

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Balance Sheet**  
**5/31/2026**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st	\$42,295.60
1110-000 - A/R-Maintenance Fees	\$1,387.12
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$44,293.72

Reserve

1041-005 - MMA-Reserve -Servis1st	\$185,910.42
1042-021 - CD-EJ BOA 3.65% 11-13-26	\$27,000.00
1042-022 - Edward Jones Savings	\$128.96
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	\$47,521.58
1120-000 - A/R Due from Operating	<u>\$42,126.07</u>

Reserve Total

\$1,017,687.03

*Assets Total*

\$1,061,980.75

**Liabilities and Equity**

Other

2010-000 - Accounts Payable	\$6,210.27
2120-000 - A/R Due to Reserves	\$42,126.07
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$8,841.24

Other Total

\$57,177.58

Reserve

3020-000 - Reserve Fund-Paint	\$86,180.81
3021-000 - Reserve Fund-Paving	\$119,385.74
3023-000 - Reserve Fund-Roof	\$615,178.98
3028-000 - Reserve Fund-Def Maint	\$4,740.83
3035-000 - Reserve Fund-Insurance	\$108,644.79
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$29,843.28</u>

Reserve Total

\$1,017,687.03

Retained Earnings

(\$3,990.51)

Net Income

(\$8,893.35)

*Liabilities & Equity Total*

\$1,061,980.75

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.**  
**Budget Comparison Report**  
**5/1/2026 - 5/31/2026**

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026			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	\$129,446.60	\$129,445.95	\$0.65	\$310,670.25
6020-000 - Maint Fee-Resv-Painting	\$990.54	\$990.54	\$0.00	\$4,952.70	\$4,952.70	\$0.00	\$11,886.50
6021-000 - Maint Fee-Resv-Paving	\$802.17	\$802.17	\$0.00	\$4,010.85	\$4,010.85	\$0.00	\$9,626.00
6023-000 - Maint Fee-Resv-Roof	\$5,627.56	\$5,627.56	\$0.00	\$28,137.80	\$28,137.80	\$0.00	\$67,530.67
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,458.33	\$1,458.33	\$0.00	\$7,291.65	\$7,291.65	\$0.00	\$17,500.00
6035-000 - Maint Fee-Resv-Insurance	\$13,750.00	\$13,750.00	\$0.00	\$68,750.00	\$68,750.00	\$0.00	\$165,000.00
6070-000 - Interest Income-Operating	\$2.43	\$0.00	\$2.43	\$13.41	\$0.00	\$13.41	\$0.00
6071-000 - Interest Income-Reserve	\$425.48	\$0.00	\$425.48	\$21,936.14	\$0.00	\$21,936.14	\$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	(\$113,143.00)	(\$113,143.00)	\$0.00	(\$271,543.17)
6901-000 - Interest Transfer to Reserves	(\$425.48)	\$0.00	(\$425.48)	(\$21,936.14)	\$0.00	(\$21,936.14)	\$0.00
<b>Total Revenues</b>	<b>\$25,891.75</b>	<b>\$25,889.19</b>	<b>\$2.56</b>	<b>\$129,525.52</b>	<b>\$129,445.95</b>	<b>\$79.57</b>	<b>\$310,670.25</b>
<b>Total Income</b>	<b>\$25,891.75</b>	<b>\$25,889.19</b>	<b>\$2.56</b>	<b>\$129,525.52</b>	<b>\$129,445.95</b>	<b>\$79.57</b>	<b>\$310,670.25</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$235.40	\$235.40	\$565.00
7210-000 - Legal & Professional	\$0.00	\$125.00	\$125.00	\$0.00	\$625.00	\$625.00	\$1,500.00
7212-001 - Professional-Audit Fees	\$3,500.00	\$291.67	(\$3,208.33)	\$3,500.00	\$1,458.35	(\$2,041.65)	\$3,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$25.50	(\$35.75)	\$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	\$6,790.85	\$6,790.85	\$0.00	\$16,298.00
7510-000 - Admin Expenses-General	\$71.23	\$108.33	\$37.10	\$1,227.88	\$541.65	(\$686.23)	\$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$8.33	\$8.33	\$50.00	\$41.65	(\$8.35)	\$100.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$0.24	\$0.00	(\$0.24)	\$0.00
<b>Total Administrative</b>	<b>\$4,929.40</b>	<b>\$1,943.68</b>	<b>(\$2,985.72)</b>	<b>\$14,868.22</b>	<b>\$9,718.40</b>	<b>(\$5,149.82)</b>	<b>\$23,324.25</b>
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$20,587.05	\$20,586.65	(\$0.40)	\$49,408.00
8110-000 - Repair & Maintenance-General	\$2,075.00	\$916.67	(\$1,158.33)	\$3,450.00	\$4,583.35	\$1,133.35	\$11,000.00
8110-002 - R&M-Building	\$120.00	\$416.67	\$296.67	\$440.00	\$2,083.35	\$1,643.35	\$5,000.00
8110-004 - R&M-Trees	\$2,350.00	\$666.67	(\$1,683.33)	\$17,550.00	\$3,333.35	(\$14,216.65)	\$8,000.00
8110-008 - R&M-Irrigation	\$983.65	\$900.00	(\$83.65)	\$4,860.95	\$4,500.00	(\$360.95)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,989.19	\$3,872.33	(\$116.86)	\$19,713.57	\$19,361.65	(\$351.92)	\$46,468.00
8210-002 - Grounds-Ins/Weed/Fert	\$546.93	\$530.42	(\$16.51)	\$2,702.79	\$2,652.10	(\$50.69)	\$6,365.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$833.33	\$833.33	\$225.00	\$4,166.65	\$3,941.65	\$10,000.00
8210-009 - Grounds-Irrigation Repairs	\$279.20	\$833.33	\$554.13	\$2,568.58	\$4,166.65	\$1,598.07	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$10,000.00
8710-000 - Utilities-Electric-General	\$652.04	\$833.33	\$181.29	\$4,312.05	\$4,166.65	(\$145.40)	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$8,910.00	\$9,444.60	\$534.60	\$22,667.00
8710-012 - Utilities-Cable TV	\$7,291.83	\$7,303.17	\$11.34	\$38,230.66	\$36,515.85	(\$1,714.81)	\$87,638.00
<b>Total Services &amp; Utilities</b>	<b>\$24,187.25</b>	<b>\$23,945.50</b>	<b>(\$241.75)</b>	<b>\$123,550.65</b>	<b>\$119,727.50</b>	<b>(\$3,823.15)</b>	<b>\$287,346.00</b>

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**Budget Comparison Report**  
**5/1/2026 - 5/31/2026**

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Expense</b>	\$29,116.65	\$25,889.18	(\$3,227.47)	\$138,418.87	\$129,445.90	(\$8,972.97)	\$310,670.25
Operating Net Income	(\$3,224.90)	\$0.01	(\$3,224.91)	(\$8,893.35)	\$0.05	(\$8,893.40)	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9628-000 - Reserve Expense-Def Maint	\$5,800.00	\$0.00	(\$5,800.00)	\$21,954.00	\$0.00	(\$21,954.00)	\$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	(\$5,800.00)	\$0.00	\$5,800.00	(\$119,925.00)	\$0.00	\$119,925.00	\$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
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Income</b>	(\$3,224.90)	\$0.01	(\$3,224.91)	(\$8,893.35)	\$0.05	(\$8,893.40)	\$0.00