

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

**Balance Sheet**

**11/30/2025**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st	\$22,615.09
1110-000 - A/R-Maintenance Fees	\$3,047.43
1187-000 - A/R-Clearing	\$2,772.00
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$29,045.52

Reserve

1041-005 - MMA-Reserve -Servis1st	\$167,735.65
1042-021 - CD-EJ BOA 3.65% 11-13-26	\$27,000.00
1042-022 - Edward Jones Savings	\$400.53
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
1042-030 - EJ-CD-Wells Fargo 7/23/26 3.75%	\$235,000.00
1043-000 - EJ-Mutual Funds	\$78,954.37
1120-000 - A/R Due from Operating	<u>\$61,112.98</u>

Reserve Total

\$1,048,203.53

*Assets Total*

\$1,077,249.05

**Liabilities and Equity**

Other

2010-000 - Accounts Payable	\$17,341.06
2120-000 - A/R Due to Reserves	\$61,112.98
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$5,416.18

Other Total

\$83,870.22

Reserve

3020-000 - Reserve Fund-Paint	\$80,237.63
3021-000 - Reserve Fund-Paving	\$115,263.58
3023-000 - Reserve Fund-Roof	\$582,524.74
3028-000 - Reserve Fund-Def Maint	\$69,295.04
3035-000 - Reserve Fund-Insurance	\$139,839.64
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$7,330.30</u>

Reserve Total

\$1,048,203.53

Retained Earnings

(\$26,789.13)

Net Income

(\$28,035.57)

