East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc. **Balance Sheet** 4/30/2025

	4/30/2025		
Assets			
<u>Operating</u>			
1010-005 - Cash-Checking-Servis1st	\$28,253.85		
1110-000 - A/R-Maintenance Fees	\$3,218.14		
1500-000 - Utility Deposits-General	<u>\$611.00</u>		
Operating Total		\$32,082.99	
<u>Reserve</u>			
1041-005 - MMA-Reserve -Servis1st	\$139,538.32		
1042-011 - CD-First Citizens Bank 6-5-	\$258,232.09		
25	•		
1042-022 - Edward Jones Savings	\$100.00		
1042-027 - EJ BAC National 3/6/26 4.25%	\$178,000.00		
1042-028 - EJ-Washingrton Fed 3/6/26			
4.25%	\$100,000.00		
1042-029 - EJ-Goldman Sachs 3/23/26	\$200,000.00		
3.95%	\$200,000.00		
1043-000 - EJ-Mutual Funds	\$75,782.00		
1120-000 - A/R Due from Operating	<u>\$61,112.98</u>		
Reserve Total		\$1,012,765.39	
			04 044 040 00
Assets Total			<u>\$1,044,848.38</u>
11100			
Liabilities and Equity			
Other	60 005 00		
2010-000 - Accounts Payable	\$2,035.03		
2120-000 - A/R Due to Reserves	\$61,112.98		
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$8,491.28		
Other Total		\$71,639.29	
<u> </u>		• • • • • • • • • • • • • • • • • • • •	
Reserve			
3020-000 - Reserve Fund-Paint	\$73,304.27		
3021-000 - Reserve Fund-Paving	\$114,484.41		
3023-000 - Reserve Fund-Roof	\$550,909,66		
3028-000 - Reserve Fund-Def			
Maintenance	\$47,641.94		
3035-000 - Reserve Fund-Insurance	\$83,557.82		
3046-000 - Reserve Fund-Irrigation	\$12,358.79		
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81		
3080-000 - Reserve Fund-Interest	\$89,154.6 <u>9</u>		
	<u>\$69,134.69</u>	\$1,012,765.39	
Reserve Total		\$1,012,700.00	
Retained Earnings		(\$26,789.13)	
7 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -		(
Net Income		(\$12,767.17)	
			
Liabilities & Equity Total			\$1,044,848.38
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East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc. Budget Comparison Report 4/1/2025 - 4/30/2025

