# East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
## Balance Sheet
## 9/30/2026

| | | | |
|---|---|---|---|
| **Assets** | | | |
| Operating | | | |
| 1010-005 - Cash-Checking-Servis1st | $46,469.15 | | |
| 1110-000 - A/R-Maintenance Fees | $2,926.45 | | |
| 1420-000 - Prepaid Expense | $12,415.00 | | |
| 1500-000 - Utility Deposits-General | $611.00 | | |
| Operating Total | | $62,421.60 | |
| Reserve | | | |
| 1041-005 - MMA-Reserve -Servis1st | $250,775.50 | | |
| 1042-021 - CD-EJ BOA 3.65% 11-13-26 | $27,000.00 | | |
| 1042-022 - Edward Jones Savings .55% | $147.13 | | |
| 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 | $50,675.46 | | |
| 1120-000 - A/R Due from Operating | $42,126.07 | | |
| Reserve Total | | $1,089,724.16 | |
| *Assets Total* | | | $1,152,145.76 |
| **Liabilities and Equity** | | | |
| Other | | | |
| 2010-000 - Accounts Payable | $17,096.76 | | |
| 2120-000 - A/P Due to Reserves | $42,126.07 | | |
| 2450-000 - Unearned Revenue-Prepaid Maint Fees | $7,288.98 | | |
| Other Total | | $66,511.81 | |
| Reserve | | | |
| 3020-000 - Reserve Fund-Paint | $90,142.97 | | |
| 3021-000 - Reserve Fund-Paving | $98,174.42 | | |
| 3023-000 - Reserve Fund-Roof | $637,689.22 | | |
| 3028-000 - Reserve Fund-Def Maint | $38,002.04 | | |
| 3035-000 - Reserve Fund-Insurance | $163,644.79 | | |
| 3046-000 - Reserve Fund-Irrigation | $12,358.79 | | |
| 3079-000 - Reserve Fund-Insurance Deductable | $41,353.81 | | |
| 3080-000 - Reserve Fund-Interest | $8,358.12 | | |
| Reserve Total | | $1,089,724.16 | |
| Retained Earnings | | ($3,990.51) | |
| Net Income | | ($99.70) | |
| *Liabilities & Equity Total* | | | $1,152,145.76 |

