East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Balance Sheet
10/31/2026

Assets			
Operating			
1010-005 - Cash-Checking-Servis1st	$31,990.58		
1110-000 - A/R-Maintenance Fees	$3,896.83		
1187-000 - A/R-Clearing	$492.00		
1500-000 - Utility Deposits-General	$611.00		
Operating Total		$36,990.41	
Reserve			
1041-005 - MMA-Reserve -Servis1st	$259,454.73		
1042-021 - CD-EJ BOA 3.65% 11-13-26	$27,000.00		
1042-022 - Edward Jones Savings .55%	$147.24		
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		
1042-033 - CD-Goldman Sachs 4.15% 7-29-27	$239,000.00		
1043-000 - EJ-Mutual Funds	$50,823.39		
1120-000 - A/R Due from Operating	$42,126.07		
Reserve Total		$1,098,551.43	
Assets Total			$1,135,541.84
Liabilities and Equity			
Other			
2010-000 - Accounts Payable	$2,528.70		
2120-000 - A/P Due to Reserves	$42,126.07		
2450-000 - Unearned Revenue-Prepaid Maint Fees	$6,308.90		
Other Total		$50,963.67	
Reserve			
3020-000 - Reserve Fund-Paint	$91,133.51		
3021-000 - Reserve Fund-Paving	$98,976.59		
3023-000 - Reserve Fund-Roof	$643,316.78		
3028-000 - Reserve Fund-Def Maint	$24,905.37		
3035-000 - Reserve Fund-Insurance	$177,394.79		
3046-000 - Reserve Fund-Irrigation	$12,358.79		
3079-000 - Reserve Fund-Insurance Deductable	$41,353.81		
3080-000 - Reserve Fund-Interest	$9,111.79		
Reserve Total		$1,098,551.43	
Retained Earnings		($3,990.51)	
Net Income		($9,982.75)	
Liabilities & Equity Total			$1,135,541.84

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
10/1/2026 - 10/31/2026

	10/1/2026 - 10/31/2026			1/1/2026 - 10/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Revenues							
6010-000 - Maint Fee-Operating	$25,889.32	$25,889.19	$0.13	$258,893.20	$258,891.90	$1.30	$310,670.25
6020-000 - Maint Fee-Resv-Painting	$990.54	$990.54	$0.00	$9,905.40	$9,905.40	$0.00	$11,886.50
6021-000 - Maint Fee-Resv-Paving	$802.17	$802.17	$0.00	$8,021.70	$8,021.70	$0.00	$9,626.00
6023-000 - Maint Fee-Resv-Roof	$5,627.56	$5,627.56	$0.00	$56,275.60	$56,275.60	$0.00	$67,530.67
6028-000 - Maint Fee-Resv-Def Maintenance	$1,458.33	$1,458.33	$0.00	$14,583.30	$14,583.30	$0.00	$17,500.00
6035-000 - Maint Fee-Resv-Insurance	$13,750.00	$13,750.00	$0.00	$137,500.00	$137,500.00	$0.00	$165,000.00
6070-000 - Interest Income-Operating	$2.19	$0.00	$2.19	$25.62	$0.00	$25.62	$0.00
6071-000 - Interest Income-Reserve	$753.67	$0.00	$753.67	$32,400.73	$0.00	$32,400.73	$0.00
6076-000 - Interest Income-Owner	$0.00	$0.00	$0.00	$33.40	$0.00	$33.40	$0.00
6083-099 - Other Income-Pre-Lien	$0.00	$0.00	$0.00	$100.00	$0.00	$100.00	$0.00
6900-000 - Income Transfer to Resv Funds	($22,628.60)	($22,628.60)	$0.00	($226,286.00)	($226,286.00)	$0.00	($271,543.17)
6901-000 - Interest Transfer to Reserves	($753.67)	$0.00	($753.67)	($32,400.73)	$0.00	($32,400.73)	$0.00
Total Revenues	$25,891.51	$25,889.19	$2.32	$259,052.22	$258,891.90	$160.32	$310,670.25
Total Income	$25,891.51	$25,889.19	$2.32	$259,052.22	$258,891.90	$160.32	$310,670.25
Expense							
Administrative							
7110-001 - Insurance-Workers Comp	$0.00	$47.08	$47.08	$492.00	$470.80	($21.20)	$565.00
7210-000 - Legal & Professional	$1,870.00	$125.00	($1,745.00)	$1,870.00	$1,250.00	($620.00)	$1,500.00
7212-001 - Professional-Audit Fees	$0.00	$291.67	$291.67	$3,500.00	$2,916.70	($583.30)	$3,500.00
7310-002 - Taxes-Corp Annual	$0.00	$5.10	$5.10	$61.25	$51.00	($10.25)	$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	$13,581.70	$13,581.70	$0.00	$16,298.00
7510-000 - Admin Expenses-General	$314.84	$108.33	($206.51)	$2,417.53	$1,083.30	($1,334.23)	$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	$0.00	$8.33	$8.33	$100.00	$83.30	($16.70)	$100.00
7810-000 - Uncollectible Assessments	$0.00	$0.00	$0.00	$0.24	$0.00	($0.24)	$0.00
Total Administrative	$3,543.01	$1,943.68	($1,599.33)	$25,260.72	$19,436.80	($5,823.92)	$23,324.25
Services & Utilities							
8011-000 - ELW Community Association	$4,117.41	$4,117.33	($0.08)	$41,174.10	$41,173.30	($0.80)	$49,408.00
8110-000 - Repair & Maintenance-General	$286.00	$916.67	$630.67	$12,371.50	$9,166.70	($3,204.80)	$11,000.00
8110-002 - R&M-Building	$1,090.00	$416.67	($673.33)	$1,530.00	$4,166.70	$2,636.70	$5,000.00
8110-004 - R&M-Trees	$650.00	$666.67	$16.67	$18,200.00	$6,666.70	($11,533.30)	$8,000.00

