

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

Balance Sheet

1/31/2026

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$41,371.49
1110-000 - A/R-Maintenance Fees	\$2,860.49
1500-000 - Utility Deposits-General	<u>\$611.00</u>
<u>Operating Total</u>	\$44,842.98

Reserve

1041-005 - MMA-Reserve -Servis1st	\$106,907.96
1042-021 - CD-EJ BOA 3.65% 11-13-26	\$27,000.00
1042-022 - Edward Jones Savings	\$401.02
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	\$29,663.81
1120-000 - A/R Due from Operating	<u>\$42,126.07</u>
<u>Reserve Total</u>	\$919,098.86

Assets Total

\$963,941.84

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$7,940.40
2120-000 - A/R Due to Reserves	\$42,126.07
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$5,606.56
<u>Other Total</u>	\$55,673.03

Reserve

3020-000 - Reserve Fund-Paint	\$82,218.65
3021-000 - Reserve Fund-Paving	\$116,177.06
3023-000 - Reserve Fund-Roof	\$592,668.74
3028-000 - Reserve Fund-Def Maint	\$13,531.51
3035-000 - Reserve Fund-Insurance	\$52,018.34
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$8,771.96</u>
<u>Reserve Total</u>	\$919,098.86

Retained Earnings

(\$3,990.51)

Net Income

(\$6,839.54)

Liabilities & Equity Total

\$963,941.84

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026			1/1/2026 - 1/31/2026			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Revenues								
6010-000 - Maint Fee-Operating	\$25,889.32	\$25,889.19	\$0.13	\$25,889.32	\$25,889.19	\$0.13	\$310,670.25	
6020-000 - Maint Fee-Resv-Painting	\$990.54	\$990.54	\$0.00	\$990.54	\$990.54	\$0.00	\$11,886.50	
6021-000 - Maint Fee-Resv-Paving	\$802.17	\$802.17	\$0.00	\$802.17	\$802.17	\$0.00	\$9,626.00	
6023-000 - Maint Fee-Resv-Roof	\$5,627.56	\$5,627.56	\$0.00	\$5,627.56	\$5,627.56	\$0.00	\$67,530.67	
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,458.33	\$1,458.33	\$0.00	\$1,458.33	\$1,458.33	\$0.00	\$17,500.00	
6035-000 - Maint Fee-Resv-Insurance	\$13,750.00	\$13,750.00	\$0.00	\$13,750.00	\$13,750.00	\$0.00	\$165,000.00	
6070-000 - Interest Income-Operating	\$4.30	\$0.00	\$4.30	\$4.30	\$0.00	\$4.30	\$0.00	
6071-000 - Interest Income-Reserve	\$998.58	\$0.00	\$998.58	\$998.58	\$0.00	\$998.58	\$0.00	
6083-099 - Other Income-Pre-Lien	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00	
6900-000 - Income Transfer to Resv Funds	(\$22,628.60)	(\$22,628.60)	\$0.00	(\$22,628.60)	(\$22,628.60)	\$0.00	(\$271,543.17)	
6901-000 - Interest Transfer to Reserves	(\$998.58)	\$0.00	(\$998.58)	(\$998.58)	\$0.00	(\$998.58)	\$0.00	
Total Revenues	\$25,943.62	\$25,889.19	\$54.43	\$25,943.62	\$25,889.19	\$54.43	\$310,670.25	
Total Income	\$25,943.62	\$25,889.19	\$54.43	\$25,943.62	\$25,889.19	\$54.43	\$310,670.25	
Expense								
Administrative								
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$47.08	\$47.08	\$565.00	
7210-000 - Legal & Professional	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00	
7212-001 - Professional-Audit Fees	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00	
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$5.10	\$5.10	\$61.25	
7410-000 - Management Fee	\$1,358.17	\$1,358.17	\$0.00	\$1,358.17	\$1,358.17	\$0.00	\$16,298.00	
7510-000 - Admin Expenses-General	\$669.26	\$108.33	(\$560.93)	\$669.26	\$108.33	(\$560.93)	\$1,300.00	
7510-099 - Admin Expenses-45 Day Pre Lien	\$50.00	\$8.33	(\$41.67)	\$50.00	\$8.33	(\$41.67)	\$100.00	
7810-000 - Uncollectible Assessments	\$0.08	\$0.00	(\$0.08)	\$0.08	\$0.00	(\$0.08)	\$0.00	
Total Administrative	\$2,077.51	\$1,943.68	(\$133.83)	\$2,077.51	\$1,943.68	(\$133.83)	\$23,324.25	
Services & Utilities								
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$4,117.41	\$4,117.33	(\$0.08)	\$49,408.00	
8110-000 - Repair & Maintenance-General	\$275.00	\$916.67	\$641.67	\$275.00	\$916.67	\$641.67	\$11,000.00	
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00	
8110-004 - R&M-Trees	\$8,600.00	\$666.67	(\$7,933.33)	\$8,600.00	\$666.67	(\$7,933.33)	\$8,000.00	
8110-008 - R&M-Irrigation	\$955.00	\$900.00	(\$55.00)	\$955.00	\$900.00	(\$55.00)	\$10,800.00	
8210-001 - Grounds-Lawn Service	\$3,873.00	\$3,872.33	(\$0.67)	\$3,873.00	\$3,872.33	(\$0.67)	\$46,468.00	
8210-002 - Grounds-Ins/Weed/Fert	\$531.00	\$530.42	(\$0.58)	\$531.00	\$530.42	(\$0.58)	\$6,365.00	
8210-003 - Grounds-Plants/Sod	\$225.00	\$833.33	\$608.33	\$225.00	\$833.33	\$608.33	\$10,000.00	
8210-009 - Grounds-Irrigation Repairs	\$370.88	\$833.33	\$462.45	\$370.88	\$833.33	\$462.45	\$10,000.00	
8410-003 - Pest Control-Sentron	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00	
8710-000 - Utilities-Electric-General	\$1,022.39	\$833.33	(\$189.06)	\$1,022.39	\$833.33	(\$189.06)	\$10,000.00	
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$1,782.00	\$1,888.92	\$106.92	\$22,667.00	
8710-012 - Utilities-Cable TV	\$8,953.97	\$7,303.17	(\$1,650.80)	\$8,953.97	\$7,303.17	(\$1,650.80)	\$87,638.00	

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026			1/1/2026 - 1/31/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Services & Utilities</u>	\$30,705.65	\$23,945.50	(\$6,760.15)	\$30,705.65	\$23,945.50	(\$6,760.15)	\$287,346.00
Total Expense	\$32,783.16	\$25,889.18	(\$6,893.98)	\$32,783.16	\$25,889.18	(\$6,893.98)	\$310,670.25
Operating Net Income	(\$6,839.54)	\$0.01	(\$6,839.55)	(\$6,839.54)	\$0.01	(\$6,839.55)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$7,330.00	\$0.00	(\$7,330.00)	\$7,330.00	\$0.00	(\$7,330.00)	\$0.00
9635-000 - Reserve Expense-Insurance	\$97,971.00	\$0.00	(\$97,971.00)	\$97,971.00	\$0.00	(\$97,971.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$105,301.00)	\$0.00	\$105,301.00	(\$105,301.00)	\$0.00	\$105,301.00	\$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	(\$6,839.54)	\$0.01	(\$6,839.55)	(\$6,839.54)	\$0.01	(\$6,839.55)	\$0.00