

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

Balance Sheet

8/31/2026

Assets

Operating

1010-005 - Cash-Checking-Servis1st	\$40,248.11
1110-000 - A/R-Maintenance Fees	\$4,426.19
1500-000 - Utility Deposits-General	<u>\$611.00</u>

Operating Total

\$45,285.30

Reserve

1041-005 - MMA-Reserve -Servis1st	\$249,549.83
1042-021 - CD-EJ BOA 3.65% 11-13-26	\$27,000.00
1042-022 - Edward Jones Savings .55%	\$147.07
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
1042-033 - CD-Goldman Sachs 4.15% 7-29-27	\$239,000.00
1043-000 - EJ-Mutual Funds	\$50,536.02
1120-000 - A/R Due from Operating	<u>\$42,126.07</u>

Reserve Total

\$1,088,358.99

Assets Total

\$1,133,644.29

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$697.55
2120-000 - A/P Due to Reserves	\$42,126.07
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$6,798.93

Other Total

\$49,622.55

Reserve

3020-000 - Reserve Fund-Paint	\$89,152.43
3021-000 - Reserve Fund-Paving	\$115,844.75
3023-000 - Reserve Fund-Roof	\$632,061.66
3028-000 - Reserve Fund-Def Maint	\$40,178.14
3035-000 - Reserve Fund-Insurance	\$149,894.79
3046-000 - Reserve Fund-Irrigation	\$12,358.79
3079-000 - Reserve Fund-Insurance Deductable	\$41,353.81
3080-000 - Reserve Fund-Interest	<u>\$7,514.62</u>

Reserve Total

\$1,088,358.99

Retained Earnings

(\$3,990.51)

Net Income

(\$346.74)

