

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.

Balance Sheet

6/30/2022

Assets

Operating

1010-005 - Cash-Checking-Servis1st \$73,019.81
1110-000 - A/R-Maintenance Fees \$2,972.67
1500-000 - Utility Deposits-General \$611.00

Operating Total

\$76,603.48

Reserve

1041-005 - MMA-Reserve -Servis1st \$253,323.64
1042-012 - CD-SUNTRUST 24MO \$240,000.00
1042-021 - CD-First Community 12-29-
21 .70% \$223,350.20

Reserve Total

\$716,673.84

Assets Total

\$793,277.32

Liabilities and Equity

Other

2010-000 - Accounts Payable \$10,512.32
2450-000 - Unearned Revenue-Prepaid
Maint Fees \$11,580.10

Other Total

\$22,092.42

Reserve

3020-000 - Reserve Fund-Paint \$37,654.75
3021-000 - Reserve Fund-Paving \$57,749.14
3023-000 - Reserve Fund-Roof \$379,320.36
3028-000 - Reserve Fund-Def
Maintenance \$108,075.72
3035-000 - Reserve Fund-Insurance \$59,612.20
3046-000 - Reserve Fund-Irrigation \$32,776.24
3079-000 - Reserve Fund-Insurance
Deductable \$41,292.43
3080-000 - Reserve Fund-Interest \$193.00

Reserve Total

\$716,673.84

Retained Earnings

\$54,414.05

Net Income

\$97.01

Liabilities & Equity Total

\$793,277.32

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
6/1/2022 - 6/30/2022

	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			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)	\$139,101.06	\$139,101.36	(\$0.30)	\$278,202.69
6020-000 - Maint Fee-Resv-Painting	\$1,201.19	\$1,201.18	\$0.01	\$7,207.14	\$7,207.08	\$0.06	\$14,414.20
6021-000 - Maint Fee-Resv-Paving	\$2,409.24	\$2,409.24	\$0.00	\$14,455.44	\$14,455.44	\$0.00	\$28,910.89
6023-000 - Maint Fee-Resv-Roof	\$5,330.24	\$5,330.24	\$0.00	\$31,981.44	\$31,981.44	\$0.00	\$63,962.94
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$12,000.00
6035-000 - Maint Fee-Resv-Insurance	\$7,552.75	\$7,552.75	\$0.00	\$45,316.50	\$45,316.50	\$0.00	\$90,633.00
6046-000 - Maint Fee-Resv-Irrigation	\$408.07	\$408.07	\$0.00	\$2,448.42	\$2,448.42	\$0.00	\$4,896.89
6070-000 - Interest Income-Operating	\$3.42	\$0.00	\$3.42	\$25.69	\$0.00	\$25.69	\$0.00
6071-000 - Interest Income-Reserve	\$42.45	\$0.00	\$42.45	\$193.00	\$0.00	\$193.00	\$0.00
6076-000 - Interest Income-Owner	\$18.62	\$0.00	\$18.62	\$42.47	\$0.00	\$42.47	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$17,901.49)	(\$17,901.49)	\$0.00	(\$107,408.94)	(\$107,408.94)	\$0.00	(\$214,817.93)
6901-000 - Interest Transfer to Reserves	(\$42.45)	\$0.00	(\$42.45)	(\$193.00)	\$0.00	(\$193.00)	\$0.00
<u>Total Revenues</u>	\$23,205.55	\$23,183.55	\$22.00	\$139,169.22	\$139,101.30	\$67.92	\$278,202.68
Total Income	\$23,205.55	\$23,183.55	\$22.00	\$139,169.22	\$139,101.30	\$67.92	\$278,202.68
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$66.67	\$66.67	\$0.00	\$400.02	\$400.02	\$800.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$925.00	\$1,000.02	\$75.02	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$124.98	\$124.98	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$30.60	(\$30.65)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,124.67	\$33.67	\$6,546.00	\$6,748.02	\$202.02	\$13,496.00
7510-000 - Admin Expenses-General	\$73.65	\$166.67	\$93.02	\$808.49	\$1,000.02	\$191.53	\$2,000.00
<u>Total Administrative</u>	\$1,164.65	\$1,550.61	\$385.96	\$8,340.74	\$9,303.66	\$962.92	\$18,607.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,575.88	\$3,585.83	\$9.95	\$21,455.28	\$21,514.98	\$59.70	\$43,030.00
8110-000 - Repair & Maintenance-General	\$450.00	\$1,654.79	\$1,204.79	\$20,300.00	\$9,928.74	(\$10,371.26)	\$19,857.44
8110-002 - R&M-Building	\$9,730.00	\$416.67	(\$9,313.33)	\$10,930.00	\$2,500.02	(\$8,429.98)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$4,175.00	\$7,500.00	\$3,325.00	\$15,000.00
8110-008 - R&M-Irrigation	\$0.00	\$463.50	\$463.50	\$4,500.00	\$2,781.00	(\$1,719.00)	\$5,562.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,759.50	\$109.50	\$21,900.00	\$22,557.00	\$657.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$515.00	\$15.00	\$3,000.00	\$3,090.00	\$90.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,083.33	\$2,083.33	\$8,650.00	\$12,499.98	\$3,849.98	\$25,000.00
8210-005 - Grounds-Mulch	\$0.00	\$666.67	\$666.67	\$0.00	\$4,000.02	\$4,000.02	\$8,000.00
8210-009 - Grounds-Irrigation Repairs	\$900.00	\$833.33	(\$66.67)	\$1,327.75	\$4,999.98	\$3,672.23	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$4,500.00	\$4,500.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$632.32	\$558.33	(\$73.99)	\$3,827.04	\$3,349.98	(\$477.06)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,561.90	\$1,429.33	(\$132.57)	\$8,728.20	\$8,575.98	(\$152.22)	\$17,152.00
8710-012 - Utilities-Cable TV	\$3,656.52	\$3,666.67	\$10.15	\$21,938.20	\$22,000.02	\$61.82	\$44,000.00
<u>Total Services & Utilities</u>	\$24,656.62	\$21,632.95	(\$3,023.67)	\$130,731.47	\$129,797.70	(\$933.77)	\$259,595.44
Total Expense	\$25,821.27	\$23,183.56	(\$2,637.71)	\$139,072.21	\$139,101.36	\$29.15	\$278,202.69
Operating Net Income	(\$2,615.72)	(\$0.01)	(\$2,615.71)	\$97.01	(\$0.06)	\$97.07	(\$0.01)

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
6/1/2022 - 6/30/2022

	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
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	(\$2,615.72)	(\$0.01)	(\$2,615.71)	\$97.01	(\$0.06)	\$97.07	(\$0.01)