

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

**Balance Sheet**

**4/30/2026**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st	\$40,461.42
1110-000 - A/R-Maintenance Fees	\$896.96
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$41,969.38

Reserve

1041-005 - MMA-Reserve -Servis1st	\$168,656.46
1042-021 - CD-EJ BOA 3.65% 11-13-26	\$27,000.00
1042-022 - Edward Jones Savings	\$128.84
1042-030 - EJ-CD-Wells Fargo 7/23/26 3.75%	\$235,000.00
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	\$47,387.82
1120-000 - A/R Due from Operating	<u>\$42,126.07</u>

Reserve Total

\$1,000,299.19

*Assets Total*

\$1,042,268.57

**Liabilities and Equity**

Other

2010-000 - Accounts Payable	\$1,155.90
2120-000 - A/R Due to Reserves	\$42,126.07
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$8,346.37

Other Total

\$51,628.34

Reserve

3020-000 - Reserve Fund-Paint	\$85,190.27
3021-000 - Reserve Fund-Paving	\$118,583.57
3023-000 - Reserve Fund-Roof	\$609,551.42
3028-000 - Reserve Fund-Def Maint	\$9,082.50
3035-000 - Reserve Fund-Insurance	\$94,894.79
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$29,284.04</u>

Reserve Total

\$1,000,299.19

Retained Earnings

(\$3,990.51)

Net Income

(\$5,668.45)

*Liabilities & Equity Total*

\$1,042,268.57

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**4/1/2026 - 4/30/2026**

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$25,889.32	\$25,889.19	\$0.13	\$103,557.28	\$103,556.76	\$0.52	\$310,670.25
6020-000 - Maint Fee-Resv-Painting	\$990.54	\$990.54	\$0.00	\$3,962.16	\$3,962.16	\$0.00	\$11,886.50
6021-000 - Maint Fee-Resv-Paving	\$802.17	\$802.17	\$0.00	\$3,208.68	\$3,208.68	\$0.00	\$9,626.00
6023-000 - Maint Fee-Resv-Roof	\$5,627.56	\$5,627.56	\$0.00	\$22,510.24	\$22,510.24	\$0.00	\$67,530.67
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,458.33	\$1,458.33	\$0.00	\$5,833.32	\$5,833.32	\$0.00	\$17,500.00
6035-000 - Maint Fee-Resv-Insurance	\$13,750.00	\$13,750.00	\$0.00	\$55,000.00	\$55,000.00	\$0.00	\$165,000.00
6070-000 - Interest Income-Operating	\$2.28	\$0.00	\$2.28	\$10.98	\$0.00	\$10.98	\$0.00
6071-000 - Interest Income-Reserve	\$655.07	\$0.00	\$655.07	\$21,510.66	\$0.00	\$21,510.66	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$15.51	\$0.00	\$15.51	\$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	(\$90,514.40)	(\$90,514.40)	\$0.00	(\$271,543.17)
6901-000 - Interest Transfer to Reserves	(\$655.07)	\$0.00	(\$655.07)	(\$21,510.66)	\$0.00	(\$21,510.66)	\$0.00
<u>Total Revenues</u>	\$25,891.60	\$25,889.19	\$2.41	\$103,633.77	\$103,556.76	\$77.01	\$310,670.25
<b>Total Income</b>	\$25,891.60	\$25,889.19	\$2.41	\$103,633.77	\$103,556.76	\$77.01	\$310,670.25
<b>Expense</b>							
<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	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$1,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$291.67	\$291.67	\$0.00	\$1,166.68	\$1,166.68	\$3,500.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.10	(\$56.15)	\$61.25	\$20.40	(\$40.85)	\$61.25
7310-008 - Taxes-Federal Income Tax	\$3,238.00	\$0.00	(\$3,238.00)	\$3,238.00	\$0.00	(\$3,238.00)	\$0.00
7410-000 - Management Fee	\$1,358.17	\$1,358.17	\$0.00	\$5,432.68	\$5,432.68	\$0.00	\$16,298.00
7510-000 - Admin Expenses-General	\$213.22	\$108.33	(\$104.89)	\$1,156.65	\$433.32	(\$723.33)	\$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$8.33	\$8.33	\$50.00	\$33.32	(\$16.68)	\$100.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$0.24	\$0.00	(\$0.24)	\$0.00
<u>Total Administrative</u>	\$4,870.64	\$1,943.68	(\$2,926.96)	\$9,938.82	\$7,774.72	(\$2,164.10)	\$23,324.25
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$16,469.64	\$16,469.32	(\$0.32)	\$49,408.00
8110-000 - Repair & Maintenance-General	\$550.00	\$916.67	\$366.67	\$1,375.00	\$3,666.68	\$2,291.68	\$11,000.00
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$320.00	\$1,666.68	\$1,346.68	\$5,000.00
8110-004 - R&M-Trees	\$4,350.00	\$666.67	(\$3,683.33)	\$15,200.00	\$2,666.68	(\$12,533.32)	\$8,000.00
8110-008 - R&M-Irrigation	\$983.65	\$900.00	(\$83.65)	\$3,877.30	\$3,600.00	(\$277.30)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,989.19	\$3,872.33	(\$116.86)	\$15,724.38	\$15,489.32	(\$235.06)	\$46,468.00
8210-002 - Grounds-Ins/Weed/Fert	\$546.93	\$530.42	(\$16.51)	\$2,155.86	\$2,121.68	(\$34.18)	\$6,365.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$833.33	\$833.33	\$225.00	\$3,333.32	\$3,108.32	\$10,000.00
8210-009 - Grounds-Irrigation Repairs	\$404.81	\$833.33	\$428.52	\$2,289.38	\$3,333.32	\$1,043.94	\$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	\$880.90	\$833.33	(\$47.57)	\$3,660.01	\$3,333.32	(\$326.69)	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$7,128.00	\$7,555.68	\$427.68	\$22,667.00
8710-012 - Utilities-Cable TV	\$7,291.83	\$7,303.17	\$11.34	\$30,938.83	\$29,212.68	(\$1,726.15)	\$87,638.00
<u>Total Services &amp; Utilities</u>	\$24,896.72	\$23,945.50	(\$951.22)	\$99,363.40	\$95,782.00	(\$3,581.40)	\$287,346.00

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**Budget Comparison Report**  
**4/1/2026 - 4/30/2026**

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Expense</b>	\$29,767.36	\$25,889.18	(\$3,878.18)	\$109,302.22	\$103,556.72	(\$5,745.50)	\$310,670.25
<b>Operating Net Income</b>	(\$3,875.76)	\$0.01	(\$3,875.77)	(\$5,668.45)	\$0.04	(\$5,668.49)	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$16,154.00	\$0.00	(\$16,154.00)	\$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	(\$114,125.00)	\$0.00	\$114,125.00	\$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>	(\$3,875.76)	\$0.01	(\$3,875.77)	(\$5,668.45)	\$0.04	(\$5,668.49)	\$0.00