

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
4/30/2022

Assets		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st	\$78,846.94	
1110-000 - A/R-Maintenance Fees	\$2,114.05	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$81,571.99
<u>Reserve</u>		
1041-005 - MMA-Reserve -Servis1st	\$217,441.48	
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>		\$680,791.68
Assets Total		<u><u>\$762,363.67</u></u>
Liabilities and Equity		
<u>Other</u>		
2010-000 - Accounts Payable	\$16,173.45	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$10,755.10</u>	
<u>Other Total</u>		\$26,928.55
<u>Reserve</u>		
3020-000 - Reserve Fund-Paint	\$35,252.37	
3021-000 - Reserve Fund-Paving	\$52,930.66	
3023-000 - Reserve Fund-Roof	\$368,659.88	
3028-000 - Reserve Fund-Def Maintenance	\$106,075.72	
3035-000 - Reserve Fund-Insurance	\$44,506.70	
3046-000 - Reserve Fund-Irrigation	\$31,960.10	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$113.82</u>	
<u>Reserve Total</u>		\$680,791.68
<u>Retained Earnings</u>		\$54,414.05
<u>Net Income</u>		<u>\$229.39</u>
Liabilities & Equity Total		<u><u>\$762,363.67</u></u>

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
4/1/2022 - 4/30/2022

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			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)	\$92,734.04	\$92,734.24	(\$0.20)	\$278,202.69
6020-000 - Maint Fee-Resv-Painting	\$1,201.19	\$1,201.18	\$0.01	\$4,804.76	\$4,804.72	\$0.04	\$14,414.20
6021-000 - Maint Fee-Resv-Paving	\$2,409.24	\$2,409.24	\$0.00	\$9,636.96	\$9,636.96	\$0.00	\$28,910.89
6023-000 - Maint Fee-Resv-Roof	\$5,330.24	\$5,330.24	\$0.00	\$21,320.96	\$21,320.96	\$0.00	\$63,962.94
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,000.00	\$1,000.00	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$12,000.00
6035-000 - Maint Fee-Resv-Insurance	\$7,552.75	\$7,552.75	\$0.00	\$30,211.00	\$30,211.00	\$0.00	\$90,633.00
6046-000 - Maint Fee-Resv-Irrigation	\$408.07	\$408.07	\$0.00	\$1,632.28	\$1,632.28	\$0.00	\$4,896.89
6070-000 - Interest Income-Operating	\$3.36	\$0.00	\$3.36	\$18.69	\$0.00	\$18.69	\$0.00
6071-000 - Interest Income-Reserve	\$32.54	\$0.00	\$32.54	\$113.82	\$0.00	\$113.82	\$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	(\$71,605.96)	(\$71,605.96)	\$0.00	(\$214,817.93)
6901-000 - Interest Transfer to Reserves	(\$32.54)	\$0.00	(\$32.54)	(\$113.82)	\$0.00	(\$113.82)	\$0.00
Total Revenues	\$23,186.87	\$23,183.55	\$3.32	\$92,776.58	\$92,734.20	\$42.38	\$278,202.68
Total Income	\$23,186.87	\$23,183.55	\$3.32	\$92,776.58	\$92,734.20	\$42.38	\$278,202.68
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$66.67	\$66.67	\$0.00	\$266.68	\$266.68	\$800.00
7210-000 - Legal & Professional	\$81.00	\$166.67	\$85.67	\$725.00	\$666.68	(\$58.32)	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$20.40	(\$40.85)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,124.67	\$33.67	\$4,364.00	\$4,498.68	\$134.68	\$13,496.00
7510-000 - Admin Expenses-General	\$83.19	\$166.67	\$83.48	\$662.10	\$666.68	\$4.58	\$2,000.00
Total Administrative	\$1,255.19	\$1,550.61	\$295.42	\$5,812.35	\$6,202.44	\$390.09	\$18,607.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,575.88	\$3,585.83	\$9.95	\$14,303.52	\$14,343.32	\$39.80	\$43,030.00
8110-000 - Repair & Maintenance-General	\$15,350.00	\$1,654.79	(\$13,695.21)	\$16,480.00	\$6,619.16	(\$9,860.84)	\$19,857.44
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$4,175.00	\$5,000.00	\$825.00	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$463.50	(\$436.50)	\$3,600.00	\$1,854.00	(\$1,746.00)	\$5,562.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,759.50	\$109.50	\$14,600.00	\$15,038.00	\$438.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$515.00	\$15.00	\$2,000.00	\$2,060.00	\$60.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$650.00	\$2,083.33	\$1,433.33	\$8,650.00	\$8,333.32	(\$316.68)	\$25,000.00
8210-005 - Grounds-Mulch	\$0.00	\$666.67	\$666.67	\$0.00	\$2,666.68	\$2,666.68	\$8,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$3,000.00	\$3,000.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$642.45	\$558.33	(\$84.12)	\$2,568.12	\$2,233.32	(\$334.80)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,433.26	\$1,429.33	(\$3.93)	\$5,733.04	\$5,717.32	(\$15.72)	\$17,152.00
8710-012 - Utilities-Cable TV	\$3,656.39	\$3,666.67	\$10.28	\$14,625.16	\$14,666.68	\$41.52	\$44,000.00
Total Services & Utilities	\$30,357.98	\$21,632.95	(\$8,725.03)	\$86,734.84	\$86,531.80	(\$203.04)	\$259,595.44
Total Expense	\$31,613.17	\$23,183.56	(\$8,429.61)	\$92,547.19	\$92,734.24	\$187.05	\$278,202.69
Operating Net Income	(\$8,426.30)	(\$0.01)	(\$8,426.29)	\$229.39	(\$0.04)	\$229.43	(\$0.01)

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Budget Comparison Report
4/1/2022 - 4/30/2022**

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	(\$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	(\$8,426.30)	(\$0.01)	(\$8,426.29)	\$229.39	(\$0.04)	\$229.43	(\$0.01)