*Liabilities & Equity Total*

\$1,077,249.05

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**11/1/2025 - 11/30/2025**

	11/1/2025 - 11/30/2025			1/1/2025 - 11/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u><b>Revenues</b></u>							
6010-000 - Maint Fee-Operating	\$25,912.02	\$25,911.97	\$0.05	\$285,032.22	\$285,031.67	\$0.55	\$310,943.60
6020-000 - Maint Fee-Resv-Painting	\$990.48	\$990.49	(\$0.01)	\$10,895.28	\$10,895.39	(\$0.11)	\$11,885.89
6021-000 - Maint Fee-Resv-Paving	\$111.31	\$111.31	\$0.00	\$1,224.41	\$1,224.41	\$0.00	\$1,335.68
6023-000 - Maint Fee-Resv-Roof	\$4,516.44	\$4,516.44	\$0.00	\$49,680.84	\$49,680.84	\$0.00	\$54,197.24
6028-000 - Maint Fee-Resv-Def Maintenance	(\$755.25)	(\$755.25)	\$0.00	(\$8,307.75)	(\$8,307.75)	\$0.00	(\$9,063.00)
6035-000 - Maint Fee-Resv-Insurance	\$16,250.00	\$16,250.00	\$0.00	\$178,750.00	\$178,750.00	\$0.00	\$195,000.00
6070-000 - Interest Income-Operating	\$1.14	\$0.00	\$1.14	\$16.68	\$0.00	\$16.68	\$0.00
6071-000 - Interest Income-Reserve	\$595.84	\$0.00	\$595.84	\$37,293.74	\$0.00	\$37,293.74	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$549.96	\$0.00	\$549.96	\$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	(\$21,112.98)	(\$21,112.98)	\$0.00	(\$232,242.78)	(\$232,242.78)	\$0.00	(\$253,355.81)
6901-000 - Interest Transfer to Reserves	(\$595.84)	\$0.00	(\$595.84)	(\$37,293.74)	\$0.00	(\$37,293.74)	\$0.00
<u><b>Total Revenues</b></u>	<u>\$25,913.16</u>	<u>\$25,911.98</u>	<u>\$1.18</u>	<u>\$285,698.86</u>	<u>\$285,031.78</u>	<u>\$667.08</u>	<u>\$310,943.60</u>
 <b>Total Income</b>	 \$25,913.16	 \$25,911.98	 \$1.18	 \$285,698.86	 \$285,031.78	 \$667.08	 \$310,943.60
 <b>Expense</b>							
<u><b>Administrative</b></u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$503.00	\$517.88	\$14.88	\$565.00
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$1,721.46	\$1,833.37	\$111.91	\$2,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$166.67	\$166.67	\$300.00	\$1,833.37	\$1,533.37	\$2,000.00
7310-000 - Taxes & Licenses-General	\$0.00	\$0.00	\$0.00	\$6,313.00	\$0.00	(\$6,313.00)	\$0.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$56.10	(\$5.15)	\$61.25
7410-000 - Management Fee	\$1,293.45	\$1,293.45	\$0.00	\$14,227.95	\$14,227.95	\$0.00	\$15,521.41
7510-000 - Admin Expenses-General	\$78.47	\$108.33	\$29.86	\$1,633.54	\$1,191.63	(\$441.91)	\$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	(\$100.00)	\$0.00
<u><b>Total Administrative</b></u>	<u>\$1,371.92</u>	<u>\$1,787.30</u>	<u>\$415.38</u>	<u>\$24,860.20</u>	<u>\$19,660.30</u>	<u>(\$5,199.90)</u>	<u>\$21,447.66</u>
 <u><b>Services &amp; Utilities</b></u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$45,291.51	\$45,290.63	(\$0.88)	\$49,407.94
8110-000 - Repair & Maintenance-General	\$1,180.00	\$916.67	(\$263.33)	\$24,886.12	\$10,083.37	(\$14,802.75)	\$11,000.00
8110-002 - R&M-Building	\$930.00	\$416.67	(\$513.33)	\$22,984.91	\$4,583.37	(\$18,401.54)	\$5,000.00
8110-004 - R&M-Trees	\$1,720.00	\$1,250.00	(\$470.00)	\$3,295.00	\$13,750.00	\$10,455.00	\$15,000.00
8110-008 - R&M-Irrigation	\$927.00	\$900.00	(\$27.00)	\$10,197.00	\$9,900.00	(\$297.00)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,759.50	\$3,759.50	\$0.00	\$41,354.50	\$41,354.50	\$0.00	\$45,114.00
8210-002 - Grounds-Ins/Weed/Fert	\$515.00	\$515.00	\$0.00	\$5,665.00	\$5,665.00	\$0.00	\$6,180.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$1,000.00	\$1,000.00	\$8,325.00	\$11,000.00	\$2,675.00	\$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	\$265.64	\$833.33	\$567.69	\$9,648.76	\$9,166.63	(\$482.13)	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$9,593.65	\$9,166.63	(\$427.02)	\$10,000.00
8710-000 - Utilities-Electric-General	\$877.21	\$833.33	(\$43.88)	\$9,132.19	\$9,166.63	\$34.44	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$19,602.00	\$20,778.12	\$1,176.12	\$22,667.00
8710-012 - Utilities-Cable TV	\$5,306.24	\$6,860.58	\$1,554.34	\$74,848.59	\$75,466.38	\$617.79	\$82,327.00
<u><b>Total Services &amp; Utilities</b></u>	<u>\$21,380.00</u>	<u>\$24,124.66</u>	<u>\$2,744.66</u>	<u>\$288,874.23</u>	<u>\$265,371.26</u>	<u>(\$23,502.97)</u>	<u>\$289,495.94</u>

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**Budget Comparison Report**  
**11/1/2025 - 11/30/2025**

	11/1/2025 - 11/30/2025			1/1/2025 - 11/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Total Expense</b>	\$22,751.92	\$25,911.96	\$3,160.04	\$313,734.43	\$285,031.56	(\$28,702.87)	\$310,943.60
<b>Operating Net Income</b>	\$3,161.24	\$0.02	\$3,161.22	(\$28,035.57)	\$0.22	(\$28,035.79)	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$64,865.75	\$0.00	(\$64,865.75)	\$0.00
9635-000 - Reserve Expense-Insurance	\$0.00	\$0.00	\$0.00	\$136,805.38	\$0.00	(\$136,805.38)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$201,671.13)	\$0.00	\$201,671.13	\$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
<b>Reserve Net Income</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Income</b>	\$3,161.24	\$0.02	\$3,161.22	(\$28,035.57)	\$0.22	(\$28,035.79)	\$0.00