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
10/1/2026 - 10/31/2026

	10/1/2026 - 10/31/2026			1/1/2026 - 10/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8110-008 - R&M-Irrigation	$983.65	$900.00	($83.65)	$9,779.20	$9,000.00	($779.20)	$10,800.00
8210-001 - Grounds-Lawn Service	$3,989.19	$3,872.33	($116.86)	$39,659.52	$38,723.30	($936.22)	$46,468.00
8210-002 - Grounds-Ins/Weed/Fert	$546.93	$530.42	($16.51)	$5,437.44	$5,304.20	($133.24)	$6,365.00
8210-003 - Grounds-Plants/Sod	$0.00	$833.33	$833.33	$225.00	$8,333.30	$8,108.30	$10,000.00
8210-009 - Grounds-Irrigation Repairs	$831.51	$833.33	$1.82	$5,449.15	$8,333.30	$2,884.15	$10,000.00
8410-003 - Pest Control-Sentricon	$9,958.21	$833.33	($9,124.88)	$9,958.21	$8,333.30	($1,624.91)	$10,000.00
8710-000 - Utilities-Electric-General	$602.35	$833.33	$230.98	$7,377.85	$8,333.30	$955.45	$10,000.00
8710-011 - Utilities-Refuse Removal	$1,884.47	$1,888.92	$4.45	$17,922.47	$18,889.20	$966.73	$22,667.00
8710-012 - Utilities-Cable TV	$7,291.83	$7,303.17	$11.34	$74,689.81	$73,031.70	($1,658.11)	$87,638.00
Total Services & Utilities	$32,231.55	$23,945.50	($8,286.05)	$243,774.25	$239,455.00	($4,319.25)	$287,346.00
Total Expense	$35,774.56	$25,889.18	($9,885.38)	$269,034.97	$258,891.80	($10,143.17)	$310,670.25
Operating Net Income	($9,883.05)	$0.01	($9,883.06)	($9,982.75)	$0.10	($9,982.85)	$0.00
Reserve Expense							
Reserve Expense							
9621-000 - Reserve Expense-Paving	$0.00	$0.00	$0.00	$24,420.00	$0.00	($24,420.00)	$0.00
9628-000 - Reserve Expense-Def Maint	$2,140.00	$0.00	($2,140.00)	$40,143.43	$0.00	($40,143.43)	$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	($2,140.00)	$0.00	$2,140.00	($162,534.43)	$0.00	$162,534.43	$0.00
Total Reserve Expense	$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	($9,883.05)	$0.01	($9,883.06)	($9,982.75)	$0.10	($9,982.85)	$0.00