

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

Balance Sheet

6/30/2026

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$40,102.39
1110-000 - A/R-Maintenance Fees	\$2,381.27
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$43,094.66

Reserve

1041-005 - MMA-Reserve -Servis1st	\$209,052.67
1042-021 - CD-EJ BOA 3.65% 11-13-26	\$27,000.00
1042-022 - Edward Jones Savings	\$128.96
1042-030 - EJ-CD-Wells Fargo 7/23/26 3.75%	\$235,000.00
1042-031 - EJ-Beverly Bank 3-1-27 3.85%	\$240,000.00
1042-032 - Ej Hinsdale Bank 3-1-27 3.85%	\$240,000.00
1043-000 - EJ-Mutual Funds	\$47,659.15
1120-000 - A/R Due from Operating	<u>\$42,126.07</u>

Reserve Total

\$1,040,966.85

Assets Total

\$1,084,061.51

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$1,008.05
2120-000 - A/R Due to Reserves	\$42,126.07
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$8,841.19

Other Total

\$51,975.31

Reserve

3020-000 - Reserve Fund-Paint	\$87,171.35
3021-000 - Reserve Fund-Paving	\$120,187.91
3023-000 - Reserve Fund-Roof	\$620,806.54
3028-000 - Reserve Fund-Def Maint	\$6,199.16
3035-000 - Reserve Fund-Insurance	\$122,394.79
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$30,494.50</u>

Reserve Total

\$1,040,966.85

Retained Earnings

(\$3,990.51)

Net Income

(\$4,890.14)

Liabilities & Equity Total

\$1,084,061.51

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026			1/1/2026 - 6/30/2026			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	\$155,335.92	\$155,335.14	\$0.78	\$310,670.25
6020-000 - Maint Fee-Resv-Painting	\$990.54	\$990.54	\$0.00	\$5,943.24	\$5,943.24	\$0.00	\$11,886.50
6021-000 - Maint Fee-Resv-Paving	\$802.17	\$802.17	\$0.00	\$4,813.02	\$4,813.02	\$0.00	\$9,626.00
6023-000 - Maint Fee-Resv-Roof	\$5,627.56	\$5,627.56	\$0.00	\$33,765.36	\$33,765.36	\$0.00	\$67,530.67
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,458.33	\$1,458.33	\$0.00	\$8,749.98	\$8,749.98	\$0.00	\$17,500.00
6035-000 - Maint Fee-Resv-Insurance	\$13,750.00	\$13,750.00	\$0.00	\$82,500.00	\$82,500.00	\$0.00	\$165,000.00
6070-000 - Interest Income-Operating	\$2.45	\$0.00	\$2.45	\$15.86	\$0.00	\$15.86	\$0.00
6071-000 - Interest Income-Reserve	\$651.22	\$0.00	\$651.22	\$22,721.12	\$0.00	\$22,721.12	\$0.00
6076-000 - Interest Income-Owner	\$13.67	\$0.00	\$13.67	\$29.18	\$0.00	\$29.18	\$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	(\$135,771.60)	(\$135,771.60)	\$0.00	(\$271,543.17)
6901-000 - Interest Transfer to Reserves	(\$651.22)	\$0.00	(\$651.22)	(\$22,721.12)	\$0.00	(\$22,721.12)	\$0.00
<u>Total Revenues</u>	\$25,905.44	\$25,889.19	\$16.25	\$155,430.96	\$155,335.14	\$95.82	\$310,670.25
Total Income	\$25,905.44	\$25,889.19	\$16.25	\$155,430.96	\$155,335.14	\$95.82	\$310,670.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$282.48	\$282.48	\$565.00
7210-000 - Legal & Professional	\$0.00	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$1,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$291.67	\$291.67	\$3,500.00	\$1,750.02	(\$1,749.98)	\$3,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$30.60	(\$30.65)	\$61.25
7310-008 - Taxes-Federal Income Tax	\$0.00	\$0.00	\$0.00	\$3,238.00	\$0.00	(\$3,238.00)	\$0.00
7410-000 - Management Fee	\$1,358.17	\$1,358.17	\$0.00	\$8,149.02	\$8,149.02	\$0.00	\$16,298.00
7510-000 - Admin Expenses-General	\$373.46	\$108.33	(\$265.13)	\$1,601.34	\$649.98	(\$951.36)	\$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$8.33	\$8.33	\$50.00	\$49.98	(\$0.02)	\$100.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$0.24	\$0.00	(\$0.24)	\$0.00
<u>Total Administrative</u>	\$1,731.63	\$1,943.68	\$212.05	\$16,599.85	\$11,662.08	(\$4,937.77)	\$23,324.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$24,704.46	\$24,703.98	(\$0.48)	\$49,408.00
8110-000 - Repair & Maintenance-General	\$825.00	\$916.67	\$91.67	\$4,275.00	\$5,500.02	\$1,225.02	\$11,000.00
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$440.00	\$2,500.02	\$2,060.02	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$666.67	\$666.67	\$17,550.00	\$4,000.02	(\$13,549.98)	\$8,000.00
8110-008 - R&M-Irrigation	\$983.65	\$900.00	(\$83.65)	\$5,844.60	\$5,400.00	(\$444.60)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,989.19	\$3,872.33	(\$116.86)	\$23,702.76	\$23,233.98	(\$468.78)	\$46,468.00
8210-002 - Grounds-Ins/Weed/Fert	\$546.93	\$530.42	(\$16.51)	\$3,249.72	\$3,182.52	(\$67.20)	\$6,365.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$833.33	\$833.33	\$225.00	\$4,999.98	\$4,774.98	\$10,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$833.33	\$833.33	\$2,568.58	\$4,999.98	\$2,431.40	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$10,000.00
8710-000 - Utilities-Electric-General	\$634.59	\$833.33	\$198.74	\$4,946.64	\$4,999.98	\$53.34	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$10,692.00	\$11,333.52	\$641.52	\$22,667.00
8710-012 - Utilities-Cable TV	\$7,291.83	\$7,303.17	\$11.34	\$45,522.49	\$43,819.02	(\$1,703.47)	\$87,638.00
<u>Total Services & Utilities</u>	\$20,170.60	\$23,945.50	\$3,774.90	\$143,721.25	\$143,673.00	(\$48.25)	\$287,346.00
Total Expense	\$21,902.23	\$25,889.18	\$3,986.95	\$160,321.10	\$155,335.08	(\$4,986.02)	\$310,670.25

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6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026			1/1/2026 - 6/30/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$4,003.21	\$0.01	\$4,003.20	(\$4,890.14)	\$0.06	(\$4,890.20)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$21,954.00	\$0.00	(\$21,954.00)	\$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	(\$119,925.00)	\$0.00	\$119,925.00	\$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	\$4,003.21	\$0.01	\$4,003.20	(\$4,890.14)	\$0.06	(\$4,890.20)	\$0.00