

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

Balance Sheet

12/31/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$46,804.51
1110-000 - A/R-Maintenance Fees	\$3,648.61
1187-000 - A/R-Clearing	\$2,772.00
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$53,836.12

Reserve

1041-005 - MMA-Reserve -Servis1st	\$189,291.71
1042-021 - CD-EJ BOA 3.65% 11-13-26	\$27,000.00
1042-022 - Edward Jones Savings	\$400.53
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	\$28,954.37
1120-000 - A/R Due from Operating	<u>\$111,112.98</u>

Reserve Total

\$1,069,759.59

Assets Total

\$1,123,595.71

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$10,621.92
2120-000 - A/R Due to Reserves	\$111,112.98
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$5,078.64

Other Total

\$126,813.54

Reserve

3020-000 - Reserve Fund-Paint	\$81,228.11
3021-000 - Reserve Fund-Paving	\$115,374.89
3023-000 - Reserve Fund-Roof	\$587,041.18
3028-000 - Reserve Fund-Def Maint	\$68,539.79
3035-000 - Reserve Fund-Insurance	\$156,089.64
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$7,773.38</u>

Reserve Total

\$1,069,759.59

Retained Earnings

(\$26,789.13)

Net Income

(\$46,188.29)

Liabilities & Equity Total

\$1,123,595.71

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
12/1/2025 - 12/31/2025

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$25,912.02	\$25,911.93	\$0.09	\$310,944.24	\$310,943.60	\$0.64	\$310,943.60
6020-000 - Maint Fee-Resv-Painting	\$990.48	\$990.50	(\$0.02)	\$11,885.76	\$11,885.89	(\$0.13)	\$11,885.89
6021-000 - Maint Fee-Resv-Paving	\$111.31	\$111.27	\$0.04	\$1,335.72	\$1,335.68	\$0.04	\$1,335.68
6023-000 - Maint Fee-Resv-Roof	\$4,516.44	\$4,516.40	\$0.04	\$54,197.28	\$54,197.24	\$0.04	\$54,197.24
6028-000 - Maint Fee-Resv-Def Maintenance	(\$755.25)	(\$755.25)	\$0.00	(\$9,063.00)	(\$9,063.00)	\$0.00	(\$9,063.00)
6035-000 - Maint Fee-Resv-Insurance	\$16,250.00	\$16,250.00	\$0.00	\$195,000.00	\$195,000.00	\$0.00	\$195,000.00
6070-000 - Interest Income-Operating	\$1.21	\$0.00	\$1.21	\$17.89	\$0.00	\$17.89	\$0.00
6071-000 - Interest Income-Reserve	\$443.08	\$0.00	\$443.08	\$37,736.82	\$0.00	\$37,736.82	\$0.00
6076-000 - Interest Income-Owner	\$15.63	\$0.00	\$15.63	\$565.59	\$0.00	\$565.59	\$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)	(\$21,113.03)	\$0.05	(\$253,355.76)	(\$253,355.81)	\$0.05	(\$253,355.81)
6901-000 - Interest Transfer to Reserves	(\$443.08)	\$0.00	(\$443.08)	(\$37,736.82)	\$0.00	(\$37,736.82)	\$0.00
<u>Total Revenues</u>	\$25,928.86	\$25,911.82	\$17.04	\$311,627.72	\$310,943.60	\$684.12	\$310,943.60
Total Income	\$25,928.86	\$25,911.82	\$17.04	\$311,627.72	\$310,943.60	\$684.12	\$310,943.60
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$19,850.30	\$0.00	(\$19,850.30)	\$19,850.30	\$0.00	(\$19,850.30)	\$0.00
7110-001 - Insurance-Workers Comp	\$0.00	\$47.12	\$47.12	\$503.00	\$565.00	\$62.00	\$565.00
7210-000 - Legal & Professional	\$300.00	\$166.63	(\$133.37)	\$2,021.46	\$2,000.00	(\$21.46)	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$166.63	\$166.63	\$300.00	\$2,000.00	\$1,700.00	\$2,000.00
7310-000 - Taxes & Licenses-General	\$0.00	\$0.00	\$0.00	\$6,313.00	\$0.00	(\$6,313.00)	\$0.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.15	\$5.15	\$61.25	\$61.25	\$0.00	\$61.25
7410-000 - Management Fee	\$1,293.45	\$1,293.46	\$0.01	\$15,521.40	\$15,521.41	\$0.01	\$15,521.41
7510-000 - Admin Expenses-General	\$312.66	\$108.37	(\$204.29)	\$1,946.20	\$1,300.00	(\$646.20)	\$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>	\$21,756.41	\$1,787.36	(\$19,969.05)	\$46,616.61	\$21,447.66	(\$25,168.95)	\$21,447.66
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.31	(\$0.10)	\$49,408.92	\$49,407.94	(\$0.98)	\$49,407.94
8110-000 - Repair & Maintenance-General	\$2,385.00	\$916.63	(\$1,468.37)	\$27,271.12	\$11,000.00	(\$16,271.12)	\$11,000.00
8110-002 - R&M-Building	\$130.00	\$416.63	\$286.63	\$23,114.91	\$5,000.00	(\$18,114.91)	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$1,250.00	\$1,250.00	\$3,295.00	\$15,000.00	\$11,705.00	\$15,000.00
8110-008 - R&M-Irrigation	\$927.00	\$900.00	(\$27.00)	\$11,124.00	\$10,800.00	(\$324.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,759.50	\$3,759.50	\$0.00	\$45,114.00	\$45,114.00	\$0.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$515.00	\$515.00	\$0.00	\$6,180.00	\$6,180.00	\$0.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,000.00	\$1,000.00	\$8,325.00	\$12,000.00	\$3,675.00	\$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	\$675.15	\$833.37	\$158.22	\$10,323.91	\$10,000.00	(\$323.91)	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.37	\$833.37	\$9,593.65	\$10,000.00	\$406.35	\$10,000.00
8710-000 - Utilities-Electric-General	\$1,010.70	\$833.37	(\$177.33)	\$10,142.89	\$10,000.00	(\$142.89)	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.88	\$106.88	\$21,384.00	\$22,667.00	\$1,283.00	\$22,667.00
8710-012 - Utilities-Cable TV	\$7,023.41	\$6,860.62	(\$162.79)	\$81,872.00	\$82,327.00	\$455.00	\$82,327.00

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12/1/2025 - 12/31/2025

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total Services & Utilities</u>	\$22,325.17	\$24,124.68	\$1,799.51	\$311,199.40	\$289,495.94	(\$21,703.46)	\$289,495.94
Total Expense	\$44,081.58	\$25,912.04	(\$18,169.54)	\$357,816.01	\$310,943.60	(\$46,872.41)	\$310,943.60
Operating Net Income	(\$18,152.72)	(\$0.22)	(\$18,152.50)	(\$46,188.29)	\$0.00	(\$46,188.29)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	(\$201,671.13)	\$0.00	\$201,671.13	\$0.00
<u>Total Reserve Expense</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
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	(\$18,152.72)	(\$0.22)	(\$18,152.50)	(\$46,188.29)	\$0.00	(\$46,188.29)	\$0.00