

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

Balance Sheet

9/30/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$30,951.86
1110-000 - A/R-Maintenance Fees	\$2,332.72
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$33,895.58

Reserve

1041-005 - MMA-Reserve -Servis1st	\$135,734.52
1042-022 - Edward Jones Savings	\$263,007.87
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	\$76,651.21
1120-000 - A/R Due from Operating	<u>\$61,112.98</u>

Reserve Total

\$1,014,506.58

Assets Total

\$1,048,402.16

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$17,649.56
2120-000 - A/R Due to Reserves	\$61,112.98
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$7,456.18

Other Total

\$86,218.72

Reserve

3020-000 - Reserve Fund-Paint	\$78,256.67
3021-000 - Reserve Fund-Paving	\$115,040.96
3023-000 - Reserve Fund-Roof	\$573,491.86
3028-000 - Reserve Fund-Def Maintenance	\$81,805.54
3035-000 - Reserve Fund-Insurance	\$107,339.64
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$4,859.31</u>

Reserve Total

\$1,014,506.58

Retained Earnings

(\$26,789.13)

Net Income

(\$25,534.01)

Liabilities & Equity Total

\$1,048,402.16

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025			
	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	\$233,208.18	\$233,207.73	\$0.45	\$310,943.60
6020-000 - Maint Fee-Resv-Painting	\$990.48	\$990.49	(\$0.01)	\$8,914.32	\$8,914.41	(\$0.09)	\$11,885.89
6021-000 - Maint Fee-Resv-Paving	\$111.31	\$111.31	\$0.00	\$1,001.79	\$1,001.79	\$0.00	\$1,335.68
6023-000 - Maint Fee-Resv-Roof	\$4,516.44	\$4,516.44	\$0.00	\$40,647.96	\$40,647.96	\$0.00	\$54,197.24
6028-000 - Maint Fee-Resv-Def Maintenance	(\$755.25)	(\$755.25)	\$0.00	(\$6,797.25)	(\$6,797.25)	\$0.00	(\$9,063.00)
6035-000 - Maint Fee-Resv-Insurance	\$16,250.00	\$16,250.00	\$0.00	\$146,250.00	\$146,250.00	\$0.00	\$195,000.00
6070-000 - Interest Income-Operating	\$1.94	\$0.00	\$1.94	\$13.93	\$0.00	\$13.93	\$0.00
6071-000 - Interest Income-Reserve	\$4,859.31	\$0.00	\$4,859.31	\$34,822.75	\$0.00	\$34,822.75	\$0.00
6076-000 - Interest Income-Owner	\$1.84	\$0.00	\$1.84	\$526.02	\$0.00	\$526.02	\$0.00
6083-099 - Other Income-Pre-Lien	\$50.00	\$0.00	\$50.00	\$100.00	\$0.00	\$100.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$21,112.98)	(\$21,112.98)	\$0.00	(\$190,016.82)	(\$190,016.82)	\$0.00	(\$253,355.81)
6901-000 - Interest Transfer to Reserves	(\$4,859.31)	\$0.00	(\$4,859.31)	(\$34,822.75)	\$0.00	(\$34,822.75)	\$0.00
<u>Total Revenues</u>	\$25,965.80	\$25,911.98	\$53.82	\$233,848.13	\$233,207.82	\$640.31	\$310,943.60
Total Income	\$25,965.80	\$25,911.98	\$53.82	\$233,848.13	\$233,207.82	\$640.31	\$310,943.60
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$503.00	\$47.08	(\$455.92)	\$503.00	\$423.72	(\$79.28)	\$565.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$562.50	\$1,500.03	\$937.53	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$166.67	\$166.67	\$0.00	\$1,500.03	\$1,500.03	\$2,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$45.90	(\$15.35)	\$61.25
7410-000 - Management Fee	\$1,293.45	\$1,293.45	\$0.00	\$11,641.05	\$11,641.05	\$0.00	\$15,521.41
7510-000 - Admin Expenses-General	\$82.61	\$108.33	\$25.72	\$1,290.85	\$974.97	(\$315.88)	\$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$50.00	\$0.00	(\$50.00)	\$100.00	\$0.00	(\$100.00)	\$0.00
<u>Total Administrative</u>	\$1,929.06	\$1,787.30	(\$141.76)	\$14,158.65	\$16,085.70	\$1,927.05	\$21,447.66
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$37,056.69	\$37,055.97	(\$0.72)	\$49,407.94
8110-000 - Repair & Maintenance-General	\$1,410.00	\$916.67	(\$493.33)	\$21,986.12	\$8,250.03	(\$13,736.09)	\$11,000.00
8110-002 - R&M-Building	\$3,910.00	\$416.67	(\$3,493.33)	\$22,054.91	\$3,750.03	(\$18,304.88)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$11,250.00	\$11,250.00	\$15,000.00
8110-008 - R&M-Irrigation	\$927.00	\$900.00	(\$27.00)	\$8,343.00	\$8,100.00	(\$243.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,759.50	\$3,759.50	\$0.00	\$33,835.50	\$33,835.50	\$0.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$515.00	\$515.00	\$0.00	\$4,635.00	\$4,635.00	\$0.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,000.00	\$1,000.00	\$8,325.00	\$9,000.00	\$675.00	\$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	\$2,130.87	\$833.33	(\$1,297.54)	\$9,250.24	\$7,499.97	(\$1,750.27)	\$10,000.00
8410-003 - Pest Control-Sentricon	\$9,593.65	\$833.33	(\$8,760.32)	\$9,593.65	\$7,499.97	(\$2,093.68)	\$10,000.00
8710-000 - Utilities-Electric-General	\$782.42	\$833.33	\$50.91	\$7,456.85	\$7,499.97	\$43.12	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$16,038.00	\$17,000.28	\$962.28	\$22,667.00
8710-012 - Utilities-Cable TV	\$6,943.82	\$6,860.58	(\$83.24)	\$62,598.53	\$61,745.22	(\$853.31)	\$82,327.00
<u>Total Services & Utilities</u>	\$35,871.67	\$24,124.66	(\$11,747.01)	\$245,223.49	\$217,121.94	(\$28,101.55)	\$289,495.94

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Budget Comparison Report
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$37,800.73	\$25,911.96	(\$11,888.77)	\$259,382.14	\$233,207.64	(\$26,174.50)	\$310,943.60
Operating Net Income	(\$11,834.93)	\$0.02	(\$11,834.95)	(\$25,534.01)	\$0.18	(\$25,534.19)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$9,795.00	\$0.00	(\$9,795.00)	\$53,865.75	\$0.00	(\$53,865.75)	\$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	(\$9,795.00)	\$0.00	\$9,795.00	(\$190,671.13)	\$0.00	\$190,671.13	\$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	(\$11,834.93)	\$0.02	(\$11,834.95)	(\$25,534.01)	\$0.18	(\$25,534.19)	\$0.00