# East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
## Budget Comparison Report
## 9/1/2026 - 9/30/2026

| | 9/1/2026 - 9/30/2026 | | | 1/1/2026 - 9/30/2026 | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| **Income** | | | | | | | |
| Revenues | | | | | | | |
| 6010-000 - Maint Fee-Operating | $25,889.32 | $25,889.19 | $0.13 | $233,003.88 | $233,002.71 | $1.17 | $310,670.25 |
| 6020-000 - Maint Fee-Resv-Painting | $990.54 | $990.54 | $0.00 | $8,914.86 | $8,914.86 | $0.00 | $11,886.50 |
| 6021-000 - Maint Fee-Resv-Paving | $802.17 | $802.17 | $0.00 | $7,219.53 | $7,219.53 | $0.00 | $9,626.00 |
| 6023-000 - Maint Fee-Resv-Roof | $5,627.56 | $5,627.56 | $0.00 | $50,648.04 | $50,648.04 | $0.00 | $67,530.67 |
| 6028-000 - Maint Fee-Resv-Def Maintenance | $1,458.33 | $1,458.33 | $0.00 | $13,124.97 | $13,124.97 | $0.00 | $17,500.00 |
| 6035-000 - Maint Fee-Resv-Insurance | $13,750.00 | $13,750.00 | $0.00 | $123,750.00 | $123,750.00 | $0.00 | $165,000.00 |
| 6070-000 - Interest Income-Operating | $2.81 | $0.00 | $2.81 | $23.43 | $0.00 | $23.43 | $0.00 |
| 6071-000 - Interest Income-Reserve | $843.50 | $0.00 | $843.50 | $31,647.06 | $0.00 | $31,647.06 | $0.00 |
| 6076-000 - Interest Income-Owner | $0.00 | $0.00 | $0.00 | $33.40 | $0.00 | $33.40 | $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 | ($22,628.60) | ($22,628.60) | $0.00 | ($203,657.40) | ($203,657.40) | $0.00 | ($271,543.17) |
| 6901-000 - Interest Transfer to Reserves | ($843.50) | $0.00 | ($843.50) | ($31,647.06) | $0.00 | ($31,647.06) | $0.00 |
| Total Revenues | $25,892.13 | $25,889.19 | $2.94 | $233,160.71 | $233,002.71 | $158.00 | $310,670.25 |
| **Total Income** | $25,892.13 | $25,889.19 | $2.94 | $233,160.71 | $233,002.71 | $158.00 | $310,670.25 |
| **Expense** | | | | | | | |
| Administrative | | | | | | | |
| 7110-001 - Insurance-Workers Comp | $492.00 | $47.08 | ($444.92) | $492.00 | $423.72 | ($68.28) | $565.00 |
| 7210-000 - Legal & Professional | $0.00 | $125.00 | $125.00 | $0.00 | $1,125.00 | $1,125.00 | $1,500.00 |
| 7212-001 - Professional-Audit Fees | $0.00 | $291.67 | $291.67 | $3,500.00 | $2,625.03 | ($874.97) | $3,500.00 |
| 7310-002 - Taxes-Corp Annual | $0.00 | $5.10 | $5.10 | $61.25 | $45.90 | ($15.35) | $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 | $12,223.53 | $12,223.53 | $0.00 | $16,298.00 |
| 7510-000 - Admin Expenses-General | $168.31 | $108.33 | ($59.98) | $2,102.69 | $974.97 | ($1,127.72) | $1,300.00 |
| 7510-099 - Admin Expenses-45 Day Pre Lien | $0.00 | $8.33 | $8.33 | $100.00 | $74.97 | ($25.03) | $100.00 |
| 7810-000 - Uncollectible Assessments | $0.00 | $0.00 | $0.00 | $0.24 | $0.00 | ($0.24) | $0.00 |
| Total Administrative | $2,018.48 | $1,943.68 | ($74.80) | $21,717.71 | $17,493.12 | ($4,224.59) | $23,324.25 |
| Services & Utilities | | | | | | | |
| 8011-000 - ELW Community Association | $4,117.41 | $4,117.33 | ($0.08) | $37,056.69 | $37,055.97 | ($0.72) | $49,408.00 |
| 8110-000 - Repair & Maintenance-General | $3,025.00 | $916.67 | ($2,108.33) | $12,085.50 | $8,250.03 | ($3,835.47) | $11,000.00 |
| 8110-002 - R&M-Building | $0.00 | $416.67 | $416.67 | $440.00 | $3,750.03 | $3,310.03 | $5,000.00 |
| 8110-004 - R&M-Trees | $0.00 | $666.67 | $666.67 | $17,550.00 | $6,000.03 | ($11,549.97) | $8,000.00 |
| 8110-008 - R&M-Irrigation | $983.65 | $900.00 | ($83.65) | $8,795.55 | $8,100.00 | ($695.55) | $10,800.00 |
| 8210-001 - Grounds-Lawn Service | $3,989.19 | $3,872.33 | ($116.86) | $35,670.33 | $34,850.97 | ($819.36) | $46,468.00 |
| 8210-002 - Grounds-Ins/Weed/Fert | $546.93 | $530.42 | ($16.51) | $4,890.51 | $4,773.78 | ($116.73) | $6,365.00 |
| 8210-003 - Grounds-Plants/Sod | $0.00 | $833.33 | $833.33 | $225.00 | $7,499.97 | $7,274.97 | $10,000.00 |
| 8210-009 - Grounds-Irrigation Repairs | $1,293.46 | $833.33 | ($460.13) | $4,617.64 | $7,499.97 | $2,882.33 | $10,000.00 |
| 8410-003 - Pest Control-Sentricon | $0.00 | $833.33 | $833.33 | $0.00 | $7,499.97 | $7,499.97 | $10,000.00 |
| 8710-000 - Utilities-Electric-General | $597.14 | $833.33 | $236.19 | $6,775.50 | $7,499.97 | $724.47 | $10,000.00 |
| 8710-011 - Utilities-Refuse Removal | $1,782.00 | $1,888.92 | $106.92 | $16,038.00 | $17,000.28 | $962.28 | $22,667.00 |
| 8710-012 - Utilities-Cable TV | $7,291.83 | $7,303.17 | $11.34 | $67,397.98 | $65,728.53 | ($1,669.45) | $87,638.00 |
| Total Services & Utilities | $23,626.61 | $23,945.50 | $318.89 | $211,542.70 | $215,509.50 | $3,966.80 | $287,346.00 |
| **Total Expense** | $25,645.09 | $25,889.18 | $244.09 | $233,260.41 | $233,002.62 | ($257.79) | $310,670.25 |

## East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
## Budget Comparison Report
## 9/1/2026 - 9/30/2026

| | 9/1/2026 - 9/30/2026 | | | 1/1/2026 - 9/30/2026 | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| Operating Net Income | $247.04 | $0.01 | $247.03 | ($99.70) | $0.09 | ($99.79) | $0.00 |
| **Reserve Expense** | | | | | | | |
| Reserve Expense | | | | | | | |
| 9621-000 - Reserve Expense-Paving | $18,472.50 | $0.00 | ($18,472.50) | $24,420.00 | $0.00 | ($24,420.00) | $0.00 |
| 9628-000 - Reserve Expense-Def Maint | $16,049.43 | $0.00 | ($16,049.43) | $38,003.43 | $0.00 | ($38,003.43) | $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 | ($34,521.93) | $0.00 | $34,521.93 | ($160,394.43) | $0.00 | $160,394.43 | $0.00 |
| Total Reserve Expense | $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 | $247.04 | $0.01 | $247.03 | ($99.70) | $0.09 | ($99.79) | $0.00 |