## East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc. Balance Sheet 3/31/2025

	0,0 ,,2020		
Assets			
Operating	040 005 00		
1010-005 - Cash-Checking-Servis1st	\$18,905.86		
1110-000 - A/R-Maintenance Fees	\$10,705,20		
1500-000 - Utility Deposits-General	<u>\$611.00</u>	\$30,222.06	
Operating Total		<b>Ψ30,222,00</b>	
Reserve			
1041-005 - MMA-Reserve -Servis1st	\$118,077.66		
1042-011 - CD-First Citizens Bank 6-5-	•		
25	\$258,232.09		
1042-022 - Edward Jones Savings	\$275,679.49		
1042-027 - EJ BAC National 3/6/26 4.25%	\$178,000.00		
1042-028 - EJ-Washingrton Fed 3/6/26	\$100,000.00		
4.25%			
1120-000 - A/R Due from Operating	<u>\$61,112.98</u>		
Reserve Total		\$991,102.22	
Access Total			\$1,021,324.28
Assets Total			\$1,021,324.20
Liabilities and Equity			
<u>Other</u>			
2010-000 - Accounts Payable	\$5,887.41		
2120-000 - A/R Due to Reserves	\$61,112.98		
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$6,616.28		
Other Total		\$73,616.67	
Office Total		ψι <b>ψ</b> ι <b>ψ</b> ι σισι	
Reserve			
3020-000 - Reserve Fund-Paint	\$72,313.79		
3021-000 - Reserve Fund-Paving	\$114,373.10		
3023-000 - Reserve Fund-Roof	\$546,393.22		
3028-000 - Reserve Fund-Def Maintenance	\$48,397.19		
3035-000 - Reserve Fund-insurance	\$67,307.82		
3046-000 - Reserve Fund-Irrigation	\$12,358.79		
3079-000 - Reserve Fund-Insurance	\$41,353.81		
Deductable			
3080-000 - Reserve Fund-Interest	<u>\$88,604.50</u>	2004 400 00	
Reserve Total		\$991,102.22	
Retained Earnings		(\$26,789.13)	
returned Editing		/4=al. ac., a/	
Net Income		(\$16,605.48)	
Liabilities & Equity Total			<u>\$1,021,324.28</u>

