

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

Balance Sheet

11/30/2020

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$92,473.14	
1110-000 - A/R-Maintenance Fees	\$5,772.50	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	(\$14,037.04)	
1420-001 - Prepaid Sentricon	\$6,590.25	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$91,409.85

Reserve

1041-005 - MMA-Reserve -Servis1st	\$138,408.66	
1042-012 - CD-SUNTRUST 24MO	\$240,000.00	
1042-020 - CD-PILOT BANK (15 MONTHS)	\$398.90	
1042-021 - CD-First Community	<u>\$218,033.94</u>	
<u>Reserve Total</u>		\$596,841.50

Other

1121-000 - A/R-Due from Reserves	\$91,483.80	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$525.00</u>	
<u>Other Total</u>		<u>\$92,008.80</u>

Assets Total

\$780,260.15

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$2,484.24	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$5,880.00</u>	
<u>Other Total</u>		\$8,364.24

Reserve

3020-000 - Reserve Fund-Paint	\$127,922.90	
3021-000 - Reserve Fund-Paving	\$122,561.67	
3023-000 - Reserve Fund-Roof	\$64,152.69	
3028-000 - Reserve Fund-Def Maintenance	\$97,751.01	
3035-000 - Reserve Fund-Insurance	\$115,744.60	
3046-000 - Reserve Fund-Irrigation	\$25,722.74	
3062-000 - Reserve Fund-Carports	\$935.05	
3079-000 - Reserve Fund-Insurance Deductable	\$40,894.71	
3080-000 - Reserve Fund-Interest	<u>\$1,156.13</u>	
<u>Reserve Total</u>		\$596,841.50

