

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

**Balance Sheet**

**4/30/2025**

**Assets**

Operating

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

Reserve

1041-005 - MMA-Reserve -Servis1st	\$139,538.32
1042-011 - CD-First Citizens Bank 6-5-25	\$258,232.09
1042-022 - Edward Jones Savings	\$100.00
1042-027 - EJ BAC National 3/6/26 4.25%	\$178,000.00
1042-028 - EJ-Washington Fed 3/6/26 4.25%	\$100,000.00
1042-029 - EJ-Goldman Sachs 3/23/26 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

Assets Total

\$1,044,848.38

**Liabilities and Equity**

Other

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

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	<u>\$89,154.69</u>

Reserve Total

\$1,012,765.39

Retained Earnings

(\$26,789.13)

Net Income

(\$12,767.17)

Liabilities & Equity Total

\$1,044,848.38

4/1/2025 - 4/30/2025			1/1/2025 - 4/30/2025			
Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
\$25,912.02	\$25,911.97	\$0.05	\$103,648.08	\$103,647.88	\$0.20	\$310,943.60
\$990.48	\$990.49	(\$0.01)	\$3,961.92	\$3,961.96	(\$0.04)	\$11,885.89
\$111.31	\$111.31	\$0.00	\$445.24	\$445.24	\$0.00	\$1,335.68
\$4,516.44	\$4,516.44	\$0.00	\$18,065.76	\$18,065.76	\$0.00	\$54,197.24
(\$755.25)	(\$755.25)	\$0.00	(\$3,021.00)	(\$3,021.00)	\$0.00	(\$9,063.00)
\$16,250.00	\$16,250.00	\$0.00	\$65,000.00	\$65,000.00	\$0.00	\$195,000.00
\$1.60	\$0.00	\$1.60	\$5.54	\$0.00	\$5.54	\$0.00
\$550.19	\$0.00	\$550.19	\$27,352.53	\$0.00	\$27,352.53	\$0.00
\$502.44	\$0.00	\$502.44	\$502.44	\$0.00	\$502.44	\$0.00
(\$21,112.98)	(\$21,112.98)	\$0.00	(\$84,451.92)	(\$84,451.92)	\$0.00	(\$253,355.81)
(\$550.19)	\$0.00	(\$550.19)	(\$27,352.53)	\$0.00	(\$27,352.53)	\$0.00
\$26,416.06	\$25,911.98	\$504.08	\$104,156.06	\$103,647.92	\$508.14	\$310,943.60
\$26,416.06	\$25,911.98	\$504.08	\$104,156.06	\$103,647.92	\$508.14	\$310,943.60
\$0.00	\$47.08	\$47.08	\$0.00	\$188.32	\$188.32	\$565.00
(\$750.00)	\$166.67	\$916.67	(\$450.00)	\$666.68	\$1,116.68	\$2,000.00
\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
\$61.25	\$5.10	(\$56.15)	\$61.25	\$20.40	(\$40.85)	\$61.25
\$1,293.45	\$1,293.45	\$0.00	\$5,173.80	\$5,173.80	\$0.00	\$15,521.41
\$270.33	\$108.33	(\$162.00)	\$847.28	\$433.32	(\$413.96)	\$1,300.00
\$875.03	\$1,787.30	\$912.27	\$5,632.33	\$7,149.20	\$1,516.87	\$21,447.66
\$4,117.41	\$4,117.33	(\$0.08)	\$16,469.64	\$16,469.32	(\$0.32)	\$49,407.94
\$1,909.50	\$916.67	(\$992.83)	\$15,226.12	\$3,666.68	(\$11,559.44)	\$11,000.00
\$520.00	\$416.67	(\$103.33)	\$13,500.00	\$1,666.68	(\$11,833.32)	\$5,000.00
\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$5,000.00	\$5,000.00	\$15,000.00
\$927.00	\$900.00	(\$27.00)	\$3,708.00	\$3,600.00	(\$108.00)	\$10,800.00
\$3,759.50	\$3,759.50	\$0.00	\$15,038.00	\$15,038.00	\$0.00	\$45,114.00
\$515.00	\$515.00	\$0.00	\$2,060.00	\$2,060.00	\$0.00	\$6,180.00
\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$4,000.00	\$4,000.00	\$12,000.00
\$0.00	\$0.00	\$0.00	\$4,050.00	\$0.00	(\$4,050.00)	\$0.00
\$560.00	\$833.33	\$273.33	\$3,535.35	\$3,333.32	(\$202.03)	\$10,000.00
\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
\$668.49	\$833.33	\$164.84	\$2,800.51	\$3,333.32	\$532.81	\$10,000.00
\$1,782.00	\$1,888.92	\$106.92	\$7,128.00	\$7,555.68	\$427.68	\$22,667.00
\$6,943.82	\$6,860.58	(\$83.24)	\$27,775.28	\$27,442.32	(\$332.96)	\$82,327.00
\$21,702.72	\$24,124.66	\$2,421.94	\$111,290.90	\$96,498.64	(\$14,792.26)	\$289,495.94
\$22,577.75	\$25,911.96	\$3,334.21	\$116,923.23	\$103,647.84	(\$13,275.39)	\$310,943.60
\$3,838.31	\$0.02	\$3,838.29	(\$12,767.17)	\$0.08	(\$12,767.25)	\$0.00

**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
<u>Reserve Expense</u>							
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
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expense</b>	\$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