East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc. Balance Sheet 1/31/2019

	1/31/2019		
Assets			
Operating			
1010-005 - Cash-Checking-Servis1st	\$55,971.88		
1010-010 - MMA-Centennial 50605	<u>\$51,213.28</u>		
Operating Total		\$107,185.16	
Reserve			
1010-015 - MMA-Centennial 85091	\$202,656.16		
1010-020 - MMA-Republic Bank	\$232,095.05		
1041-005 - MMA-Reserve -Servis1st	\$458,652.53		
1042-010 - CD-Cadence 5/14/19	\$208,737.38		
1042-020 - CD-PILOT BANK (15	<u>\$214,430.78</u>		
MONTHS)	<u></u>	\$4.040 F74.00	
Reserve Total		\$1,316,571.90	
Other			
1110-000 - A/R-Maintenance Fees	\$7,092.40		
1115-000 - A/R-Legal Costs	\$70.00		
1190-000 - Allowance for Bad			
Debts/Prov for Uncollect	(\$14,037.04)		
1410-001 - Prepaid Insurance-D&O	\$529.51		
1500-000 - Utility Deposits-General	<u>\$611.00</u>		
Other Total		<u>(\$5,734.13)</u>	
Assets Total			<u>\$1,418,022.93</u>
Liabilities and Equity			
Other			
2010-000 - Accounts Payable	\$15,614.59		
2450-000 - Unearned Revenue-	\$6.700.00		
Prepaid Maint Fees	\$6,700.00	000 044 50	
	\$6,700.00	\$22,314.59	
Prepaid Maint Fees <u>Other Total</u>	<u>\$6,700.00</u>	\$22,314.59	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u>		\$22,314.59	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint	\$93,967.86	\$22,314.59	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving	\$93,967.86 \$117,938.82	\$22,314.59	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Roof	\$93,967.86 \$117,938.82 \$770,917.83	\$22,314.59	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving	\$93,967.86 \$117,938.82	\$22,314.59	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Roof 3028-000 - Reserve Fund-Def Maintenance	\$93,967.86 \$117,938.82 \$770,917.83	\$22,314.59	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Roof 3028-000 - Reserve Fund-Def	\$93,967.86 \$117,938.82 \$770,917.83 \$155,225.74 \$116,284.96	\$22,314.59	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Roof 3028-000 - Reserve Fund-Def Maintenance 3035-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Irrigation	\$93,967.86 \$117,938.82 \$770,917.83 \$155,225.74 \$116,284.96 \$19,848.59	\$22,314.59	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Roof 3028-000 - Reserve Fund-Def Maintenance 3035-000 - Reserve Fund-Insurance	\$93,967.86 \$117,938.82 \$770,917.83 \$155,225.74 \$116,284.96 \$19,848.59 \$921.46	\$22,314.59	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Roof 3028-000 - Reserve Fund-Def Maintenance 3035-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Irrigation 3062-000 - Reserve Fund-Carports	\$93,967.86 \$117,938.82 \$770,917.83 \$155,225.74 \$116,284.96 \$19,848.59 \$921.46 \$40,300.48	\$22,314.59	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Roof 3028-000 - Reserve Fund-Def Maintenance 3035-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Insurance 3079-000 - Reserve Fund-Insurance Deductable 3080-000 - Reserve Fund-Interest	\$93,967.86 \$117,938.82 \$770,917.83 \$155,225.74 \$116,284.96 \$19,848.59 \$921.46		
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Roof 3028-000 - Reserve Fund-Def Maintenance 3035-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Insurance 3079-000 - Reserve Fund-Insurance Deductable	\$93,967.86 \$117,938.82 \$770,917.83 \$155,225.74 \$116,284.96 \$19,848.59 \$921.46 \$40,300.48	\$1,316,577.90	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Roof 3028-000 - Reserve Fund-Def Maintenance 3035-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Insurance Deductable 3080-000 - Reserve Fund-Interest <u>Reserve Total</u>	\$93,967.86 \$117,938.82 \$770,917.83 \$155,225.74 \$116,284.96 \$19,848.59 \$921.46 \$40,300.48	\$1,316,577.90	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Roof 3028-000 - Reserve Fund-Def Maintenance 3035-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Insurance 3079-000 - Reserve Fund-Insurance Deductable 3080-000 - Reserve Fund-Interest	\$93,967.86 \$117,938.82 \$770,917.83 \$155,225.74 \$116,284.96 \$19,848.59 \$921.46 \$40,300.48		
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Dof 3028-000 - Reserve Fund-Def Maintenance 3035-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Insurance Deductable 3080-000 - Reserve Fund-Insurance Deductable 3080-000 - Reserve Fund-Insurance <u>Reserve Total</u> <u>Retained Earnings</u>	\$93,967.86 \$117,938.82 \$770,917.83 \$155,225.74 \$116,284.96 \$19,848.59 \$921.46 \$40,300.48	\$1,316,577.90 \$72,442.36	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Roof 3028-000 - Reserve Fund-Def Maintenance 3035-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Insurance Deductable 3080-000 - Reserve Fund-Interest <u>Reserve Total</u>	\$93,967.86 \$117,938.82 \$770,917.83 \$155,225.74 \$116,284.96 \$19,848.59 \$921.46 \$40,300.48	\$1,316,577.90	
Prepaid Maint Fees <u>Other Total</u> <u>Reserve</u> 3020-000 - Reserve Fund-Paint 3021-000 - Reserve Fund-Paving 3023-000 - Reserve Fund-Dof 3028-000 - Reserve Fund-Def Maintenance 3035-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Insurance Deductable 3080-000 - Reserve Fund-Insurance Deductable 3080-000 - Reserve Fund-Insurance <u>Reserve Total</u> <u>Retained Earnings</u>	\$93,967.86 \$117,938.82 \$770,917.83 \$155,225.74 \$116,284.96 \$19,848.59 \$921.46 \$40,300.48	\$1,316,577.90 \$72,442.36	\$1,418,022.93

