

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

**Balance Sheet**

**3/31/2025**

**Assets**

Operating

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>

Operating Total

\$30,222.06

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-Washington Fed 3/6/26 4.25%	\$100,000.00
1120-000 - A/R Due from Operating	<u>\$61,112.98</u>

Reserve Total

\$991,102.22

**Assets Total**

\$1,021,324.28

**Liabilities and Equity**

Other

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

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 Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$88,604.50</u>

Reserve Total

\$991,102.22

Retained Earnings

(\$26,789.13)

Net Income

(\$16,605.48)

**Liabilities & Equity Total**

\$1,021,324.28

3/1/2025 - 3/31/2025			1/1/2025 - 3/31/2025			
Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
\$25,912.02	\$25,911.97	\$0.05	\$77,736.06	\$77,735.91	\$0.15	\$310,943.60
\$990.48	\$990.49	(\$0.01)	\$2,971.44	\$2,971.47	(\$0.03)	\$11,885.89
\$111.31	\$111.31	\$0.00	\$333.93	\$333.93	\$0.00	\$1,335.68
\$4,516.44	\$4,516.44	\$0.00	\$13,549.32	\$13,549.32	\$0.00	\$54,197.24
(\$755.25)	(\$755.25)	\$0.00	(\$2,265.75)	(\$2,265.75)	\$0.00	(\$9,063.00)
\$16,250.00	\$16,250.00	\$0.00	\$48,750.00	\$48,750.00	\$0.00	\$195,000.00
\$0.92	\$0.00	\$0.92	\$3.94	\$0.00	\$3.94	\$0.00
\$13,720.67	\$0.00	\$13,720.67	\$26,802.34	\$0.00	\$26,802.34	\$0.00
(\$21,112.98)	(\$21,112.98)	\$0.00	(\$63,338.94)	(\$63,338.94)	\$0.00	(\$253,355.81)
(\$13,720.67)	\$0.00	(\$13,720.67)	(\$26,802.34)	\$0.00	(\$26,802.34)	\$0.00
\$25,912.94	\$25,911.98	\$0.96	\$77,740.00	\$77,735.94	\$4.06	\$310,943.60
\$25,912.94	\$25,911.98	\$0.96	\$77,740.00	\$77,735.94	\$4.06	\$310,943.60
\$0.00	\$47.08	\$47.08	\$0.00	\$141.24	\$141.24	\$565.00
\$300.00	\$166.67	(\$133.33)	\$300.00	\$500.01	\$200.01	\$2,000.00
\$0.00	\$166.67	\$166.67	\$0.00	\$500.01	\$500.01	\$2,000.00
\$0.00	\$5.10	\$5.10	\$0.00	\$15.30	\$15.30	\$61.25
\$1,293.45	\$1,293.45	\$0.00	\$3,880.35	\$3,880.35	\$0.00	\$15,521.41
\$108.00	\$108.33	\$0.33	\$576.95	\$324.99	(\$251.96)	\$1,300.00
\$1,701.45	\$1,787.30	\$85.85	\$4,757.30	\$5,361.90	\$604.60	\$21,447.66
\$4,117.41	\$4,117.33	(\$0.08)	\$12,352.23	\$12,351.99	(\$0.24)	\$49,407.94
\$4,899.92	\$916.67	(\$3,983.25)	\$13,316.62	\$2,750.01	(\$10,566.61)	\$11,000.00
\$0.00	\$416.67	\$416.67	\$12,980.00	\$1,250.01	(\$11,729.99)	\$5,000.00
\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$3,750.00	\$3,750.00	\$15,000.00
\$927.00	\$900.00	(\$27.00)	\$2,781.00	\$2,700.00	(\$81.00)	\$10,800.00
\$3,759.50	\$3,759.50	\$0.00	\$11,278.50	\$11,278.50	\$0.00	\$45,114.00
\$515.00	\$515.00	\$0.00	\$1,545.00	\$1,545.00	\$0.00	\$6,180.00
\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$3,000.00	\$3,000.00	\$12,000.00
\$0.00	\$0.00	\$0.00	\$4,050.00	\$0.00	(\$4,050.00)	\$0.00
\$986.41	\$833.33	(\$153.08)	\$2,975.35	\$2,499.99	(\$475.36)	\$10,000.00
\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
\$738.00	\$833.33	\$95.33	\$2,132.02	\$2,499.99	\$367.97	\$10,000.00
\$1,782.00	\$1,888.92	\$106.92	\$5,346.00	\$5,666.76	\$320.76	\$22,667.00
\$6,943.82	\$6,860.58	(\$83.24)	\$20,831.46	\$20,581.74	(\$249.72)	\$82,327.00
\$24,669.06	\$24,124.66	(\$544.40)	\$89,588.18	\$72,373.98	(\$17,214.20)	\$289,495.94
\$26,370.51	\$25,911.96	(\$458.55)	\$94,345.48	\$77,735.88	(\$16,609.60)	\$310,943.60
(\$457.57)	\$0.02	(\$457.59)	(\$16,605.48)	\$0.06	(\$16,605.54)	\$0.00

**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			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Reserve Expense</u>							
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$79,337.20	\$0.00	(\$79,337.20)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$79,337.20)	\$0.00	\$79,337.20	\$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	 (\$457.57)	 \$0.02	 (\$457.59)	 (\$16,605.48)	 \$0.06	 (\$16,605.54)	 \$0.00