

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

**Balance Sheet**

**9/30/2018**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st	\$61,356.74	
1010-010 - MMA-Centennial 50605	<u>\$51,070.76</u>	

Operating Total

\$112,427.50

Reserve

1010-015 - MMA-Centennial 85091	\$201,881.55	
1010-020 - MMA-Republic Bank	\$231,051.89	
1041-005 - MMA-Reserve -Servis1st	\$558,623.71	
1042-010 - CD-Cadence 5/14/19	\$207,518.51	
1042-020 - CD-PILOT BANK (15 MONTHS)	<u>\$212,839.90</u>	

Reserve Total

\$1,411,915.56

Other

1110-000 - A/R-Maintenance Fees	\$8,829.90	
1115-000 - A/R-Legal Costs	\$35.00	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	

Other Total

(\$4,561.14)

*Assets Total*

\$1,519,781.92

**Liabilities and Equity**

Other

2010-000 - Accounts Payable	\$15,774.20	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$8,376.90</u>	

Other Total

\$24,151.10

Reserve

3020-000 - Reserve Fund-Paint	\$170,010.79	
3021-000 - Reserve Fund-Paving	\$113,986.99	
3023-000 - Reserve Fund-Roof	\$718,498.33	
3028-000 - Reserve Fund-Def Maintenance	\$183,805.92	
3035-000 - Reserve Fund-Insurance	\$161,157.77	
3046-000 - Reserve Fund-Irrigation	\$18,411.00	
3062-000 - Reserve Fund-Carports	\$914.59	
3079-000 - Reserve Fund-Insurance Deductable	\$40,000.00	
3080-000 - Reserve Fund-Interest	<u>\$5,130.17</u>	