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc. Balance Sheet Comparison Report As Of 1/31/2019

	Balance	Balance	
	<u>1/31/2019</u>	<u>12/31/2018</u>	<u>Change</u>
Assets			
Operating			
1010-005 - Cash-Checking-Servis1st	\$55,971.88	(\$841.81)	\$56,813.69
1010-010 - MMA-Centennial 50605	\$51,213.28	\$51,174.16	\$39.12
Operating Total	\$107,185.16	\$50,332.35	\$56,852.81
<u>Reserve</u>			
1010-015 - MMA-Centennial 85091	\$202,656.16	\$202,441.24	\$214.92
1010-020 - MMA-Republic Bank	\$232,095.05	\$231,804.75	\$290.30
1041-005 - MMA-Reserve -Servis1st	\$458,652.53	\$496,775.79	(\$38,123.26)
1042-005 - CD-CDARS 6/21/18	\$0.00	\$0.00	\$0.00
1042-010 - CD-Cadence 5/14/19	\$208,737.38	\$208,737.38	\$0.00
1042-015 - CD-CDARS 06/07/18	\$0.00	\$0.00	\$0.00
1042-020 - CD-PILOT BANK (15 MONTHS)	\$214,430.78	\$214,025.43	\$405.35
Reserve Total	\$1,316,571.90	\$1,353,784.59	(\$37,212.69)
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Other 1110-000 - A/R-Maintenance Fees	\$7,092.40	\$7,937.40	(\$845.00)
1113-000 - A/R-Owner Interest	\$7,092.40	\$7,937.40 \$0.00	(\$845.00) \$0.00
1115-000 - A/R-Legal Costs	\$0.00 \$70.00	\$35.00	\$35.00
1187-000 - A/R-Clearing	\$0.00	\$0.00	\$0.00
1190-000 - Allowance for Bad	(\$14,037.04)	(\$14,037.04)	\$0.00
Debts/Prov for Uncollect			
1410-001 - Prepaid Insurance-D&O	\$529.51	\$529.51	\$0.00
1420-000 - Prepaid Expense	\$0.00	\$0.00	\$0.00
1500-000 - Utility Deposits-General	\$611.00	\$611.00	\$0.00
Other Total	(\$5,734.13)	(\$4,924.13)	(\$810.00)
Assets Total	\$1,418,022.93	\$1,399,192.81	\$18,830.12
Liabilities and Equity			
Other			
2010-000 - Accounts Payable	\$15,614.59	\$22,402.71	(\$6,788.12)
2011-000 - Accounts Payable-Accrued	\$0.00	\$0.00	\$0.00
2450-000 - Unearned Revenue- Prepaid Maint Fees	\$6,700.00	\$4,300.00	\$2,400.00
Other Total	\$22,314.59	\$26,702.71	(\$4,388.12)
Reserve			
3020-000 - Reserve Fund-Paint	\$93,967.86	\$91,593.79	\$2,374.07
3021-000 - Reserve Fund-Paving	\$117,938.82	\$116,986.99	\$951.83
3023-000 - Reserve Fund-Roof	\$770,917.83	\$753,266.17	\$17,651.66
3028-000 - Reserve Fund-Def			
Maintenance	\$155,225.74	\$152,794.92 \$115.417.92	\$2,430.82
3035-000 - Reserve Fund-Insurance 3046-000 - Reserve Fund-Irrigation	\$116,284.96 \$19,848.59	\$115,417.92 \$19,380,00	\$867.04 \$468.59
3040-000 - Reserve Fund-Imgation 3062-000 - Reserve Fund-Carports	\$19,646.59 \$921.46	\$19,380.00 \$914.59	\$468.59 \$6.87
3079-000 - Reserve Fund-Carpons 3079-000 - Reserve Fund-Insurance			
Deductable	\$40,300.48	\$40,000.00	\$300.48

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc. Balance Sheet Comparison Report As Of 1/31/2019

	Balance 1/31/2019	Balance 12/31/2018	Change
Assets	1/01/2013	12/3/1/2010	onange
3080-000 - Reserve Fund-Interest	\$1,172.16	\$9,693.36	(\$8,521.20)
Reserve Total	\$1,316,577.90	\$1,300,047.74	\$16,530.16
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Operating Retained Earnings	\$157,582.36	\$76,823.07	\$80,759.29
Reserve Retained Earnings	(\$85,140.00)	\$0.00	(\$85,140.00)
Operating Net Income	\$6.688.08	\$80.759.29	(\$74,071.21)
Reserve Net Income	\$0.00	(\$85,140.00)	\$85,140.00
Liabilities & Equity Total	\$1,418,022.93	\$1,399,192.81	\$18,830.12