

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
10/31/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$14,826.97
1110-000 - A/R-Maintenance Fees	\$3,123.94
1187-000 - A/R-Clearing	\$2,772.00
1420-000 - Prepaid Expense	\$4,200.00
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$25,533.91

Reserve

1041-005 - MMA-Reserve -Servis1st	\$150,414.13
1042-021 - CD-Edward Jones 5.1% 3/8/24	\$27,000.00
1042-022 - Edward Jones Savings	\$213.23
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
1042-030 - EJ-CD-Wells Fargo 7/23/26 3.75%	\$235,000.00
1043-000 - EJ-Mutual Funds	\$78,954.37
1120-000 - A/R Due from Operating	<u>\$61,112.98</u>

Reserve Total

\$1,030,694.71

Assets Total

\$1,056,228.62

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$14,975.69
2120-000 - A/R Due to Reserves	\$61,112.98
2450-000 - Unearned Revenue- Prepaid Maint Fees	\$7,431.18

Other Total

\$83,519.85

Reserve

3020-000 - Reserve Fund-Paint	\$79,247.15
3021-000 - Reserve Fund-Paving	\$115,152.27
3023-000 - Reserve Fund-Roof	\$578,008.30
3028-000 - Reserve Fund-Def Maint	\$74,250.29
3035-000 - Reserve Fund-Insurance	\$123,589.64
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$6,734.46</u>

Reserve Total

\$1,030,694.71

Retained Earnings

(\$26,789.13)

Net Income

(\$31,196.81)

Liabilities & Equity Total

\$1,056,228.62

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025			
	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	\$259,120.20	\$259,119.70	\$0.50	\$310,943.60
6020-000 - Maint Fee-Resv-Painting	\$990.48	\$990.49	(\$0.01)	\$9,904.80	\$9,904.90	(\$0.10)	\$11,885.89
6021-000 - Maint Fee-Resv-Paving	\$111.31	\$111.31	\$0.00	\$1,113.10	\$1,113.10	\$0.00	\$1,335.68
6023-000 - Maint Fee-Resv-Roof	\$4,516.44	\$4,516.44	\$0.00	\$45,164.40	\$45,164.40	\$0.00	\$54,197.24
6028-000 - Maint Fee-Resv-Def Maintenance	(\$755.25)	(\$755.25)	\$0.00	(\$7,552.50)	(\$7,552.50)	\$0.00	(\$9,063.00)
6035-000 - Maint Fee-Resv-Insurance	\$16,250.00	\$16,250.00	\$0.00	\$162,500.00	\$162,500.00	\$0.00	\$195,000.00
6070-000 - Interest Income-Operating	\$1.61	\$0.00	\$1.61	\$15.54	\$0.00	\$15.54	\$0.00
6071-000 - Interest Income-Reserve	\$1,875.15	\$0.00	\$1,875.15	\$36,697.90	\$0.00	\$36,697.90	\$0.00
6076-000 - Interest Income-Owner	\$23.94	\$0.00	\$23.94	\$549.96	\$0.00	\$549.96	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$21,112.98)	(\$21,112.98)	\$0.00	(\$211,129.80)	(\$211,129.80)	\$0.00	(\$253,355.81)
6901-000 - Interest Transfer to Reserves	(\$1,875.15)	\$0.00	(\$1,875.15)	(\$36,697.90)	\$0.00	(\$36,697.90)	\$0.00
<u>Total Revenues</u>	\$25,937.57	\$25,911.98	\$25.59	\$259,785.70	\$259,119.80	\$665.90	\$310,943.60
Total Income	\$25,937.57	\$25,911.98	\$25.59	\$259,785.70	\$259,119.80	\$665.90	\$310,943.60
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$503.00	\$470.80	(\$32.20)	\$565.00
7210-000 - Legal & Professional	\$1,158.96	\$166.67	(\$992.29)	\$1,721.46	\$1,666.70	(\$54.76)	\$2,000.00
7212-001 - Professional-Audit Fees	\$300.00	\$166.67	(\$133.33)	\$300.00	\$1,666.70	\$1,366.70	\$2,000.00
7310-000 - Taxes & Licenses-General	\$6,313.00	\$0.00	(\$6,313.00)	\$6,313.00	\$0.00	(\$6,313.00)	\$0.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$51.00	(\$10.25)	\$61.25
7410-000 - Management Fee	\$1,293.45	\$1,293.45	\$0.00	\$12,934.50	\$12,934.50	\$0.00	\$15,521.41
7510-000 - Admin Expenses-General	\$264.22	\$108.33	(\$155.89)	\$1,555.07	\$1,083.30	(\$471.77)	\$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	(\$100.00)	\$0.00
<u>Total Administrative</u>	\$9,329.63	\$1,787.30	(\$7,542.33)	\$23,488.28	\$17,873.00	(\$5,615.28)	\$21,447.66
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$41,174.10	\$41,173.30	(\$0.80)	\$49,407.94
8110-000 - Repair & Maintenance-General	\$1,720.00	\$916.67	(\$803.33)	\$23,706.12	\$9,166.70	(\$14,539.42)	\$11,000.00
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$22,054.91	\$4,166.70	(\$17,888.21)	\$5,000.00
8110-004 - R&M-Trees	\$1,575.00	\$1,250.00	(\$325.00)	\$1,575.00	\$12,500.00	\$10,925.00	\$15,000.00
8110-008 - R&M-Irrigation	\$927.00	\$900.00	(\$27.00)	\$9,270.00	\$9,000.00	(\$270.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,759.50	\$3,759.50	\$0.00	\$37,595.00	\$37,595.00	\$0.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$515.00	\$515.00	\$0.00	\$5,150.00	\$5,150.00	\$0.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,000.00	\$1,000.00	\$8,325.00	\$10,000.00	\$1,675.00	\$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	\$132.88	\$833.33	\$700.45	\$9,383.12	\$8,333.30	(\$1,049.82)	\$10,000.00

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Budget Comparison Report
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$9,593.65	\$8,333.30	(\$1,260.35)	\$10,000.00
8710-000 - Utilities-Electric-General	\$798.13	\$833.33	\$35.20	\$8,254.98	\$8,333.30	\$78.32	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$17,820.00	\$18,889.20	\$1,069.20	\$22,667.00
8710-012 - Utilities-Cable TV	\$6,943.82	\$6,860.58	(\$83.24)	\$69,542.35	\$68,605.80	(\$936.55)	\$82,327.00
Total Services & Utilities	\$22,270.74	\$24,124.66	\$1,853.92	\$267,494.23	\$241,246.60	(\$26,247.63)	\$289,495.94
Total Expense	\$31,600.37	\$25,911.96	(\$5,688.41)	\$290,982.51	\$259,119.60	(\$31,862.91)	\$310,943.60
Operating Net Income	(\$5,662.80)	\$0.02	(\$5,662.82)	(\$31,196.81)	\$0.20	(\$31,197.01)	\$0.00
Reserve Expense							
Reserve Expense							
9628-000 - Reserve Expense-Def Maint	\$11,000.00	\$0.00	(\$11,000.00)	\$64,865.75	\$0.00	(\$64,865.75)	\$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	(\$11,000.00)	\$0.00	\$11,000.00	(\$201,671.13)	\$0.00	\$201,671.13	\$0.00
Total Reserve Expense	\$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	(\$5,662.80)	\$0.02	(\$5,662.82)	(\$31,196.81)	\$0.20	(\$31,197.01)	\$0.00