

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

Balance Sheet

8/31/2022

Assets

Operating

1010-005 - Cash-Checking-Servis1st \$42,187.55  
1110-000 - A/R-Maintenance Fees \$3,529.80  
1500-000 - Utility Deposits-General \$611.00

Operating Total

\$46,328.35

Reserve

1041-005 - MMA-Reserve -Servis1st \$278,197.24  
1042-012 - CD-SUNTRUST 24MO \$240,000.00  
1042-021 - CD-First Community 12-29-  
21 .70% \$223,350.20

Reserve Total

\$741,547.44

*Assets Total*

\$787,875.79

Liabilities and Equity

Other

2010-000 - Accounts Payable \$2,528.00  
2450-000 - Unearned Revenue-Prepaid  
Maint Fees \$13,640.10

Other Total

\$16,168.10

Reserve

3020-000 - Reserve Fund-Paint \$40,057.13  
3021-000 - Reserve Fund-Paving \$62,567.62  
3023-000 - Reserve Fund-Roof \$389,980.84  
3028-000 - Reserve Fund-Def  
Maintenance \$99,058.72  
3035-000 - Reserve Fund-Insurance \$74,717.70  
3046-000 - Reserve Fund-Irrigation \$33,592.38  
3079-000 - Reserve Fund-Insurance  
Deductable \$41,292.43  
3080-000 - Reserve Fund-Interest \$280.62

Reserve Total

\$741,547.44

Retained Earnings

\$54,414.05

Net Income

(\$24,253.80)

