

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

Balance Sheet

7/31/2026

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$37,649.80
1110-000 - A/R-Maintenance Fees	\$3,851.59
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total \$42,112.39

Reserve

1041-005 - MMA-Reserve -Servis1st	\$232,249.09
1042-021 - CD-EJ BOA 3.65% 11-13-26	\$27,000.00
1042-022 - Edward Jones Savings	\$235,128.96
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 \$1,064,163.27

Assets Total

\$1,106,275.66

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$624.17
2120-000 - A/R Due to Reserves	\$42,126.07
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$7,861.08

Other Total \$50,611.32

Reserve

3020-000 - Reserve Fund-Paint	\$88,161.89
3021-000 - Reserve Fund-Paving	\$120,990.08
3023-000 - Reserve Fund-Roof	\$626,434.10
3028-000 - Reserve Fund-Def Maint	\$7,657.49
3035-000 - Reserve Fund-Insurance	\$136,144.79
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$31,062.32</u>

Reserve Total \$1,064,163.27

Retained Earnings (\$3,990.51)

Net Income (\$4,508.42)

Liabilities & Equity Total

\$1,106,275.66

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$25,889.32	\$25,889.19	\$0.13	\$181,225.24	\$181,224.33	\$0.91	\$310,670.25
6020-000 - Maint Fee-Resv-Painting	\$990.54	\$990.54	\$0.00	\$6,933.78	\$6,933.78	\$0.00	\$11,886.50
6021-000 - Maint Fee-Resv-Paving	\$802.17	\$802.17	\$0.00	\$5,615.19	\$5,615.19	\$0.00	\$9,626.00
6023-000 - Maint Fee-Resv-Roof	\$5,627.56	\$5,627.56	\$0.00	\$39,392.92	\$39,392.92	\$0.00	\$67,530.67
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,458.33	\$1,458.33	\$0.00	\$10,208.31	\$10,208.31	\$0.00	\$17,500.00
6035-000 - Maint Fee-Resv-Insurance	\$13,750.00	\$13,750.00	\$0.00	\$96,250.00	\$96,250.00	\$0.00	\$165,000.00
6070-000 - Interest Income-Operating	\$2.47	\$0.00	\$2.47	\$18.33	\$0.00	\$18.33	\$0.00
6071-000 - Interest Income-Reserve	\$567.82	\$0.00	\$567.82	\$23,288.94	\$0.00	\$23,288.94	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$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	(\$158,400.20)	(\$158,400.20)	\$0.00	(\$271,543.17)
6901-000 - Interest Transfer to Reserves	(\$567.82)	\$0.00	(\$567.82)	(\$23,288.94)	\$0.00	(\$23,288.94)	\$0.00
<u>Total Revenues</u>	\$25,891.79	\$25,889.19	\$2.60	\$181,322.75	\$181,224.33	\$98.42	\$310,670.25
Total Income	\$25,891.79	\$25,889.19	\$2.60	\$181,322.75	\$181,224.33	\$98.42	\$310,670.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$329.56	\$329.56	\$565.00
7210-000 - Legal & Professional	\$0.00	\$125.00	\$125.00	\$0.00	\$875.00	\$875.00	\$1,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$291.67	\$291.67	\$3,500.00	\$2,041.69	(\$1,458.31)	\$3,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$35.70	(\$25.55)	\$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	\$9,507.19	\$9,507.19	\$0.00	\$16,298.00
7510-000 - Admin Expenses-General	\$175.42	\$108.33	(\$67.09)	\$1,776.76	\$758.31	(\$1,018.45)	\$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$8.33	\$8.33	\$50.00	\$58.31	\$8.31	\$100.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$0.24	\$0.00	(\$0.24)	\$0.00
<u>Total Administrative</u>	\$1,533.59	\$1,943.68	\$410.09	\$18,133.44	\$13,605.76	(\$4,527.68)	\$23,324.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$28,821.87	\$28,821.31	(\$0.56)	\$49,408.00
8110-000 - Repair & Maintenance-General	\$4,510.50	\$916.67	(\$3,593.83)	\$8,785.50	\$6,416.69	(\$2,368.81)	\$11,000.00
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$440.00	\$2,916.69	\$2,476.69	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$666.67	\$666.67	\$17,550.00	\$4,666.69	(\$12,883.31)	\$8,000.00
8110-008 - R&M-Irrigation	\$983.65	\$900.00	(\$83.65)	\$6,828.25	\$6,300.00	(\$528.25)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,989.19	\$3,872.33	(\$116.86)	\$27,691.95	\$27,106.31	(\$585.64)	\$46,468.00
8210-002 - Grounds-Ins/Weed/Fert	\$546.93	\$530.42	(\$16.51)	\$3,796.65	\$3,712.94	(\$83.71)	\$6,365.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$833.33	\$833.33	\$225.00	\$5,833.31	\$5,608.31	\$10,000.00
8210-009 - Grounds-Irrigation Repairs	\$130.80	\$833.33	\$702.53	\$2,699.38	\$5,833.31	\$3,133.93	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$10,000.00
8710-000 - Utilities-Electric-General	\$624.17	\$833.33	\$209.16	\$5,570.81	\$5,833.31	\$262.50	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$12,474.00	\$13,222.44	\$748.44	\$22,667.00
8710-012 - Utilities-Cable TV	\$7,291.83	\$7,303.17	\$11.34	\$52,814.32	\$51,122.19	(\$1,692.13)	\$87,638.00
<u>Total Services & Utilities</u>	\$23,976.48	\$23,945.50	(\$30.98)	\$167,697.73	\$167,618.50	(\$79.23)	\$287,346.00
Total Expense	\$25,510.07	\$25,889.18	\$379.11	\$185,831.17	\$181,224.26	(\$4,606.91)	\$310,670.25

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7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$381.72	\$0.01	\$381.71	(\$4,508.42)	\$0.07	(\$4,508.49)	\$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	\$381.72	\$0.01	\$381.71	(\$4,508.42)	\$0.07	(\$4,508.49)	\$0.00