/31/2022			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)	\$69,550.53	\$69,550.68	(\$0.15)	\$278,202.69
6020-000 - Maint Fee-Resv-Painting	\$1,201.19	\$1,201.18	\$0.01	\$3,603.57	\$3,603.54	\$0.03	\$14,414.20
6021-000 - Maint Fee-Resv-Paving	\$2,409.24	\$2,409.24	\$0.00	\$7,227.72	\$7,227.72	\$0.00	\$28,910.89
6023-000 - Maint Fee-Resv-Roof	\$5,330.24	\$5,330.24	\$0.00	\$15,990.72	\$15,990.72	\$0.00	\$63,962.94
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,000.00	\$1,000.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$12,000.00
6035-000 - Maint Fee-Resv-Insurance	\$7,552.75	\$7,552.75	\$0.00	\$22,658.25	\$22,658.25	\$0.00	\$90,633.00
6046-000 - Maint Fee-Resv-Irrigation	\$408.07	\$408.07	\$0.00	\$1,224.21	\$1,224.21	\$0.00	\$4,896.89
6070-000 - Interest Income-Operating	\$2.88	\$0.00	\$2.88	\$15.33	\$0.00	\$15.33	\$0.00
6071-000 - Interest Income-Reserve	\$29.72	\$0.00	\$29.72	\$81.28	\$0.00	\$81.28	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$23.85	\$0.00	\$23.85	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$17,901.49)	(\$17,901.49)	\$0.00	(\$53,704.47)	(\$53,704.47)	\$0.00	(\$214,817.93)
6901-000 - Interest Transfer to Reserves	(\$29.72)	\$0.00	(\$29.72)	(\$81.28)	\$0.00	(\$81.28)	\$0.00
<u>Total Revenues</u>	\$23,186.39	\$23,183.55	\$2.84	\$69,589.71	\$69,550.65	\$39.06	\$278,202.68
Total Income	\$23,186.39	\$23,183.55	\$2.84	\$69,589.71	\$69,550.65	\$39.06	\$278,202.68
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$66.67	\$66.67	\$0.00	\$200.01	\$200.01	\$800.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$644.00	\$500.01	(\$143.99)	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$62.49	\$62.49	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$15.30	(\$45.95)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,124.67	\$33.67	\$3,273.00	\$3,374.01	\$101.01	\$13,496.00
7510-000 - Admin Expenses-General	\$250.46	\$166.67	(\$83.79)	\$578.91	\$500.01	(\$78.90)	\$2,000.00
<u>Total Administrative</u>	\$1,341.46	\$1,550.61	\$209.15	\$4,557.16	\$4,651.83	\$94.67	\$18,607.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,575.88	\$3,585.83	\$9.95	\$10,727.64	\$10,757.49	\$29.85	\$43,030.00
8110-000 - Repair & Maintenance-General	\$440.00	\$1,654.79	\$1,214.79	\$1,130.00	\$4,964.37	\$3,834.37	\$19,857.44
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
8110-004 - R&M-Trees	\$4,175.00	\$1,250.00	(\$2,925.00)	\$4,175.00	\$3,750.00	(\$425.00)	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$463.50	(\$436.50)	\$2,700.00	\$1,390.50	(\$1,309.50)	\$5,562.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,759.50	\$109.50	\$10,950.00	\$11,278.50	\$328.50	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$515.00	\$15.00	\$1,500.00	\$1,545.00	\$45.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,083.33	\$2,083.33	\$8,000.00	\$6,249.99	(\$1,750.01)	\$25,000.00
8210-005 - Grounds-Mulch	\$0.00	\$666.67	\$666.67	\$0.00	\$2,000.01	\$2,000.01	\$8,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$2,250.00	\$2,250.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$608.99	\$558.33	(\$50.66)	\$1,925.67	\$1,674.99	(\$250.68)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,433.26	\$1,429.33	(\$3.93)	\$4,299.78	\$4,287.99	(\$11.79)	\$17,152.00
8710-012 - Utilities-Cable TV	\$3,656.39	\$3,666.67	\$10.28	\$10,968.77	\$11,000.01	\$31.24	\$44,000.00
<u>Total Services & Utilities</u>	\$18,939.52	\$21,632.95	\$2,693.43	\$56,376.86	\$64,898.85	\$8,521.99	\$259,595.44
Total Expense	\$20,280.98	\$23,183.56	\$2,902.58	\$60,934.02	\$69,550.68	\$8,616.66	\$278,202.69
Operating Net Income	\$2,905.41	(\$0.01)	\$2,905.42	\$8,655.69	(\$0.03)	\$8,655.72	(\$0.01)

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3/1/2022 - 3/31/2022

	3/1/2022 - 3/31/2022			1/1/2022 - 3/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$3,200.00	\$0.00	(\$3,200.00)	\$3,200.00	\$0.00	(\$3,200.00)	\$0.00
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	(\$3,200.00)	\$0.00	\$3,200.00	(\$99,522.00)	\$0.00	\$99,522.00	\$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	\$2,905.41	(\$0.01)	\$2,905.42	\$8,655.69	(\$0.03)	\$8,655.72	(\$0.01)