

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
7/31/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$45,591.75
1110-000 - A/R-Maintenance Fees	\$1,005.88
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$47,208.63

Reserve

1041-005 - MMA-Reserve -Servis1st	\$131,979.16
1042-011 - CD-First Citizens Bank 6-5-25	\$258,232.09
1042-022 - Edward Jones Savings	\$257.07
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	\$76,383.38
1120-000 - A/R Due from Operating	<u>\$61,112.98</u>

Reserve Total

\$1,005,964.68

Assets Total

\$1,053,173.31

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$16,651.35
2120-000 - A/R Due to Reserves	\$61,112.98
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$7,016.18

Other Total

\$84,780.51

Reserve

3020-000 - Reserve Fund-Paint	\$76,275.71
3021-000 - Reserve Fund-Paving	\$114,818.34
3023-000 - Reserve Fund-Roof	\$564,458.98
3028-000 - Reserve Fund-Def Maintenance	\$30,705.44
3035-000 - Reserve Fund-Insurance	\$74,839.64
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$91,153.97</u>

Reserve Total

\$1,005,964.68

Retained Earnings

(\$26,789.13)

Net Income

(\$10,782.75)

Liabilities & Equity Total

\$1,053,173.31

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			
	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	\$181,384.14	\$181,383.79	\$0.35	\$310,943.60
6020-000 - Maint Fee-Resv-Painting	\$990.48	\$990.49	(\$0.01)	\$6,933.36	\$6,933.43	(\$0.07)	\$11,885.89
6021-000 - Maint Fee-Resv-Paving	\$111.31	\$111.31	\$0.00	\$779.17	\$779.17	\$0.00	\$1,335.68
6023-000 - Maint Fee-Resv-Roof	\$4,516.44	\$4,516.44	\$0.00	\$31,615.08	\$31,615.08	\$0.00	\$54,197.24
6028-000 - Maint Fee-Resv-Def Maintenance	(\$755.25)	(\$755.25)	\$0.00	(\$5,286.75)	(\$5,286.75)	\$0.00	(\$9,063.00)
6035-000 - Maint Fee-Resv-Insurance	\$16,250.00	\$16,250.00	\$0.00	\$113,750.00	\$113,750.00	\$0.00	\$195,000.00
6070-000 - Interest Income-Operating	\$0.83	\$0.00	\$0.83	\$9.65	\$0.00	\$9.65	\$0.00
6071-000 - Interest Income-Reserve	\$703.15	\$0.00	\$703.15	\$29,351.81	\$0.00	\$29,351.81	\$0.00
6076-000 - Interest Income-Owner	\$0.61	\$0.00	\$0.61	\$524.18	\$0.00	\$524.18	\$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	(\$147,790.86)	(\$147,790.86)	\$0.00	(\$253,355.81)
6901-000 - Interest Transfer to Reserves	(\$703.15)	\$0.00	(\$703.15)	(\$29,351.81)	\$0.00	(\$29,351.81)	\$0.00
<u>Total Revenues</u>	\$25,913.46	\$25,911.98	\$1.48	\$181,967.97	\$181,383.86	\$584.11	\$310,943.60
Total Income	\$25,913.46	\$25,911.98	\$1.48	\$181,967.97	\$181,383.86	\$584.11	\$310,943.60
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$329.56	\$329.56	\$565.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$562.50	\$1,166.69	\$604.19	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$166.67	\$166.67	\$0.00	\$1,166.69	\$1,166.69	\$2,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$35.70	(\$25.55)	\$61.25
7410-000 - Management Fee	\$1,293.45	\$1,293.45	\$0.00	\$9,054.15	\$9,054.15	\$0.00	\$15,521.41
7510-000 - Admin Expenses-General	\$73.21	\$108.33	\$35.12	\$1,115.76	\$758.31	(\$357.45)	\$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>	\$1,366.66	\$1,787.30	\$420.64	\$10,843.66	\$12,511.10	\$1,667.44	\$21,447.66
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$28,821.87	\$28,821.31	(\$0.56)	\$49,407.94
8110-000 - Repair & Maintenance-General	\$2,725.00	\$916.67	(\$1,808.33)	\$20,871.12	\$6,416.69	(\$14,454.43)	\$11,000.00
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$18,144.91	\$2,916.69	(\$15,228.22)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$8,750.00	\$8,750.00	\$15,000.00
8110-008 - R&M-Irrigation	\$927.00	\$900.00	(\$27.00)	\$6,489.00	\$6,300.00	(\$189.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,759.50	\$3,759.50	\$0.00	\$26,316.50	\$26,316.50	\$0.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$515.00	\$515.00	\$0.00	\$3,605.00	\$3,605.00	\$0.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$7,000.00	\$7,000.00	\$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	\$2,155.03	\$833.33	(\$1,321.70)	\$6,565.27	\$5,833.31	(\$731.96)	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$10,000.00
8710-000 - Utilities-Electric-General	\$962.36	\$833.33	(\$129.03)	\$5,858.50	\$5,833.31	(\$25.19)	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$12,474.00	\$13,222.44	\$748.44	\$22,667.00
8710-012 - Utilities-Cable TV	\$7,047.97	\$6,860.58	(\$187.39)	\$48,710.89	\$48,024.06	(\$686.83)	\$82,327.00
<u>Total Services & Utilities</u>	\$23,991.27	\$24,124.66	\$133.39	\$181,907.06	\$168,872.62	(\$13,034.44)	\$289,495.94

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Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$25,357.93	\$25,911.96	\$554.03	\$192,750.72	\$181,383.72	(\$11,367.00)	\$310,943.60
Operating Net Income	\$555.53	\$0.02	\$555.51	(\$10,782.75)	\$0.14	(\$10,782.89)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$14,670.75	\$0.00	(\$14,670.75)	\$14,670.75	\$0.00	(\$14,670.75)	\$0.00
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	(\$14,670.75)	\$0.00	\$14,670.75	(\$151,476.13)	\$0.00	\$151,476.13	\$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	\$555.53	\$0.02	\$555.51	(\$10,782.75)	\$0.14	(\$10,782.89)	\$0.00