

FLD
Balance Sheet
As of January 31, 2024

Accrual Basis

	<u>Jan 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	46,901.35
Total Operating Fund	46,901.35
Reserve Funds	
1102 · Evergreen Bank Money Market	66,630.40
1103 · Lisle Savings Bank MM	1,165.57
1105 · Fifth Third Bank MM	56,786.38
Total Reserve Funds	124,582.35
Total Checking/Savings	171,483.70
Accounts Receivable	
1160 · Accounts Receivable	112,383.03
Total Accounts Receivable	112,383.03
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	286,756.24
TOTAL ASSETS	<u><u>286,756.24</u></u>

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Balance Sheet
As of January 31, 2024

Accrual Basis

	<u>Jan 31, 24</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	21,484.74
Total Accounts Payable	<u>21,484.74</u>
Other Current Liabilities	
1280 · Due to Replacement Fund	12,967.00
1850 · Unrecorded Deposits	1,081.53
1205 · Prepaid Assessments	33,755.82
1207 · Security Deposits Rental Units	973.00
Total Other Current Liabilities	<u>48,777.35</u>
Total Current Liabilities	<u>70,262.09</u>
Total Liabilities	70,262.09
Equity	
3000 · Homeowners Equity	172,206.94
3001 · Reserves	203,105.28
8001 · Capital - Electric Repairs	-11,623.89
8002 · Capital-Lake Shoreline Stabiliz	-127,031.50
8003 · Capital - Exterior Painting	-26,080.00
Net Income	5,917.32
Total Equity	<u>216,494.15</u>
TOTAL LIABILITIES & EQUITY	<u><u>286,756.24</u></u>

FLD
Profit & Loss Budget Performance

Accrual Basis

January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	48,153.16	48,470.12	(316.96)	48,153.16	48,470.12	(316.96)	581,641.40
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	28.97	29.17	(0.20)	28.97	29.17	(0.20)	350.00
4010 · Late Fees	650.00	500.00	150.00	650.00	500.00	150.00	6,000.00
4015 · Move- In fees Income	0.00	458.33	(458.33)	0.00	458.33	(458.33)	5,500.00
4020 · Gas Income	9,085.51	9,166.67	(81.16)	9,085.51	9,166.67	(81.16)	110,000.00
4025 · Miscellaneous Income	25.00	1,083.33	(1,058.33)	25.00	1,083.33	(1,058.33)	13,000.00
Total Income	68,729.92	70,494.87	(1,764.95)	68,729.92	70,494.87	(1,764.95)	845,938.40
Total Income	68,729.92	70,494.87	(1,764.95)	68,729.92	70,494.87	(1,764.95)	845,938.40
Gross Profit	68,729.92	70,494.87	(1,764.95)	68,729.92	70,494.87	(1,764.95)	845,938.40
Expense							
Administrative Expense							
5085 · Legal Expense	390.62	166.67	223.95	390.62	166.67	223.95	2,000.00
5080 · Management Fees	2,256.14	2,250.00	6.14	2,256.14	2,250.00	6.14	27,000.00
5096 · Postage	0.00	144.17	(144.17)	0.00	144.17	(144.17)	1,730.00
5097 · Misc Administrative Expense	784.30	226.75	557.55	784.30	226.75	557.55	2,721.00
5090 · Audit Expense	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Total Administrative Expense	3,431.06	2,787.59	643.47	3,431.06	2,787.59	643.47	37,451.00
Operating Expenses							
5082 · Insurance	3,418.14	4,491.00	(1,072.86)	3,418.14	4,491.00	(1,072.86)	53,892.00
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	14,205.42	15,278.25	(1,072.83)	14,205.42	15,278.25	(1,072.83)	183,339.00
Maintenance Expenses							
5000 · Landscape Contract	3,267.12	0.00	3,267.12	3,267.12	0.00	3,267.12	75,164.00
5003 · Snow Removal	0.00	2,500.00	(2,500.00)	0.00	2,500.00	(2,500.00)	10,000.00
5067 · Fire Alarm Monitoring	0.00	1,274.00	(1,274.00)	0.00	1,274.00	(1,274.00)	15,288.00
5066 · Fire Alarm Repairs	0.00	966.33	(966.33)	0.00	966.33	(966.33)	11,596.00
5062 · Electric Repairs	545.82	500.00	45.82	545.82	500.00	45.82	6,000.00
5063 · Plumbing Repairs	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	12,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00
5065 · Janitorial Expense	0.00	2,946.70	(2,946.70)	0.00	2,946.70	(2,946.70)	35,360.40
5040 · Electric Expense	503.58	516.67	(13.09)	503.58	516.67	(13.09)	6,200.00
5041 · Gas Expense	10,040.41	9,166.67	873.74	10,040.41	9,166.67	873.74	110,000.00
5042 · Water/Sewer Expense	15,121.31	8,750.00	6,371.31	15,121.31	8,750.00	6,371.31	105,000.00
5045 · Scavenger Expense	3,080.00	1,351.67	1,728.33	3,080.00	1,351.67	1,728.33	16,220.00
5070 · General Repairs	12,497.88	1,833.33	10,664.55	12,497.88	1,833.33	10,664.55	22,000.00
5072 · Pest Control	0.00	1,500.00	(1,500.00)	0.00	1,500.00	(1,500.00)	3,000.00
5069 · Common Area Painting	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5074 · Special Projects	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00
5100 · Storage Space	120.00	110.00	10.00	120.00	110.00	10.00	1,320.00
Total Maintenance Expenses	45,176.12	33,707.04	11,469.08	45,176.12	33,707.04	11,469.08	445,148.40

FLD
Profit & Loss Budget Performance

January 2024

Accrual Basis

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding Expense							
7000 - Reserve Funding	0.00	15,000.00	(15,000.00)	0.00	15,000.00	(15,000.00)	180,000.00
Total Reserve Funding Expense	0.00	15,000.00	(15,000.00)	0.00	15,000.00	(15,000.00)	180,000.00
Total Expense	62,812.60	66,772.88	(3,960.28)	62,812.60	66,772.88	(3,960.28)	845,938.40
Net Income	5,917.32	3,721.99	2,195.33	5,917.32	3,721.99	2,195.33	0.00