Retained Earnings

\$147,251.99

Net Income

\$27,802.42

Liabilities & Equity Total

\$780,260.15

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
11/1/2020 - 11/30/2020

	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$23,923.34	\$23,923.06	\$0.28	\$263,256.73	\$263,153.66	\$103.07	\$287,076.69
6020-000 - Maint Fee-Resv-Painting	\$1,250.00	\$1,250.00	\$0.00	\$13,750.00	\$13,750.00	\$0.00	\$15,000.00
6021-000 - Maint Fee-Resv-Paving	\$583.33	\$583.33	\$0.00	\$6,416.63	\$6,416.63	\$0.00	\$7,000.00
6023-000 - Maint Fee-Resv-Roof	\$5,833.33	\$5,833.33	\$0.00	\$64,166.63	\$64,166.63	\$0.00	\$70,000.00
6028-000 - Maint Fee-Resv-Def Maintenance	\$2,250.00	\$2,250.00	\$0.00	\$24,750.00	\$24,750.00	\$0.00	\$27,000.00
6035-000 - Maint Fee-Resv-Insurance	\$6,416.67	\$6,416.67	\$0.00	\$70,583.37	\$70,583.37	\$0.00	\$77,000.00
6046-000 - Maint Fee-Resv-Irrigation	\$333.33	\$333.33	\$0.00	\$3,666.63	\$3,666.63	\$0.00	\$4,000.00
6070-000 - Interest Income-Operating	\$4.74	\$0.00	\$4.74	\$147.24	\$0.00	\$147.24	\$0.00
6071-000 - Interest Income-Reserve	\$22.65	\$0.00	\$22.65	\$1,156.13	\$0.00	\$1,156.13	\$0.00
6076-000 - Interest Income-Owner	\$263.95	\$0.00	\$263.95	\$263.95	\$0.00	\$263.95	\$0.00
6083-099 - Other Income-Pre-Lien	\$35.00	\$0.00	\$35.00	\$210.00	\$0.00	\$210.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$16,666.66)	(\$16,666.67)	\$0.01	(\$183,333.26)	(\$183,333.37)	\$0.11	(\$200,000.00)
6901-000 - Interest Transfer to Reserves	(\$22.65)	\$0.00	(\$22.65)	(\$1,156.13)	\$0.00	(\$1,156.13)	\$0.00
Total Revenues	\$24,227.03	\$23,923.05	\$303.98	\$263,877.92	\$263,153.55	\$724.37	\$287,076.69
Total Income	\$24,227.03	\$23,923.05	\$303.98	\$263,877.92	\$263,153.55	\$724.37	\$287,076.69
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$52.50	\$59.00	\$6.50	\$588.02	\$649.00	\$60.98	\$708.00
7210-000 - Legal & Professional	(\$993.50)	\$250.00	\$1,243.50	\$3,460.75	\$2,750.00	(\$710.75)	\$3,000.00
7212-001 - Professional-Audit Fees	\$1,355.00	\$20.83	(\$1,334.17)	\$1,355.00	\$229.13	(\$1,125.87)	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$56.10	(\$5.15)	\$61.25
7410-000 - Management Fee	\$1,059.16	\$1,059.16	\$0.00	\$11,521.61	\$11,650.76	\$129.15	\$12,709.96
7510-000 - Admin Expenses-General	\$288.22	\$250.00	(\$38.22)	\$1,340.91	\$2,750.00	\$1,409.09	\$3,000.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$35.00	\$0.00	(\$35.00)	\$245.00	\$0.00	(\$245.00)	\$0.00
Total Administrative	\$1,796.38	\$1,644.09	(\$152.29)	\$18,572.54	\$18,084.99	(\$487.55)	\$19,729.21
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$3,253.14	\$3,252.82	(\$0.32)	\$35,784.54	\$35,781.02	(\$3.52)	\$39,033.80
8110-000 - Repair & Maintenance-General	\$7,101.29	\$855.55	(\$6,245.74)	\$19,135.29	\$9,411.05	(\$9,724.24)	\$10,266.56
8110-002 - R&M-Building	\$11,722.91	\$500.00	(\$11,222.91)	\$13,148.73	\$5,500.00	(\$7,648.73)	\$6,000.00
8110-004 - R&M-Trees	\$0.00	\$1,288.33	\$1,288.33	\$13,450.00	\$14,171.63	\$721.63	\$15,460.00
8110-008 - R&M-Irrigation	\$450.00	\$660.00	\$210.00	\$2,450.00	\$7,260.00	\$4,810.00	\$7,920.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$4,000.00	\$350.00	\$40,190.75	\$44,000.00	\$3,809.25	\$48,000.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$1,000.00	\$500.00	\$4,500.00	\$11,000.00	\$6,500.00	\$12,000.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,916.67	\$2,916.67	\$12,750.00	\$32,083.37	\$19,333.37	\$35,000.00
8210-005 - Grounds-Mulch	\$0.00	\$833.33	\$833.33	\$0.00	\$9,166.63	\$9,166.63	\$10,000.00
8210-009 - Grounds-Irrigation Repairs	\$926.32	\$1,166.67	\$240.35	\$16,764.23	\$12,833.37	(\$3,930.86)	\$14,000.00
8410-003 - Pest Control-Sentricon	\$732.25	\$750.00	\$17.75	\$2,196.75	\$8,250.00	\$6,053.25	\$9,000.00
8710-000 - Utilities-Electric-General	\$520.01	\$541.67	\$21.66	\$5,830.54	\$5,958.37	\$127.83	\$6,500.00
8710-011 - Utilities-Refuse Removal	\$1,347.26	\$1,347.26	\$0.00	\$14,819.86	\$14,819.86	\$0.00	\$16,167.12
8710-012 - Utilities-Cable TV	\$3,316.57	\$3,166.67	(\$149.90)	\$36,482.27	\$34,833.37	(\$1,648.90)	\$38,000.00
Total Services & Utilities	\$33,519.75	\$22,278.97	(\$11,240.78)	\$217,502.96	\$245,068.67	\$27,565.71	\$267,347.48

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11/1/2020 - 11/30/2020

	11/1/2020 - 11/30/2020			1/1/2020 - 11/30/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$35,316.13	\$23,923.06	(\$11,393.07)	\$236,075.50	\$263,153.66	\$27,078.16	\$287,076.69
Operating Net Income	(\$11,089.10)	(\$0.01)	(\$11,089.09)	\$27,802.42	(\$0.11)	\$27,802.53	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9621-000 - Reserve Expense-Paving	\$0.00	\$0.00	\$0.00	\$14,695.00	\$0.00	(\$14,695.00)	\$0.00
9623-000 - Reserve Expense-Roof	\$0.00	\$0.00	\$0.00	\$578,999.92	\$0.00	(\$578,999.92)	\$0.00
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$25,483.60	\$0.00	(\$25,483.60)	\$0.00
9646-000 - Reserve Expense-Irrigation	\$0.00	\$0.00	\$0.00	\$1,690.54	\$0.00	(\$1,690.54)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$620,869.06)	\$0.00	\$620,869.06	\$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	(\$11,089.10)	(\$0.01)	(\$11,089.09)	\$27,802.42	(\$0.11)	\$27,802.53	\$0.00