

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Balance Sheet**  
**5/31/2022**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st	\$68,618.43
1110-000 - A/R-Maintenance Fees	\$2,959.05
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$72,188.48

Reserve

1041-005 - MMA-Reserve -Servis1st	\$235,379.70
1042-012 - CD-SUNTRUST 24MO	\$240,000.00
1042-021 - CD-First Community 12-29-21 .70%	<u>\$223,350.20</u>

Reserve Total

\$698,729.90

*Assets Total*

\$770,918.38

**Liabilities and Equity**

Other

2010-000 - Accounts Payable	\$3,896.60
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$11,165.10</u>

Other Total

\$15,061.70

Reserve

3020-000 - Reserve Fund-Paint	\$36,453.56
3021-000 - Reserve Fund-Paving	\$55,339.90
3023-000 - Reserve Fund-Roof	\$373,990.12
3028-000 - Reserve Fund-Def Maintenance	\$107,075.72
3035-000 - Reserve Fund-Insurance	\$52,059.45
3046-000 - Reserve Fund-Irrigation	\$32,368.17
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43

3080-000 - Reserve Fund-Interest

\$150.55

Reserve Total

\$698,729.90

Retained Earnings

\$54,414.05

Net Income

\$2,712.73

*Liabilities & Equity Total*

\$770,918.38

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**5/1/2022 - 5/31/2022**

	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			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)	\$115,917.55	\$115,917.80	(\$0.25)	\$278,202.69
6020-000 - Maint Fee-Resv-Painting	\$1,201.19	\$1,201.18	\$0.01	\$6,005.95	\$6,005.90	\$0.05	\$14,414.20
6021-000 - Maint Fee-Resv-Paving	\$2,409.24	\$2,409.24	\$0.00	\$12,046.20	\$12,046.20	\$0.00	\$28,910.89
6023-000 - Maint Fee-Resv-Roof	\$5,330.24	\$5,330.24	\$0.00	\$26,651.20	\$26,651.20	\$0.00	\$63,962.94
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,000.00	\$1,000.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$12,000.00
6035-000 - Maint Fee-Resv-Insurance	\$7,552.75	\$7,552.75	\$0.00	\$37,763.75	\$37,763.75	\$0.00	\$90,633.00
6046-000 - Maint Fee-Resv-Irrigation	\$408.07	\$408.07	\$0.00	\$2,040.35	\$2,040.35	\$0.00	\$4,896.89
6070-000 - Interest Income-Operating	\$3.58	\$0.00	\$3.58	\$22.27	\$0.00	\$22.27	\$0.00
6071-000 - Interest Income-Reserve	\$36.73	\$0.00	\$36.73	\$150.55	\$0.00	\$150.55	\$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	(\$89,507.45)	(\$89,507.45)	\$0.00	(\$214,817.93)
6901-000 - Interest Transfer to Reserves	(\$36.73)	\$0.00	(\$36.73)	(\$150.55)	\$0.00	(\$150.55)	\$0.00
<u>Total Revenues</u>	\$23,187.09	\$23,183.55	\$3.54	\$115,963.67	\$115,917.75	\$45.92	\$278,202.68
<b>Total Income</b>	\$23,187.09	\$23,183.55	\$3.54	\$115,963.67	\$115,917.75	\$45.92	\$278,202.68
<b>Expense</b>							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$66.67	\$66.67	\$0.00	\$333.35	\$333.35	\$800.00
7210-000 - Legal & Professional	\$200.00	\$166.67	(\$33.33)	\$925.00	\$833.35	(\$91.65)	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$104.15	\$104.15	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$25.50	(\$35.75)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,124.67	\$33.67	\$5,455.00	\$5,623.35	\$168.35	\$13,496.00
7510-000 - Admin Expenses-General	\$72.74	\$166.67	\$93.93	\$734.84	\$833.35	\$98.51	\$2,000.00
<u>Total Administrative</u>	\$1,363.74	\$1,550.61	\$186.87	\$7,176.09	\$7,753.05	\$576.96	\$18,607.25
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,575.88	\$3,585.83	\$9.95	\$17,879.40	\$17,929.15	\$49.75	\$43,030.00
8110-000 - Repair & Maintenance-General	\$3,370.00	\$1,654.79	(\$1,715.21)	\$19,850.00	\$8,273.95	(\$11,576.05)	\$19,857.44
8110-002 - R&M-Building	\$1,200.00	\$416.67	(\$783.33)	\$1,200.00	\$2,083.35	\$883.35	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$4,175.00	\$6,250.00	\$2,075.00	\$15,000.00
8110-008 - R&M-Irrigation	\$900.00	\$463.50	(\$436.50)	\$4,500.00	\$2,317.50	(\$2,182.50)	\$5,562.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,759.50	\$109.50	\$18,250.00	\$18,797.50	\$547.50	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$515.00	\$15.00	\$2,500.00	\$2,575.00	\$75.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,083.33	\$2,083.33	\$8,650.00	\$10,416.65	\$1,766.65	\$25,000.00
8210-005 - Grounds-Mulch	\$0.00	\$666.67	\$666.67	\$0.00	\$3,333.35	\$3,333.35	\$8,000.00
8210-009 - Grounds-Irrigation Repairs	\$427.75	\$833.33	\$405.58	\$427.75	\$4,166.65	\$3,738.90	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$3,750.00	\$3,750.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$626.60	\$558.33	(\$68.27)	\$3,194.72	\$2,791.65	(\$403.07)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,433.26	\$1,429.33	(\$3.93)	\$7,166.30	\$7,146.65	(\$19.65)	\$17,152.00
8710-012 - Utilities-Cable TV	\$3,656.52	\$3,666.67	\$10.15	\$18,281.68	\$18,333.35	\$51.67	\$44,000.00
<u>Total Services &amp; Utilities</u>	\$19,340.01	\$21,632.95	\$2,292.94	\$106,074.85	\$108,164.75	\$2,089.90	\$259,595.44
<b>Total Expense</b>	\$20,703.75	\$23,183.56	\$2,479.81	\$113,250.94	\$115,917.80	\$2,666.86	\$278,202.69
<b>Operating Net Income</b>	\$2,483.34	(\$0.01)	\$2,483.35	\$2,712.73	(\$0.05)	\$2,712.78	(\$0.01)

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**5/1/2022 - 5/31/2022**

	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Expense</b>							
<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
<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>	\$2,483.34	(\$0.01)	\$2,483.35	\$2,712.73	(\$0.05)	\$2,712.78	(\$0.01)