

FLD
Balance Sheet
As of January 31, 2023

Accrual Basis

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	2,507.00
Total Operating Fund	2,507.00
Reserve Funds	
1102 · Evergreen Bank Money Market	66,338.09
1103 · Lisle Savings Bank MM	1,158.63
1105 · Fifth Third Bank MM	91,449.98
Total Reserve Funds	158,946.70
Total Checking/Savings	161,453.70
Accounts Receivable	
1160 · Accounts Receivable	88,232.16
Total Accounts Receivable	88,232.16
Other Current Assets	
1180 · Due from Operating Fund	12,967.00
1169 · Other a/r - Gas Charges	9,574.78
1161 · Allowance for Doubtful Accounts	-30,000.00
1170 · Prepaid Insurance	9,932.70
1179 · Income Tax Receivable	515.03
12000 · Undeposited Funds	-100.00
Total Other Current Assets	2,889.51
Total Current Assets	252,575.37
TOTAL ASSETS	252,575.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	29,542.71
Total Accounts Payable	29,542.71
Other Current Liabilities	
1280 · Due to Replacement Fund	12,967.00
1850 · Unrecorded Deposits	1,081.53
1205 · Prepaid Assessments	18,092.37
1207 · Security Deposits Rental Units	973.00
Total Other Current Liabilities	33,113.90
Total Current Liabilities	62,656.61
Total Liabilities	62,656.61

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Accrual Basis

	<u>Jan 31, 23</u>
Equity	
3000 · Homeowners Equity	114,486.87
3001 · Reserves	222,905.65
8001 · Capital - Electric Repairs	-11,623.89
8002 · Capital-Lake Shoreline Stabiliz	-127,031.50
8003 · Capital - Exterior Painting	-26,080.00
Net Income	17,261.63
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Total Equity	189,918.76
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TOTAL LIABILITIES & EQUITY	252,575.37
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FLD
Profit & Loss Budget Performance

Accrual Basis

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	45,872.39	45,872.49	(0.10)	45,872.39	45,872.49	(0.10)	550,469.90
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	10,787.28	10,787.25	0.03	129,447.00
4008 · Interest Income	29.13	16.67	12.46	29.13	16.67	12.46	200.00
4010 · Late Fees	800.00	500.00	300.00	800.00	500.00	300.00	6,000.00
4015 · Move- In fees Income	0.00	666.67	(666.67)	0.00	666.67	(666.67)	8,000.00
4020 · Gas Income	21,241.55	7,083.33	14,158.22	21,241.55	7,083.33	14,158.22	85,000.00
4025 · Miscellaneous Income	500.00	833.33	(333.33)	500.00	833.33	(333.33)	10,000.00
Total Income	79,230.35	65,759.74	13,470.61	79,230.35	65,759.74	13,470.61	789,116.90
Total Income	79,230.35	65,759.74	13,470.61	79,230.35	65,759.74	13,470.61	789,116.90
Gross Profit	79,230.35	65,759.74	13,470.61	79,230.35	65,759.74	13,470.61	789,116.90
Expense							
66900 · Reconciliation Items	(2,083.33)	0.00	(2,083.33)	(2,083.33)	0.00	(2,083.33)	0.00
Administrative Expense							
5085 · Legal Expense	750.00	166.67	583.33	750.00	166.67	583.33	2,000.00
5080 · Management Fees	2,083.33	2,250.00	(166.67)	2,083.33	2,250.00	(166.67)	27,000.00
5096 · Postage	423.70	141.67	282.03	423.70	141.67	282.03	1,700.00
5097 · Misc Administrative Expe...	644.68	239.83	404.85	644.68	239.83	404.85	2,878.00
5090 · Audit Expense	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Total Administrative Expense	3,901.71	2,798.17	1,103.54	3,901.71	2,798.17	1,103.54	36,578.00
Operating Expenses							
5082 · Insurance	2,974.81	3,691.83	(717.02)	2,974.81	3,691.83	(717.02)	44,302.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	10,787.28	10,787.25	0.03	129,447.00
Total Operating Expenses	13,762.09	14,479.08	(716.99)	13,762.09	14,479.08	(716.99)	173,749.00
Maintenance Expenses							
5000 · Landscape Contract	4,887.48	0.00	4,887.48	4,887.48	0.00	4,887.48	75,164.00
5003 · Snow Removal	0.00	2,000.00	(2,000.00)	0.00	2,000.00	(2,000.00)	10,000.00
5067 · Fire Alarm Monitoring	0.00	0.00	0.00	0.00	0.00	0.00	15,288.00
5066 · Fire Alarm Repairs	0.00	941.33	(941.33)	0.00	941.33	(941.33)	11,296.00
5062 · Electric Repairs	309.20	500.00	(190.80)	309.20	500.00	(190.80)	6,000.00
5063 · Plumbing Repairs	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00
5064 · Carpet Repairs/Cleaning	0.00	250.00	(250.00)	0.00	250.00	(250.00)	500.00
5065 · Janitorial Expense	2,677.00	2,882.25	(205.25)	2,677.00	2,882.25	(205.25)	34,587.00
5040 · Electric Expense	540.93	516.67	24.26	540.93	516.67	24.26	6,200.00
5041 · Gas Expense	23,029.55	7,083.33	15,946.22	23,029.55	7,083.33	15,946.22	85,000.00
5042 · Water/Sewer Expense	0.00	9,583.33	(9,583.33)	0.00	9,583.33	(9,583.33)	115,000.00
5045 · Scavenger Expense	1,000.95	2,412.33	(1,411.38)	1,000.95	2,412.33	(1,411.38)	28,948.00
5070 · General Repairs	960.81	2,015.50	(1,054.69)	960.81	2,015.50	(1,054.69)	24,186.00
5072 · Pest Control	2,800.00	0.00	2,800.00	2,800.00	0.00	2,800.00	4,100.00
5069 · Common Area Painting	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5074 · Special Projects	0.00	2,083.33	(2,083.33)	0.00	2,083.33	(2,083.33)	25,000.00
5100 · Storage Space	99.00	85.00	14.00	99.00	85.00	14.00	1,020.00
Total Maintenance Expenses	36,304.92	31,603.07	4,701.85	36,304.92	31,603.07	4,701.85	457,789.00
Reserve Funding Expense							
7000 · Reserve Funding	10,083.33	10,083.33	0.00	10,083.33	10,083.33	0.00	121,000.00
Total Reserve Funding Expense	10,083.33	10,083.33	0.00	10,083.33	10,083.33	0.00	121,000.00
Total Expense	61,968.72	58,963.65	3,005.07	61,968.72	58,963.65	3,005.07	789,116.00
Net Income	17,261.63	6,796.09	10,465.54	17,261.63	6,796.09	10,465.54	0.90