Liabilities & Equity Total

\$1,133,644.29

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$25,889.32	\$25,889.19	\$0.13	\$207,114.56	\$207,113.52	\$1.04	\$310,670.25
6020-000 - Maint Fee-Resv-Painting	\$990.54	\$990.54	\$0.00	\$7,924.32	\$7,924.32	\$0.00	\$11,886.50
6021-000 - Maint Fee-Resv-Paving	\$802.17	\$802.17	\$0.00	\$6,417.36	\$6,417.36	\$0.00	\$9,626.00
6023-000 - Maint Fee-Resv-Roof	\$5,627.56	\$5,627.56	\$0.00	\$45,020.48	\$45,020.48	\$0.00	\$67,530.67
6028-000 - Maint Fee-Resv-Def Maintenance	\$1,458.33	\$1,458.33	\$0.00	\$11,666.64	\$11,666.64	\$0.00	\$17,500.00
6035-000 - Maint Fee-Resv-Insurance	\$13,750.00	\$13,750.00	\$0.00	\$110,000.00	\$110,000.00	\$0.00	\$165,000.00
6070-000 - Interest Income-Operating	\$2.29	\$0.00	\$2.29	\$20.62	\$0.00	\$20.62	\$0.00
6071-000 - Interest Income-Reserve	\$7,514.62	\$0.00	\$7,514.62	\$30,803.56	\$0.00	\$30,803.56	\$0.00
6076-000 - Interest Income-Owner	\$4.22	\$0.00	\$4.22	\$33.40	\$0.00	\$33.40	\$0.00
6083-099 - Other Income-Pre-Lien	\$50.00	\$0.00	\$50.00	\$100.00	\$0.00	\$100.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$22,628.60)	(\$22,628.60)	\$0.00	(\$181,028.80)	(\$181,028.80)	\$0.00	(\$271,543.17)
6901-000 - Interest Transfer to Reserves	(\$7,514.62)	\$0.00	(\$7,514.62)	(\$30,803.56)	\$0.00	(\$30,803.56)	\$0.00
<u>Total Revenues</u>	\$25,945.83	\$25,889.19	\$56.64	\$207,268.58	\$207,113.52	\$155.06	\$310,670.25
Total Income	\$25,945.83	\$25,889.19	\$56.64	\$207,268.58	\$207,113.52	\$155.06	\$310,670.25
Expense							
<u>Administrative</u>							
7110-001 - Insurance-Workers Comp	\$0.00	\$47.08	\$47.08	\$0.00	\$376.64	\$376.64	\$565.00
7210-000 - Legal & Professional	\$0.00	\$125.00	\$125.00	\$0.00	\$1,000.00	\$1,000.00	\$1,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$291.67	\$291.67	\$3,500.00	\$2,333.36	(\$1,166.64)	\$3,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$40.80	(\$20.45)	\$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	\$10,865.36	\$10,865.36	\$0.00	\$16,298.00
7510-000 - Admin Expenses-General	\$157.62	\$108.33	(\$49.29)	\$1,934.38	\$866.64	(\$1,067.74)	\$1,300.00
7510-099 - Admin Expenses-45 Day Pre Lien	\$50.00	\$8.33	(\$41.67)	\$100.00	\$66.64	(\$33.36)	\$100.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$0.24	\$0.00	(\$0.24)	\$0.00
<u>Total Administrative</u>	\$1,565.79	\$1,943.68	\$377.89	\$19,699.23	\$15,549.44	(\$4,149.79)	\$23,324.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$4,117.41	\$4,117.33	(\$0.08)	\$32,939.28	\$32,938.64	(\$0.64)	\$49,408.00
8110-000 - Repair & Maintenance-General	\$275.00	\$916.67	\$641.67	\$9,060.50	\$7,333.36	(\$1,727.14)	\$11,000.00
8110-002 - R&M-Building	\$0.00	\$416.67	\$416.67	\$440.00	\$3,333.36	\$2,893.36	\$5,000.00
8110-004 - R&M-Trees	\$0.00	\$666.67	\$666.67	\$17,550.00	\$5,333.36	(\$12,216.64)	\$8,000.00
8110-008 - R&M-Irrigation	\$983.65	\$900.00	(\$83.65)	\$7,811.90	\$7,200.00	(\$611.90)	\$10,800.00
8210-001 - Grounds-Lawn Service	\$3,989.19	\$3,872.33	(\$116.86)	\$31,681.14	\$30,978.64	(\$702.50)	\$46,468.00
8210-002 - Grounds-Ins/Weed/Fert	\$546.93	\$530.42	(\$16.51)	\$4,343.58	\$4,243.36	(\$100.22)	\$6,365.00
8210-003 - Grounds-Plants/Sod	\$0.00	\$833.33	\$833.33	\$225.00	\$6,666.64	\$6,441.64	\$10,000.00
8210-009 - Grounds-Irrigation Repairs	\$624.80	\$833.33	\$208.53	\$3,324.18	\$6,666.64	\$3,342.46	\$10,000.00
8410-003 - Pest Control-Sentricon	\$0.00	\$833.33	\$833.33	\$0.00	\$6,666.64	\$6,666.64	\$10,000.00
8710-000 - Utilities-Electric-General	\$607.55	\$833.33	\$225.78	\$6,178.36	\$6,666.64	\$488.28	\$10,000.00
8710-011 - Utilities-Refuse Removal	\$1,782.00	\$1,888.92	\$106.92	\$14,256.00	\$15,111.36	\$855.36	\$22,667.00
8710-012 - Utilities-Cable TV	\$7,291.83	\$7,303.17	\$11.34	\$60,106.15	\$58,425.36	(\$1,680.79)	\$87,638.00
<u>Total Services & Utilities</u>	\$20,218.36	\$23,945.50	\$3,727.14	\$187,916.09	\$191,564.00	\$3,647.91	\$287,346.00
Total Expense	\$21,784.15	\$25,889.18	\$4,105.03	\$207,615.32	\$207,113.44	(\$501.88)	\$310,670.25

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8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$4,161.68	\$0.01	\$4,161.67	(\$346.74)	\$0.08	(\$346.82)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9621-000 - Reserve Expense-Paving	\$5,947.50	\$0.00	(\$5,947.50)	\$5,947.50	\$0.00	(\$5,947.50)	\$0.00
9628-000 - Reserve Expense-Def Maint	\$0.00	\$0.00	\$0.00	\$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	(\$5,947.50)	\$0.00	\$5,947.50	(\$125,872.50)	\$0.00	\$125,872.50	\$0.00
<u>Total Reserve Expense</u>	\$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	\$4,161.68	\$0.01	\$4,161.67	(\$346.74)	\$0.08	(\$346.82)	\$0.00