

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
3/31/2026

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$43,085.87	
1110-000 - A/R-Maintenance Fees	\$1,610.34	
1420-000 - Prepaid Expense	\$8,824.00	
1500-000 - Utility Deposits-General	<u>\$611.00</u>	
<u>Operating Total</u>		\$54,131.21

Reserve

1041-005 - MMA-Reserve -Servis1st	\$154,422.39	
1042-021 - CD-EJ BOA 3.65% 11-13-26	\$27,000.00	
1042-022 - Edward Jones Savings	\$480,000.00	
1042-030 - EJ-CD-Wells Fargo 7/23/26 3.75%	\$235,000.00	
1043-000 - EJ-Mutual Funds	\$47,291.06	
1120-000 - A/R Due from Operating	<u>\$42,126.07</u>	
<u>Reserve Total</u>		\$985,839.52

Assets Total

\$1,039,970.73

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$12,162.49	
2120-000 - A/R Due to Reserves	\$42,126.07	
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$5,625.85	
<u>Other Total</u>		\$59,914.41

Reserve

3020-000 - Reserve Fund-Paint	\$84,199.73	
3021-000 - Reserve Fund-Paving	\$117,781.40	
3023-000 - Reserve Fund-Roof	\$603,923.86	
3028-000 - Reserve Fund-Def Maint	\$16,448.17	
3035-000 - Reserve Fund-Insurance	\$81,144.79	
3046-000 - Reserve Fund-Irrigation	\$12,358.79	
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81	
3080-000 - Reserve Fund-Interest	<u>\$28,628.97</u>	
<u>Reserve Total</u>		\$985,839.52

Retained Earnings

(\$3,990.51)

Net Income

(\$1,792.69)

Liabilities & Equity Total

\$1,039,970.73

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026			1/1/2026 - 3/31/2026			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	\$77,667.96	\$77,667.57	\$0.39	\$310,670.25
6020-000 - Maint Fee-Resv-Painting	\$990.54	\$990.54	\$0.00	\$2,971.62	\$2,971.62	\$0.00	\$11,886.50
6021-000 - Maint Fee-Resv-Paving	\$802.17	\$802.17	\$0.00	\$2,406.51	\$2,406.51	\$0.00	\$9,626.00
6023-000 - Maint Fee-Resv-Roof	\$5,627.56	\$5,627.56	\$0.00	\$16,882.68	\$16,882.68	\$0.00	\$67,530.67
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,458.33	\$1,458.33	\$0.00	\$4,374.99	\$4,374.99	\$0.00	\$17,500.00
6035-000 - Maint Fee-Resv-Insurance	\$13,750.00	\$13,750.00	\$0.00	\$41,250.00	\$41,250.00	\$0.00	\$165,000.00
6070-000 - Interest Income-Operating	\$1.99	\$0.00	\$1.99	\$8.70	\$0.00	\$8.70	\$0.00
6071-000 - Interest Income-Reserve	\$19,471.42	\$0.00	\$19,471.42	\$20,855.59	\$0.00	\$20,855.59	\$0.00
6076-000 - Interest Income-Owner	\$15.51	\$0.00	\$15.51	\$15.51	\$0.00	\$15.51	\$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	(\$67,885.80)	(\$67,885.80)	\$0.00	(\$271,543.17)
6901-000 - Interest Transfer to Reserves	(\$19,471.42)	\$0.00	(\$19,471.42)	(\$20,855.59)	\$0.00	(\$20,855.59)	\$0.00
<u>Total Revenues</u>	\$25,906.82	\$25,889.19	\$17.63	\$77,742.17	\$77,667.57	\$74.60	\$310,670.25
Total Income	\$25,906.82	\$25,889.19	\$17.63	\$77,742.17	\$77,667.57	\$74.60	\$310,670.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$141.24	\$141.24	\$565.00
7210-000 - Legal & Professional	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$1,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$291.67	\$291.67	\$0.00	\$875.01	\$875.01	\$3,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$15.30	\$15.30	\$61.25
7410-000 - Management Fee	\$1,358.17	\$1,358.17	\$0.00	\$4,074.51	\$4,074.51	\$0.00	\$16,298.00
7510-000 - Admin Expenses-General	\$106.74	\$108.33	\$1.59	\$943.43	\$324.99	(\$618.44)	\$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$8.33	\$8.33	\$50.00	\$24.99	(\$25.01)	\$100.00
7810-000 - Uncollectible Assessments	\$0.16	\$0.00	(\$0.16)	\$0.24	\$0.00	(\$0.24)	\$0.00
<u>Total Administrative</u>	\$1,465.07	\$1,943.68	\$478.61	\$5,068.18	\$5,831.04	\$762.86	\$23,324.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$12,352.23	\$12,351.99	(\$0.24)	\$49,408.00
8110-000 - Repair & Maintenance-General	\$275.00	\$916.67	\$641.67	\$825.00	\$2,750.01	\$1,925.01	\$11,000.00
8110-002 - R&M-Building	\$140.00	\$416.67	\$276.67	\$320.00	\$1,250.01	\$930.01	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$666.67	\$666.67	\$10,850.00	\$2,000.01	(\$8,849.99)	\$8,000.00
8110-008 - R&M-Irrigation	\$983.65	\$900.00	(\$83.65)	\$2,893.65	\$2,700.00	(\$193.65)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,989.19	\$3,872.33	(\$116.86)	\$11,735.19	\$11,616.99	(\$118.20)	\$46,468.00
8210-002 - Grounds-Ins/Weed/Fert	\$546.93	\$530.42	(\$16.51)	\$1,608.93	\$1,591.26	(\$17.67)	\$6,365.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$833.33	\$833.33	\$225.00	\$2,499.99	\$2,274.99	\$10,000.00
8210-009 - Grounds-Irrigation Repairs	\$248.14	\$833.33	\$585.19	\$1,884.57	\$2,499.99	\$615.42	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
8710-000 - Utilities-Electric-General	\$908.00	\$833.33	(\$74.67)	\$2,779.11	\$2,499.99	(\$279.12)	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$5,346.00	\$5,666.76	\$320.76	\$22,667.00
8710-012 - Utilities-Cable TV	\$7,401.20	\$7,303.17	(\$98.03)	\$23,647.00	\$21,909.51	(\$1,737.49)	\$87,638.00
<u>Total Services & Utilities</u>	\$20,391.52	\$23,945.50	\$3,553.98	\$74,466.68	\$71,836.50	(\$2,630.18)	\$287,346.00
Total Expense	\$21,856.59	\$25,889.18	\$4,032.59	\$79,534.86	\$77,667.54	(\$1,867.32)	\$310,670.25

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3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026			1/1/2026 - 3/31/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$4,050.23	\$0.01	\$4,050.22	(\$1,792.69)	\$0.03	(\$1,792.72)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$8,824.00	\$0.00	(\$8,824.00)	\$16,154.00	\$0.00	(\$16,154.00)	\$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	(\$8,824.00)	\$0.00	\$8,824.00	(\$114,125.00)	\$0.00	\$114,125.00	\$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	\$4,050.23	\$0.01	\$4,050.22	(\$1,792.69)	\$0.03	(\$1,792.72)	\$0.00