

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
2/28/2026

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$43,589.87
1110-000 - A/R-Maintenance Fees	\$3,850.65
1500-000 - Utility Deposits-General	<u>\$611.00</u>

<u>Operating Total</u>		\$48,051.52
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Reserve

1041-005 - MMA-Reserve -Servis1st	\$131,456.37
1042-021 - CD-EJ BOA 3.65% 11-13-26	\$27,000.00
1042-022 - Edward Jones Savings	\$401.21
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	\$29,755.85
1120-000 - A/R Due from Operating	<u>\$42,126.07</u>

<u>Reserve Total</u>		\$943,739.50
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Assets Total

\$991,791.02

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$11,127.67
2120-000 - A/R Due to Reserves	\$42,126.07
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$4,631.21

<u>Other Total</u>		\$57,884.95
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Reserve

3020-000 - Reserve Fund-Paint	\$83,209.19
3021-000 - Reserve Fund-Paving	\$116,979.23
3023-000 - Reserve Fund-Roof	\$598,296.30
3028-000 - Reserve Fund-Def Maint	\$14,989.84
3035-000 - Reserve Fund-Insurance	\$67,394.79
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$9,157.55</u>

<u>Reserve Total</u>		\$943,739.50
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<u>Retained Earnings</u>		(\$3,990.51)
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<u>Net Income</u>		(<u>\$5,842.92</u>)
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Liabilities & Equity Total

\$991,791.02

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026			1/1/2026 - 2/28/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$25,889.32	\$25,889.19	\$0.13	\$51,778.64	\$51,778.38	\$0.26	\$310,670.25
6020-000 - Maint Fee-Resv-Painting	\$990.54	\$990.54	\$0.00	\$1,981.08	\$1,981.08	\$0.00	\$11,886.50
6021-000 - Maint Fee-Resv-Paving	\$802.17	\$802.17	\$0.00	\$1,604.34	\$1,604.34	\$0.00	\$9,626.00
6023-000 - Maint Fee-Resv-Roof	\$5,627.56	\$5,627.56	\$0.00	\$11,255.12	\$11,255.12	\$0.00	\$67,530.67
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,458.33	\$1,458.33	\$0.00	\$2,916.66	\$2,916.66	\$0.00	\$17,500.00
6035-000 - Maint Fee-Resv-Insurance	\$13,750.00	\$13,750.00	\$0.00	\$27,500.00	\$27,500.00	\$0.00	\$165,000.00
6070-000 - Interest Income-Operating	\$2.41	\$0.00	\$2.41	\$6.71	\$0.00	\$6.71	\$0.00
6071-000 - Interest Income-Reserve	\$385.59	\$0.00	\$385.59	\$1,384.17	\$0.00	\$1,384.17	\$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	(\$22,628.60)	(\$22,628.60)	\$0.00	(\$45,257.20)	(\$45,257.20)	\$0.00	(\$271,543.17)
6901-000 - Interest Transfer to Reserves	(\$385.59)	\$0.00	(\$385.59)	(\$1,384.17)	\$0.00	(\$1,384.17)	\$0.00
Total Revenues	\$25,891.73	\$25,889.19	\$2.54	\$51,835.35	\$51,778.38	\$56.97	\$310,670.25
Total Income	\$25,891.73	\$25,889.19	\$2.54	\$51,835.35	\$51,778.38	\$56.97	\$310,670.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$94.16	\$94.16	\$565.00
7210-000 - Legal & Professional	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$291.67	\$291.67	\$0.00	\$583.34	\$583.34	\$3,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$10.20	\$10.20	\$61.25
7410-000 - Management Fee	\$1,358.17	\$1,358.17	\$0.00	\$2,716.34	\$2,716.34	\$0.00	\$16,298.00
7510-000 - Admin Expenses-General	\$167.43	\$108.33	(\$59.10)	\$836.69	\$216.66	(\$620.03)	\$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$8.33	\$8.33	\$50.00	\$16.66	(\$33.34)	\$100.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$0.08	\$0.00	(\$0.08)	\$0.00
Total Administrative	\$1,525.60	\$1,943.68	\$418.08	\$3,603.11	\$3,887.36	\$284.25	\$23,324.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$8,234.82	\$8,234.66	(\$0.16)	\$49,408.00
8110-000 - Repair & Maintenance-General	\$275.00	\$916.67	\$641.67	\$550.00	\$1,833.34	\$1,283.34	\$11,000.00
8110-002 - R&M-Building	\$180.00	\$416.67	\$236.67	\$180.00	\$833.34	\$653.34	\$5,000.00
8110-004 - R&M-Trees	\$2,250.00	\$666.67	(\$1,583.33)	\$10,850.00	\$1,333.34	(\$9,516.66)	\$8,000.00
8110-008 - R&M-Irrigation	\$955.00	\$900.00	(\$55.00)	\$1,910.00	\$1,800.00	(\$110.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,873.00	\$3,872.33	(\$0.67)	\$7,746.00	\$7,744.66	(\$1.34)	\$46,468.00
8210-002 - Grounds-Ins/Weed/Fert	\$531.00	\$530.42	(\$0.58)	\$1,062.00	\$1,060.84	(\$1.16)	\$6,365.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$833.33	\$833.33	\$225.00	\$1,666.66	\$1,441.66	\$10,000.00
8210-009 - Grounds-Irrigation Repairs	\$1,265.55	\$833.33	(\$432.22)	\$1,636.43	\$1,666.66	\$30.23	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00
8710-000 - Utilities-Electric-General	\$848.72	\$833.33	(\$15.39)	\$1,871.11	\$1,666.66	(\$204.45)	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$3,564.00	\$3,777.84	\$213.84	\$22,667.00
8710-012 - Utilities-Cable TV	\$7,291.83	\$7,303.17	\$11.34	\$16,245.80	\$14,606.34	(\$1,639.46)	\$87,638.00
Total Services & Utilities	\$23,369.51	\$23,945.50	\$575.99	\$54,075.16	\$47,891.00	(\$6,184.16)	\$287,346.00
Total Expense	\$24,895.11	\$25,889.18	\$994.07	\$57,678.27	\$51,778.36	(\$5,899.91)	\$310,670.25

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2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026			1/1/2026 - 2/28/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$996.62	\$0.01	\$996.61	(\$5,842.92)	\$0.02	(\$5,842.94)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$7,330.00	\$0.00	(\$7,330.00)	\$0.00
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$97,971.00	\$0.00	(\$97,971.00)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$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	\$996.62	\$0.01	\$996.61	(\$5,842.92)	\$0.02	(\$5,842.94)	\$0.00