

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

Balance Sheet

8/31/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$25,013.74
1110-000 - A/R-Maintenance Fees	\$2,255.88
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$27,880.62

Reserve

1041-005 - MMA-Reserve -Servis1st	\$124,035.54
1042-011 - CD-First Citizens Bank 6-5-25	\$258,232.09
1042-022 - Edward Jones Savings	\$257.47
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	\$76,651.21
1120-000 - A/R Due from Operating	<u>\$61,112.98</u>

Reserve Total

\$998,289.29

Assets Total

\$1,026,169.91

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$1,264.67
2120-000 - A/R Due to Reserves	\$61,112.98
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$5,991.18

Other Total

\$68,368.83

Reserve

3020-000 - Reserve Fund-Paint	\$77,266.19
3021-000 - Reserve Fund-Paving	\$114,929.65
3023-000 - Reserve Fund-Roof	\$568,975.42
3028-000 - Reserve Fund-Def Maintenance	\$550.19
3035-000 - Reserve Fund-Insurance	\$91,089.64
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$91,765.60</u>

Reserve Total

\$998,289.29

Retained Earnings

(\$26,789.13)

Net Income

(\$13,699.08)

Liabilities & Equity Total

\$1,026,169.91

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025			1/1/2025 - 8/31/2025			
	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	\$207,296.16	\$207,295.76	\$0.40	\$310,943.60
6020-000 - Maint Fee-Resv-Painting	\$990.48	\$990.49	(\$0.01)	\$7,923.84	\$7,923.92	(\$0.08)	\$11,885.89
6021-000 - Maint Fee-Resv-Paving	\$111.31	\$111.31	\$0.00	\$890.48	\$890.48	\$0.00	\$1,335.68
6023-000 - Maint Fee-Resv-Roof	\$4,516.44	\$4,516.44	\$0.00	\$36,131.52	\$36,131.52	\$0.00	\$54,197.24
6028-000 - Maint Fee-Resv-Def Maintenance	(\$755.25)	(\$755.25)	\$0.00	(\$6,042.00)	(\$6,042.00)	\$0.00	(\$9,063.00)
6035-000 - Maint Fee-Resv-Insurance	\$16,250.00	\$16,250.00	\$0.00	\$130,000.00	\$130,000.00	\$0.00	\$195,000.00
6070-000 - Interest Income-Operating	\$2.34	\$0.00	\$2.34	\$11.99	\$0.00	\$11.99	\$0.00
6071-000 - Interest Income-Reserve	\$611.63	\$0.00	\$611.63	\$29,963.44	\$0.00	\$29,963.44	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$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	(\$168,903.84)	(\$168,903.84)	\$0.00	(\$253,355.81)
6901-000 - Interest Transfer to Reserves	(\$611.63)	\$0.00	(\$611.63)	(\$29,963.44)	\$0.00	(\$29,963.44)	\$0.00
<u>Total Revenues</u>	\$25,914.36	\$25,911.98	\$2.38	\$207,882.33	\$207,295.84	\$586.49	\$310,943.60
Total Income	\$25,914.36	\$25,911.98	\$2.38	\$207,882.33	\$207,295.84	\$586.49	\$310,943.60
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$376.64	\$376.64	\$565.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$562.50	\$1,333.36	\$770.86	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$166.67	\$166.67	\$0.00	\$1,333.36	\$1,333.36	\$2,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$40.80	(\$20.45)	\$61.25
7410-000 - Management Fee	\$1,293.45	\$1,293.45	\$0.00	\$10,347.60	\$10,347.60	\$0.00	\$15,521.41
7510-000 - Admin Expenses-General	\$92.48	\$108.33	\$15.85	\$1,208.24	\$866.64	(\$341.60)	\$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>	\$1,385.93	\$1,787.30	\$401.37	\$12,229.59	\$14,298.40	\$2,068.81	\$21,447.66
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$32,939.28	\$32,938.64	(\$0.64)	\$49,407.94
8110-000 - Repair & Maintenance-General	(\$295.00)	\$916.67	\$1,211.67	\$20,576.12	\$7,333.36	(\$13,242.76)	\$11,000.00
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$18,144.91	\$3,333.36	(\$14,811.55)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$10,000.00	\$10,000.00	\$15,000.00
8110-008 - R&M-Irrigation	\$927.00	\$900.00	(\$27.00)	\$7,416.00	\$7,200.00	(\$216.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,759.50	\$3,759.50	\$0.00	\$30,076.00	\$30,076.00	\$0.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$515.00	\$515.00	\$0.00	\$4,120.00	\$4,120.00	\$0.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$8,325.00	\$1,000.00	(\$7,325.00)	\$8,325.00	\$8,000.00	(\$325.00)	\$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	\$554.10	\$833.33	\$279.23	\$7,119.37	\$6,666.64	(\$452.73)	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$6,666.64	\$6,666.64	\$10,000.00
8710-000 - Utilities-Electric-General	\$815.93	\$833.33	\$17.40	\$6,674.43	\$6,666.64	(\$7.79)	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$14,256.00	\$15,111.36	\$855.36	\$22,667.00
8710-012 - Utilities-Cable TV	\$6,943.82	\$6,860.58	(\$83.24)	\$55,654.71	\$54,884.64	(\$770.07)	\$82,327.00
<u>Total Services & Utilities</u>	\$27,444.76	\$24,124.66	(\$3,320.10)	\$209,351.82	\$192,997.28	(\$16,354.54)	\$289,495.94

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8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025			1/1/2025 - 8/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$28,830.69	\$25,911.96	(\$2,918.73)	\$221,581.41	\$207,295.68	(\$14,285.73)	\$310,943.60
Operating Net Income	(\$2,916.33)	\$0.02	(\$2,916.35)	(\$13,699.08)	\$0.16	(\$13,699.24)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$29,400.00	\$0.00	(\$29,400.00)	\$44,070.75	\$0.00	(\$44,070.75)	\$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	(\$29,400.00)	\$0.00	\$29,400.00	(\$180,876.13)	\$0.00	\$180,876.13	\$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	(\$2,916.33)	\$0.02	(\$2,916.35)	(\$13,699.08)	\$0.16	(\$13,699.24)	\$0.00