*Liabilities & Equity Total*

\$787,875.79

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**8/1/2022 - 8/31/2022**

	8/1/2022 - 8/31/2022			1/1/2022 - 8/31/2022			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)	\$185,468.08	\$185,468.48	(\$0.40)	\$278,202.69
6020-000 - Maint Fee-Resv-Painting	\$1,201.19	\$1,201.18	\$0.01	\$9,609.52	\$9,609.44	\$0.08	\$14,414.20
6021-000 - Maint Fee-Resv-Paving	\$2,409.24	\$2,409.24	\$0.00	\$19,273.92	\$19,273.92	\$0.00	\$28,910.89
6023-000 - Maint Fee-Resv-Roof	\$5,330.24	\$5,330.24	\$0.00	\$42,641.92	\$42,641.92	\$0.00	\$63,962.94
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,000.00	\$1,000.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$12,000.00
6035-000 - Maint Fee-Resv-Insurance	\$7,552.75	\$7,552.75	\$0.00	\$60,422.00	\$60,422.00	\$0.00	\$90,633.00
6046-000 - Maint Fee-Resv-Irrigation	\$408.07	\$408.07	\$0.00	\$3,264.56	\$3,264.56	\$0.00	\$4,896.89
6070-000 - Interest Income-Operating	\$3.09	\$0.00	\$3.09	\$32.14	\$0.00	\$32.14	\$0.00
6071-000 - Interest Income-Reserve	\$46.87	\$0.00	\$46.87	\$280.62	\$0.00	\$280.62	\$0.00
6076-000 - Interest Income-Owner	\$6.13	\$0.00	\$6.13	\$48.60	\$0.00	\$48.60	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$17,901.49)	(\$17,901.49)	\$0.00	(\$143,211.92)	(\$143,211.92)	\$0.00	(\$214,817.93)
6901-000 - Interest Transfer to Reserves	(\$46.87)	\$0.00	(\$46.87)	(\$280.62)	\$0.00	(\$280.62)	\$0.00
<b>Total Revenues</b>	<b>\$23,192.73</b>	<b>\$23,183.55</b>	<b>\$9.18</b>	<b>\$185,548.82</b>	<b>\$185,468.40</b>	<b>\$80.42</b>	<b>\$278,202.68</b>
<b>Total Income</b>	<b>\$23,192.73</b>	<b>\$23,183.55</b>	<b>\$9.18</b>	<b>\$185,548.82</b>	<b>\$185,468.40</b>	<b>\$80.42</b>	<b>\$278,202.68</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$66.67	\$66.67	\$0.00	\$533.36	\$533.36	\$800.00
7210-000 - Legal & Professional	\$150.10	\$166.67	\$16.57	\$1,075.10	\$1,333.36	\$258.26	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$166.64	\$166.64	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$40.80	(\$20.45)	\$61.25
7410-000 - Management Fee	\$1,091.00	\$1,124.67	\$33.67	\$8,795.34	\$8,997.36	\$202.02	\$13,496.00
7510-000 - Admin Expenses-General	\$84.42	\$166.67	\$82.25	\$1,056.84	\$1,333.36	\$276.52	\$2,000.00
<b>Total Administrative</b>	<b>\$1,325.52</b>	<b>\$1,550.61</b>	<b>\$225.09</b>	<b>\$10,988.53</b>	<b>\$12,404.88</b>	<b>\$1,416.35</b>	<b>\$18,607.25</b>
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,575.88	\$3,585.83	\$9.95	\$28,607.04	\$28,686.64	\$79.60	\$43,030.00
8110-000 - Repair & Maintenance-General	\$2,300.00	\$1,654.79	(\$645.21)	\$23,252.37	\$13,238.32	(\$10,014.05)	\$19,857.44
8110-002 - R&M-Building	\$5,400.00	\$416.67	(\$4,983.33)	\$25,380.00	\$3,333.36	(\$22,046.64)	\$5,000.00
8110-004 - R&M-Trees	\$14,540.00	\$1,250.00	(\$13,290.00)	\$21,975.00	\$10,000.00	(\$11,975.00)	\$15,000.00
8110-008 - R&M-Irrigation	\$2,700.00	\$463.50	(\$2,236.50)	\$7,200.00	\$3,708.00	(\$3,492.00)	\$5,562.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,759.50	\$109.50	\$29,200.00	\$30,076.00	\$876.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$515.00	\$15.00	\$4,000.00	\$4,120.00	\$120.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$250.00	\$2,083.33	\$1,833.33	\$8,900.00	\$16,666.64	\$7,766.64	\$25,000.00
8210-005 - Grounds-Mulch	\$0.00	\$666.67	\$666.67	\$0.00	\$5,333.36	\$5,333.36	\$8,000.00
8210-009 - Grounds-Irrigation Repairs	(\$861.75)	\$833.33	\$1,695.08	\$4,001.50	\$6,666.64	\$2,665.14	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$6,000.00	\$6,000.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$708.35	\$558.33	(\$150.02)	\$5,237.83	\$4,466.64	(\$771.19)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,530.45	\$1,429.33	(\$101.12)	\$11,809.11	\$11,434.64	(\$374.47)	\$17,152.00
8710-012 - Utilities-Cable TV	\$3,656.52	\$3,666.67	\$10.15	\$29,251.24	\$29,333.36	\$82.12	\$44,000.00
<b>Total Services &amp; Utilities</b>	<b>\$37,949.45</b>	<b>\$21,632.95</b>	<b>(\$16,316.50)</b>	<b>\$198,814.09</b>	<b>\$173,063.60</b>	<b>(\$25,750.49)</b>	<b>\$259,595.44</b>
<b>Total Expense</b>	<b>\$39,274.97</b>	<b>\$23,183.56</b>	<b>(\$16,091.41)</b>	<b>\$209,802.62</b>	<b>\$185,468.48</b>	<b>(\$24,334.14)</b>	<b>\$278,202.69</b>

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**Budget Comparison Report**  
**8/1/2022 - 8/31/2022**

	8/1/2022 - 8/31/2022			1/1/2022 - 8/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	(\$16,082.24)	(\$0.01)	(\$16,082.23)	(\$24,253.80)	(\$0.08)	(\$24,253.72)	(\$0.01)
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$11,017.00	\$0.00	(\$11,017.00)	\$14,217.00	\$0.00	(\$14,217.00)	\$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	(\$11,017.00)	\$0.00	\$11,017.00	(\$110,539.00)	\$0.00	\$110,539.00	\$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
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	(\$16,082.24)	(\$0.01)	(\$16,082.23)	(\$24,253.80)	(\$0.08)	(\$24,253.72)	(\$0.01)