

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
6/30/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$38,609.76
1110-000 - A/R-Maintenance Fees	\$2,055.52
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$41,276.28

Reserve

1041-005 - MMA-Reserve -Servis1st	\$125,083.21
1042-011 - CD-First Citizens Bank 6-5-25	\$258,232.09
1042-022 - Edward Jones Savings	\$256.87
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
1042-029 - EJ-Goldman Sachs 3/23/26 3.95%	\$200,000.00
1043-000 - EJ-Mutual Funds	\$76,134.15
1120-000 - A/R Due from Operating	<u>\$61,112.98</u>

Reserve Total

\$998,819.30

Assets Total

\$1,040,095.58

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$10,864.53
2120-000 - A/R Due to Reserves	\$61,112.98
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$7,426.18

Other Total

\$79,403.69

Reserve

3020-000 - Reserve Fund-Paint	\$75,285.23
3021-000 - Reserve Fund-Paving	\$114,707.03
3023-000 - Reserve Fund-Roof	\$559,942.54
3028-000 - Reserve Fund-Def Maintenance	\$46,131.44
3035-000 - Reserve Fund-Insurance	\$58,589.64
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$90,450.82</u>

Reserve Total

\$998,819.30

Retained Earnings

(\$26,789.13)

Net Income

(\$11,338.28)

Liabilities & Equity Total

\$1,040,095.58

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025			1/1/2025 - 6/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$25,912.02	\$25,911.97	\$0.05	\$155,472.12	\$155,471.82	\$0.30	\$310,943.60
6020-000 - Maint Fee-Resv-Painting	\$990.48	\$990.49	(\$0.01)	\$5,942.88	\$5,942.94	(\$0.06)	\$11,885.89
6021-000 - Maint Fee-Resv-Paving	\$111.31	\$111.31	\$0.00	\$667.86	\$667.86	\$0.00	\$1,335.68
6023-000 - Maint Fee-Resv-Roof	\$4,516.44	\$4,516.44	\$0.00	\$27,098.64	\$27,098.64	\$0.00	\$54,197.24
6028-000 - Maint Fee-Resv-Def Maintenance	(\$755.25)	(\$755.25)	\$0.00	(\$4,531.50)	(\$4,531.50)	\$0.00	(\$9,063.00)
6035-000 - Maint Fee-Resv-Insurance	\$16,250.00	\$16,250.00	\$0.00	\$97,500.00	\$97,500.00	\$0.00	\$195,000.00
6070-000 - Interest Income-Operating	\$1.64	\$0.00	\$1.64	\$8.82	\$0.00	\$8.82	\$0.00
6071-000 - Interest Income-Reserve	\$692.33	\$0.00	\$692.33	\$28,648.66	\$0.00	\$28,648.66	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$523.57	\$0.00	\$523.57	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$21,112.98)	(\$21,112.98)	\$0.00	(\$126,677.88)	(\$126,677.88)	\$0.00	(\$253,355.81)
6901-000 - Interest Transfer to Reserves	(\$692.33)	\$0.00	(\$692.33)	(\$28,648.66)	\$0.00	(\$28,648.66)	\$0.00
<u>Total Revenues</u>	\$25,913.66	\$25,911.98	\$1.68	\$156,054.51	\$155,471.88	\$582.63	\$310,943.60
Total Income	\$25,913.66	\$25,911.98	\$1.68	\$156,054.51	\$155,471.88	\$582.63	\$310,943.60
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$282.48	\$282.48	\$565.00
7210-000 - Legal & Professional	\$112.50	\$166.67	\$54.17	\$562.50	\$1,000.02	\$437.52	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$30.60	(\$30.65)	\$61.25
7410-000 - Management Fee	\$1,293.45	\$1,293.45	\$0.00	\$7,760.70	\$7,760.70	\$0.00	\$15,521.41
7510-000 - Admin Expenses-General	\$104.20	\$108.33	\$4.13	\$1,042.55	\$649.98	(\$392.57)	\$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	(\$50.00)	\$0.00
<u>Total Administrative</u>	\$1,510.15	\$1,787.30	\$277.15	\$9,477.00	\$10,723.80	\$1,246.80	\$21,447.66
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$24,704.46	\$24,703.98	(\$0.48)	\$49,407.94
8110-000 - Repair & Maintenance-General	\$460.00	\$916.67	\$456.67	\$18,146.12	\$5,500.02	(\$12,646.10)	\$11,000.00
8110-002 - R&M-Building	\$4,504.91	\$416.67	(\$4,088.24)	\$18,144.91	\$2,500.02	(\$15,644.89)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$7,500.00	\$7,500.00	\$15,000.00
8110-008 - R&M-Irrigation	\$927.00	\$900.00	(\$27.00)	\$5,562.00	\$5,400.00	(\$162.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,759.50	\$3,759.50	\$0.00	\$22,557.00	\$22,557.00	\$0.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$515.00	\$515.00	\$0.00	\$3,090.00	\$3,090.00	\$0.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00	\$6,000.00	\$12,000.00
8210-005 - Grounds-Mulch	\$0.00	\$0.00	\$0.00	\$4,050.00	\$0.00	(\$4,050.00)	\$0.00
8210-009 - Grounds-Irrigation Repairs	\$776.05	\$833.33	\$57.28	\$4,410.24	\$4,999.98	\$589.74	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$10,000.00
8710-000 - Utilities-Electric-General	\$1,145.96	\$833.33	(\$312.63)	\$4,896.14	\$4,999.98	\$103.84	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$10,692.00	\$11,333.52	\$641.52	\$22,667.00
8710-012 - Utilities-Cable TV	\$6,943.82	\$6,860.58	(\$83.24)	\$41,662.92	\$41,163.48	(\$499.44)	\$82,327.00
<u>Total Services & Utilities</u>	\$24,931.65	\$24,124.66	(\$806.99)	\$157,915.79	\$144,747.96	(\$13,167.83)	\$289,495.94

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Budget Comparison Report
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025			1/1/2025 - 6/30/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$26,441.80	\$25,911.96	(\$529.84)	\$167,392.79	\$155,471.76	(\$11,921.03)	\$310,943.60
Operating Net Income	(\$528.14)	\$0.02	(\$528.16)	(\$11,338.28)	\$0.12	(\$11,338.40)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$136,805.38	\$0.00	(\$136,805.38)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$136,805.38)	\$0.00	\$136,805.38	\$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	(\$528.14)	\$0.02	(\$528.16)	(\$11,338.28)	\$0.12	(\$11,338.40)	\$0.00