Reserve Total

\$1,411,915.56

Retained Earnings

\$76,823.07

Net Income

\$6,892.19

*Liabilities & Equity Total*

\$1,519,781.92

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**9/1/2018 - 9/30/2018**

	9/1/2018 - 9/30/2018			1/1/2018 - 9/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$19,305.00	\$19,305.00	\$0.00	\$258,885.00	\$173,745.00	\$85,140.00	\$231,660.00
6020-000 - Maint Fee-Resv-Painting	\$1,686.00	\$1,686.00	\$0.00	\$8,430.00	\$15,174.00	(\$6,744.00)	\$20,232.00
6021-000 - Maint Fee-Resv-Paving	\$1,000.00	\$1,000.00	\$0.00	\$5,000.00	\$9,000.00	(\$4,000.00)	\$12,000.00
6023-000 - Maint Fee-Resv-Roof	\$11,993.00	\$11,993.00	\$0.00	\$59,965.00	\$107,937.00	(\$47,972.00)	\$143,916.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,283.00	\$1,283.00	\$0.00	\$6,415.00	\$11,547.00	(\$5,132.00)	\$15,396.00
6035-000 - Maint Fee-Resv-Insurance	\$5,000.00	\$5,000.00	\$0.00	\$25,000.00	\$45,000.00	(\$20,000.00)	\$60,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$323.00	\$323.00	\$0.00	\$1,615.00	\$2,907.00	(\$1,292.00)	\$3,876.00
6070-000 - Interest Income-Operating	\$38.13	\$0.00	\$38.13	\$166.82	\$0.00	\$166.82	\$0.00
6071-000 - Interest Income-Reserve	\$834.19	\$0.00	\$834.19	\$6,783.22	\$0.00	\$6,783.22	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$379.54	\$0.00	\$379.54	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	\$2,990.74	\$0.00	\$2,990.74	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$140.00	\$0.00	\$140.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$21,285.00)	(\$21,285.00)	\$0.00	(\$106,425.00)	(\$191,565.00)	\$85,140.00	(\$255,420.00)
6901-000 - Interest Transfer to Reserves	(\$834.19)	\$0.00	(\$834.19)	(\$6,760.19)	\$0.00	(\$6,760.19)	\$0.00
<u>Total Revenues</u>	\$19,343.13	\$19,305.00	\$38.13	\$262,585.13	\$173,745.00	\$88,840.13	\$231,660.00
<b>Total Income</b>	\$19,343.13	\$19,305.00	\$38.13	\$262,585.13	\$173,745.00	\$88,840.13	\$231,660.00
<b>Expense</b>							
<u>Administrative</u>							
7210-000 - Legal & Professional	\$0.00	\$340.00	\$340.00	\$4,434.34	\$3,060.00	(\$1,374.34)	\$4,080.00
7310-000 - Taxes & Licenses-General	\$0.00	\$11.00	\$11.00	\$61.25	\$99.00	\$37.75	\$132.00
7410-000 - Management Fee	\$1,000.00	\$1,220.00	\$220.00	\$10,100.00	\$10,980.00	\$880.00	\$14,640.00
7510-000 - Admin Expenses-General	\$337.97	\$300.00	(\$37.97)	\$3,016.01	\$2,700.00	(\$316.01)	\$3,600.00
7810-001 - Bad Debt Expense	\$0.00	\$500.00	\$500.00	\$2,000.00	\$4,500.00	\$2,500.00	\$6,000.00
<u>Total Administrative</u>	\$1,337.97	\$2,371.00	\$1,033.03	\$19,611.60	\$21,339.00	\$1,727.40	\$28,452.00
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$2,868.03	\$2,911.00	\$42.97	\$25,812.27	\$26,199.00	\$386.73	\$34,932.00
8110-000 - Repair & Maintenance-General	\$3,595.00	\$1,000.00	(\$2,595.00)	\$10,747.17	\$9,000.00	(\$1,747.17)	\$12,000.00
8110-002 - R&M-Building	\$0.00	\$921.00	\$921.00	\$3,811.43	\$8,289.00	\$4,477.57	\$11,052.00
8110-004 - R&M-Trees	\$0.00	\$1,026.00	\$1,026.00	\$10,425.00	\$9,234.00	(\$1,191.00)	\$12,312.00
8110-008 - R&M-Irrigation	\$1,991.42	\$900.00	(\$1,091.42)	\$10,055.18	\$8,100.00	(\$1,955.18)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,515.00	\$3,656.00	\$141.00	\$31,635.00	\$32,904.00	\$1,269.00	\$43,872.00
8210-002 - Grounds-Ins/Weed/Fert	\$130.00	\$750.00	\$620.00	\$6,260.00	\$6,750.00	\$490.00	\$9,000.00
8410-003 - Pest Control-Sentricon	\$8,532.00	\$750.00	(\$7,782.00)	\$8,532.00	\$6,750.00	(\$1,782.00)	\$9,000.00
8710-000 - Utilities-Electric-General	\$492.81	\$593.00	\$100.19	\$5,368.30	\$5,337.00	(\$31.30)	\$7,116.00
8710-011 - Utilities-Refuse Removal	\$1,234.00	\$1,323.00	\$89.00	\$11,106.00	\$11,907.00	\$801.00	\$15,876.00
8710-012 - Utilities-Cable TV	\$3,013.99	\$3,104.00	\$90.01	\$27,188.99	\$27,936.00	\$747.01	\$37,248.00
<u>Total Services &amp; Utilities</u>	\$25,372.25	\$16,934.00	(\$8,438.25)	\$150,941.34	\$152,406.00	\$1,464.66	\$203,208.00
<b>Total Expense</b>	\$26,710.22	\$19,305.00	(\$7,405.22)	\$170,552.94	\$173,745.00	\$3,192.06	\$231,660.00
Operating Net Income	(\$7,367.09)	\$0.00	(\$7,367.09)	\$92,032.19	\$0.00	\$92,032.19	\$0.00
<b>Reserve Expense</b>							

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**Budget Comparison Report**  
**9/1/2018 - 9/30/2018**

	9/1/2018 - 9/30/2018			1/1/2018 - 9/30/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Reserve Expense</u>							
9620-000 - Reserve Expense-Painting	\$0.00	\$0.00	\$0.00	\$6,744.00	\$0.00	(\$6,744.00)	\$0.00
9621-000 - Reserve Expense-Paving	\$0.00	\$0.00	\$0.00	\$4,000.00	\$0.00	(\$4,000.00)	\$0.00
9623-000 - Reserve Expense-Roof	\$404.85	\$0.00	(\$404.85)	\$55,442.13	\$0.00	(\$55,442.13)	\$0.00
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$5,132.00	\$0.00	(\$5,132.00)	\$0.00
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	(\$20,000.00)	\$0.00
9646-000 - Reserve Expense-Air Conditioning	\$0.00	\$0.00	\$0.00	\$1,292.00	\$0.00	(\$1,292.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$404.85)	\$0.00	\$404.85	(\$7,470.13)	\$0.00	\$7,470.13	\$0.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$85,140.00	\$0.00	(\$85,140.00)	\$0.00
<b>Total Reserve Expense</b>	\$0.00	\$0.00	\$0.00	\$85,140.00	\$0.00	(\$85,140.00)	\$0.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	(\$85,140.00)	\$0.00	(\$85,140.00)	\$0.00
Net Income	(\$7,367.09)	\$0.00	(\$7,367.09)	\$6,892.19	\$0.00	\$6,892.19	\$0.00