## East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc. Budget Comparison Report 3/1/2025 - 3/31/2025

	3/1/2025 - 3/31/2025		1/1/2025 - 3/31/2025				
	•						
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income	•	• •					<del></del>
Revenues							
6010-000 - Maint Fee-Operating	\$25,912.02	\$25,911.97	\$0.05	\$77,736.06	\$77,735.91	\$0.15	\$310,943.60
6020-000 - Maint Fee-Resv-Painting	\$990.48	\$990.49	(\$0.01)	\$2,971.44	\$2,971.47	(\$0.03)	\$11,885.89
6021-000 - Maint Fee-Resv-Paving	\$111.31	\$111.31	\$0.00	\$333.93	\$333.93	\$0.00	\$1,335.68
6023-000 - Maint Fee-Resv-Roof	\$4,516.44	\$4,516.44	\$0.00	\$13,549.32	\$13,549.32	\$0.00	\$54,197.24
6028-000 - Maint Fee-Resv-Def Maintenance	(\$755.25)	(\$755.25)	\$0.00	(\$2,265.75)	(\$2,265.75)	<b>\$0.</b> 00	(\$9,063.00)
6035-000 - Maint Fee-Resv-Insurance	\$16,250.00	\$16,250.00	\$0.00	\$48,750.00	\$48,750.00	\$0.00	\$195,000.00
6070-000 - Interest Income-Operating	\$0.92	\$0.00	\$0.92	\$3.94	\$0.00	\$3.94	\$0.00
6071-000 - Interest Income-Reserve	\$13,720.67	\$0.00	\$13,720.67	\$26,802.34	\$0.00	\$26,802.34	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$21,112.98)	(\$21,112.98)	\$0.00	(\$63,338.94)	(\$63,338.94)	\$0.00	(\$253,355.81)
6901-000 - Interest Transfer to Reserves	(\$13,720.67)	\$0.00	(\$13,720.67)	(\$26,802.34)	\$0.00	(\$26,802.34)	\$0.00
Total Revenues	\$25,912.94	\$25,911.98	\$0.96	\$77,740.00	\$77,735.94	\$4.06	\$310,943.60
T-4-11.					<b>***</b>		0010.010.00
Total Income	\$25,912.94	\$25,911.98	\$0,96	\$77,740.00	\$77,735.94	\$4.06	\$310,943.60
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$141.24	\$141.24	\$565.00
7210-000 - Legal & Professional	\$300.00	\$166.67	(\$133.33)	\$300.00	\$500.01	\$200.01	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$166.67	\$166.67	\$0.00	\$500.01	\$500.01	\$2,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$15.30	\$15.30	\$61.25
7410-000 - Management Fee	\$1,293.45	\$1,293.45	\$0.00	\$3,880.35	\$3,880.35	\$0.00	\$15,521.41
7510-000 - Admin Expenses-General	\$108.00	\$108.33	\$0.33	\$576.95	\$324.99	(\$251.96)	\$1,300.00
Total Administrative	\$1,701.45	\$1,787.30	\$85.85	\$4,757.30	\$5,361.90	\$604,60	\$21,447.66
Sandan & I Hilitian							
Services & Utilities 8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$12,352,23	\$12,351.99	(\$0.24)	\$49,407.94
8110-000 - Repair & Maintenance-General	\$4,899.92	\$916.67	(\$3,983.25)	\$12,332,23		(\$10,566.61)	\$11,000.00
8110-000 - Repair & Maintenance-General	\$0.00	\$\$10.07 \$416.67	\$416,67	\$13,310.02		(\$11,729.99)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250,00	\$0.00	\$3,750.00	\$3,750.00	\$15,000.00
8110-008 - R&M-Irrigation	\$927.00	\$900.00	(\$27.00)	\$2,781.00	\$2,700.00	(\$81.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,759.50	\$3,759.50	\$0.00	\$11,278.50	\$11,278.50	\$0.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$515.00	\$515.00	\$0.00	\$1,545.00	\$1,545.00	\$0.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$3,000.00	\$3,000.00	\$12,000.00
8210-005 - Grounds-Mulch	\$0.00	\$0.00	\$0.00	\$4,050.00	\$0.00		\$0.00
8210-009 - Grounds-Irrigation Repairs	\$986.41	\$833.33	(\$153.08)	\$2,975.35	\$2,499.99	(\$475.36)	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
8710-000 - Utilities-Electric-General	\$738.00	\$833.33	\$95.33	\$2,132.02	\$2,499.99	\$367.97	\$10,000.00
8710-001 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$5,346.00	\$5,666.76	\$320.76	\$22,667.00
8710-011 - Utilities-Cable TV	\$6,943.82	\$6,860.58	(\$83.24)	\$20,831.46	\$20,581.74	(\$249.72)	\$82,327.00
Total Services & Utilities	\$24,669.06		(\$544.40)	\$89,588.18		(\$17,214.20)	\$289,495.94
	<u>+= . 300 30</u>						
Total Expense	\$26,370.51	\$25,911.96	(\$458.55)	\$94,345.48	\$77,735.88	(\$16,609.60)	\$310,943.60
Operating Net Income	(\$457.57)	\$0.02	(\$457.59)	(\$16,605.48)	\$0.06	(\$16,605.54)	\$0.00

Reserve Expense

## East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc. Budget Comparison Report 3/1/2025 - 3/31/2025

	3/1/2025 - 3/31/2025			1/1/2025 - 3/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Expense	<u> </u>						
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$79,337.20	\$0.00	(\$79,337.20)	<b>\$0.</b> 00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$79,337.20)	\$0.00	\$79,337.20	\$0.00
Total Reserve Expense	\$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	(\$457.57)	\$0.02	(\$457.59)	(\$16,605.48)	\$0.06	(\$16,605.54)	\$0.00