	4/1/2025 - 4/30/2025		1/1/2025 - 4/30/2025				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Revenues							
6010-000 - Maint Fee-Operating	\$25,912.02	\$25,911.97	\$0.05	\$103,648.08	\$103,647.88	\$0.20	\$310,943.60
6020-000 - Maint Fee-Resv-Painting	\$990,48	\$990,49	(\$0.01)	\$3,961.92	\$3,961.96	(\$0.04)	\$11,885.89
6021-000 - Maint Fee-Resv-Paving	\$111,31	\$111,31	\$0.00	\$445.24	\$445.24	\$0.00	\$1,335.68
6023-000 - Maint Fee-Resv-Roof	\$4,516,44	\$4,516.44	\$0.00	\$18,065.76	\$18,065.76	\$0.00	\$54,197.24
6028-000 - Maint Fee-Resv-Def Maintenance		(\$755.25)		(\$3,021.00)	(\$3,021.00)	\$0.00	(\$9,063.00)
6035-000 - Maint Fee-Resy-Insurance	\$16,250.00	\$16,250.00	•	\$65,000.00	\$65,000.00	\$0.00	\$195,000.00
6070-000 - Interest Income-Operating	\$1,60	\$0.00		\$5.54	\$0.00	\$5.54	\$0.00
6071-000 - Interest Income-Reserve	\$550,19	\$0.00	-	\$27,352.53	\$0.00	\$27,352.53	\$0.00
6076-000 - Interest Income-Owner	\$502.44	\$0.00		\$502.44	\$0.00	\$502.44	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$21,112.98)		\$0.00	•	(\$84,451.92)	\$0.00	(\$253,355.81)
6901-000 - Interest Transfer to Reserves	(\$550.19)		(\$550.19)	(\$27,352.53)		(\$27,352.53)	\$0.00
Total Revenues	\$26,416.06	\$25,911.98			\$103,647.92		\$310,943.60
yota Hovenses	420,410.00	Ψ 2 0,011.00	400 4.00	♥10-7,100.00	\	4000.14	40.0,0.00
Total Income	\$26,416.06	\$25,911.98	\$504.08	\$104 156 06	\$103,647,92	\$508.14	\$310,943.60
	Ψ20,410.00	Ψ20,011.00	Ψυυ4,υυ	Ψ10-7,100.00	ψ100,041,02	ψουσ, 1-7	ψοτο,οτο.σο
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0,00	\$188.32	\$188.32	\$565.00
7210-000 - Legal & Professional	(\$750.00)	\$166.67		(\$450.00)	\$666.68	\$1,116.68	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.10		\$61.25	\$20.40		\$61.25
7410-000,- Management Fee	\$1,293.45	\$1,293.45	\$0.00	\$5,173.80	\$5,173.80		\$15,521.41
7510-000 - Admin Expenses-General	\$270.33	•	(\$162.00)	\$847.28	\$433.32	(\$413.96)	\$1,300.00
Total Administrative	\$875.03	\$1,787.30		\$5,632.33	\$7,149.20	\$1,516.87	\$21,447.66
Total / William County	Ψ070.00	Ψ1,707.00	ΨΟΙΖΙΖΙ	\$0,00E.00	ψ1,140.20	Ψ1,010.01	Ψ <u>Ε</u> , 1, 1111, 100
Services & Utilities							1
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$16,469.64	\$16,469.32	(\$0.32)	\$49,407.94
8110-000 - Repair & Maintenance-General	\$1,909.50		(\$992.83)	\$15,226.12		(\$11,559.44)	\$11,000.00
8110-002 - R&M-Building	\$520.00		(\$103.33)	\$13,500.00	=	(\$11,833.32)	\$5,000.00
8110-004 - R&M-Trees	\$0.00		\$1,250.00	\$0.00	\$5,000.00	\$5,000.00	\$15,000.00
8110-008 - R&M-Irrigation	\$927.00	\$900.00	•	\$3,708,00	\$3,600.00	(\$108.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,759.50	\$3,759.50	\$0.00	\$15,038.00	\$15,038.00		\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$515.00	\$515.00	\$0.00	\$2,060.00	\$2,060.00	\$0.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00		\$1,000.00	\$0.00	\$4,000.00	\$4,000.00	\$12,000.00
8210-005 - Grounds-Mulch	\$0.00	\$0.00	\$0.00	\$4,050.00	\$0.00	(\$4,050.00)	\$0.00
8210-009 - Grounds-Irrigation Repairs	\$560.00	\$833.33	\$273.33	\$3,535.35	\$3,333.32	(\$202.03)	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
8710-000 - Utilities-Electric-General	\$668.49	\$833.33		\$2,800.51	\$3,333.32	\$532.81	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92		\$7,128.00	\$7,555.68		\$22,667.00
8710-012 - Utilities-Cable TV	\$6,943.82	\$6,860.58		\$27,775.28	\$27,442.32	(\$332.96)	\$82,327.00
Total Services & Utilities	\$21,702.72	\$24,124.66		\$111,290.90		(\$14,792.26)	\$289,495.94
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Total Expense	\$22,577.75	\$25,911.96	\$3,334.21	\$116,923.23	\$103,647.84	(\$13,275.39)	\$310,943.60
Operating Net Income	\$3,838.31	\$0.02	\$3,838.29	(\$12,767.17)	\$0.08	(\$12,767.25)	\$0.00

Reserve Expense

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc. Budget Comparison Report 4/1/2025 - 4/30/2025

	4/1/2025 - 4/30/2025		1/1/2025 - 4/30/2025				
 -	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Expense							
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$79,337.20	\$0.00	(\$79,337.20)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$79,337.20)	\$0.00	\$79,337.20	\$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	\$3,838.31	\$0.02	\$3,838.29	(\$12,767.17)	\$0.08	(\$12,767.25)	\$0.00