

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Balance Sheet**  
**7/31/2022**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st	\$69,465.26	
1110-000 - A/R-Maintenance Fees	\$2,958.67	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$73,034.93

Reserve

1041-005 - MMA-Reserve -Servis1st	\$271,265.88	
1042-012 - CD-SUNTRUST 24MO	\$240,000.00	
1042-021 - CD-First Community 12-29-21 .70%	<u>\$223,350.20</u>	
<u>Reserve Total</u>		\$734,616.08

*Assets Total*

\$807,651.01

**Liabilities and Equity**

Other

2010-000 - Accounts Payable	\$16,047.34	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$10,745.10</u>	
<u>Other Total</u>		\$26,792.44

Reserve

3020-000 - Reserve Fund-Paint	\$38,855.94	
3021-000 - Reserve Fund-Paving	\$60,158.38	
3023-000 - Reserve Fund-Roof	\$384,650.60	
3028-000 - Reserve Fund-Def Maintenance	\$109,075.72	
3035-000 - Reserve Fund-Insurance	\$67,164.95	
3046-000 - Reserve Fund-Irrigation	\$33,184.31	
3079-000 - Reserve Fund-Insurance Deductable	\$41,292.43	
3080-000 - Reserve Fund-Interest	<u>\$233.75</u>	
<u>Reserve Total</u>		\$734,616.08

Retained Earnings

\$54,414.05

Net Income

(\$8,171.56)

*Liabilities & Equity Total*

\$807,651.01

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**7/1/2022 - 7/31/2022**

	7/1/2022 - 7/31/2022			1/1/2022 - 7/31/2022			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)	\$162,284.57	\$162,284.92	(\$0.35)	\$278,202.69
6020-000 - Maint Fee-Resv-Painting	\$1,201.19	\$1,201.18	\$0.01	\$8,408.33	\$8,408.26	\$0.07	\$14,414.20
6021-000 - Maint Fee-Resv-Paving	\$2,409.24	\$2,409.24	\$0.00	\$16,864.68	\$16,864.68	\$0.00	\$28,910.89
6023-000 - Maint Fee-Resv-Roof	\$5,330.24	\$5,330.24	\$0.00	\$37,311.68	\$37,311.68	\$0.00	\$63,962.94
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,000.00	\$1,000.00	\$0.00	\$7,000.00	\$7,000.00	\$0.00	\$12,000.00
6035-000 - Maint Fee-Resv-Insurance	\$7,552.75	\$7,552.75	\$0.00	\$52,869.25	\$52,869.25	\$0.00	\$90,633.00
6046-000 - Maint Fee-Resv-Irrigation	\$408.07	\$408.07	\$0.00	\$2,856.49	\$2,856.49	\$0.00	\$4,896.89
6070-000 - Interest Income-Operating	\$3.36	\$0.00	\$3.36	\$29.05	\$0.00	\$29.05	\$0.00
6071-000 - Interest Income-Reserve	\$40.75	\$0.00	\$40.75	\$233.75	\$0.00	\$233.75	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$42.47	\$0.00	\$42.47	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$17,901.49)	(\$17,901.49)	\$0.00	(\$125,310.43)	(\$125,310.43)	\$0.00	(\$214,817.93)
6901-000 - Interest Transfer to Reserves	(\$40.75)	\$0.00	(\$40.75)	(\$233.75)	\$0.00	(\$233.75)	\$0.00
<u>Total Revenues</u>	\$23,186.87	\$23,183.55	\$3.32	\$162,356.09	\$162,284.85	\$71.24	\$278,202.68
<b>Total Income</b>	\$23,186.87	\$23,183.55	\$3.32	\$162,356.09	\$162,284.85	\$71.24	\$278,202.68
<b>Expense</b>							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$66.67	\$66.67	\$0.00	\$466.69	\$466.69	\$800.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$925.00	\$1,166.69	\$241.69	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$20.83	\$20.83	\$0.00	\$145.81	\$145.81	\$250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$35.70	(\$25.55)	\$61.25
7410-000 - Management Fee	\$1,158.34	\$1,124.67	(\$33.67)	\$7,704.34	\$7,872.69	\$168.35	\$13,496.00
7510-000 - Admin Expenses-General	\$163.93	\$166.67	\$2.74	\$972.42	\$1,166.69	\$194.27	\$2,000.00
<u>Total Administrative</u>	\$1,322.27	\$1,550.61	\$228.34	\$9,663.01	\$10,854.27	\$1,191.26	\$18,607.25
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$3,575.88	\$3,585.83	\$9.95	\$25,031.16	\$25,100.81	\$69.65	\$43,030.00
8110-000 - Repair & Maintenance-General	\$652.37	\$1,654.79	\$1,002.42	\$20,952.37	\$11,583.53	(\$9,368.84)	\$19,857.44
8110-002 - R&M-Building	\$9,050.00	\$416.67	(\$8,633.33)	\$19,980.00	\$2,916.69	(\$17,063.31)	\$5,000.00
8110-004 - R&M-Trees	\$3,260.00	\$1,250.00	(\$2,010.00)	\$7,435.00	\$8,750.00	\$1,315.00	\$15,000.00
8110-008 - R&M-Irrigation	\$0.00	\$463.50	\$463.50	\$4,500.00	\$3,244.50	(\$1,255.50)	\$5,562.00
8210-001 - Grounds-Lawn Service	\$3,650.00	\$3,759.50	\$109.50	\$25,550.00	\$26,316.50	\$766.50	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$500.00	\$515.00	\$15.00	\$3,500.00	\$3,605.00	\$105.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$2,083.33	\$2,083.33	\$8,650.00	\$14,583.31	\$5,933.31	\$25,000.00
8210-005 - Grounds-Mulch	\$0.00	\$666.67	\$666.67	\$0.00	\$4,666.69	\$4,666.69	\$8,000.00
8210-009 - Grounds-Irrigation Repairs	\$3,535.50	\$833.33	(\$2,702.17)	\$4,863.25	\$5,833.31	\$970.06	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$750.00	\$750.00	\$0.00	\$5,250.00	\$5,250.00	\$9,000.00
8710-000 - Utilities-Electric-General	\$702.44	\$558.33	(\$144.11)	\$4,529.48	\$3,908.31	(\$621.17)	\$6,700.00
8710-011 - Utilities-Refuse Removal	\$1,550.46	\$1,429.33	(\$121.13)	\$10,278.66	\$10,005.31	(\$273.35)	\$17,152.00
8710-012 - Utilities-Cable TV	\$3,656.52	\$3,666.67	\$10.15	\$25,594.72	\$25,666.69	\$71.97	\$44,000.00
<u>Total Services &amp; Utilities</u>	\$30,133.17	\$21,632.95	(\$8,500.22)	\$160,864.64	\$151,430.65	(\$9,433.99)	\$259,595.44
<b>Total Expense</b>	\$31,455.44	\$23,183.56	(\$8,271.88)	\$170,527.65	\$162,284.92	(\$8,242.73)	\$278,202.69
<b>Operating Net Income</b>	(\$8,268.57)	(\$0.01)	(\$8,268.56)	(\$8,171.56)	(\$0.07)	(\$8,171.49)	(\$0.01)

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**Budget Comparison Report**  
**7/1/2022 - 7/31/2022**

	7/1/2022 - 7/31/2022			1/1/2022 - 7/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Expense</b>							
<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
<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	(\$8,268.57)	(\$0.01)	(\$8,268.56)	(\$8,171.56)	(\$0.07)	(\$8,171.49)	(\$0.01)