

**FLD**  
**Balance Sheet**  
As of February 28, 2022

Accrual Basis

	<u>Feb 28, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1104 · Fifth Third Checking	4,226.84
<b>Total Operating Fund</b>	4,226.84
<b>Reserve Funds</b>	
1102 · Evergreen Bank Money Market	66,124.01
1103 · Lisle Savings Bank MM	1,157.25
1105 · Fifth Third Bank MM	89,748.58
<b>Total Reserve Funds</b>	157,029.84
<b>Total Checking/Savings</b>	161,256.68
<b>Accounts Receivable</b>	
1160 · Accounts Receivable	82,935.35
<b>Total Accounts Receivable</b>	82,935.35
<b>Other Current Assets</b>	
12000 · Undeposited Funds	-100.00
<b>Total Other Current Assets</b>	-100.00
<b>Total Current Assets</b>	244,092.03
<b>Other Assets</b>	
1165 · A/R Equity/Com Ed	5,018.25
<b>Total Other Assets</b>	5,018.25
<b>TOTAL ASSETS</b>	<b><u><u>249,110.28</u></u></b>

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**Balance Sheet**  
As of February 28, 2022

Accrual Basis

	<u>Feb 28, 22</u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
1200 · Accounts Payable	1,395.00
<b>Total Accounts Payable</b>	<u>1,395.00</u>
<b>Other Current Liabilities</b>	
1205 · Prepaid Assessments	20,965.40
1207 · Security Deposits Rental Units	126.00
<b>Total Other Current Liabilities</b>	<u>21,091.40</u>
<b>Total Current Liabilities</b>	<u>22,486.40</u>
<b>Total Liabilities</b>	22,486.40
<b>Equity</b>	
3000 · Homeowners Equity	423,628.59
3001 · Reserves	-196,599.01
Net Income	-405.70
<b>Total Equity</b>	<u>226,623.88</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>249,110.28</u></u>

**FLD**  
**Profit & Loss Budget Performance**

February 2022

Accrual Basis

	Feb 22	Budget	\$ Over Budget	Jan - Feb 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
<b>Income</b>							
4000 · Monthly Assessments	45,024.33	45,024.33	0.00	90,048.66	90,048.70	(0.04)	540,292.00
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	21,574.56	21,574.50	0.06	129,447.00
4008 · Interest Income	7.92	25.00	(17.08)	16.69	50.00	(33.31)	300.00
4010 · Late Fees	575.00	500.00	75.00	1,225.00	1,000.00	225.00	6,000.00
4015 · Move- In fees Income	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
4020 · Gas Income	17,990.16	6,500.00	11,490.16	31,421.20	13,000.00	18,421.20	78,000.00
4025 · Miscellaneous Income	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
<b>Total Income</b>	<b>74,384.69</b>	<b>63,836.58</b>	<b>10,548.11</b>	<b>144,286.11</b>	<b>127,673.20</b>	<b>16,612.91</b>	<b>766,039.00</b>
<b>Total Income</b>	<b>74,384.69</b>	<b>63,836.58</b>	<b>10,548.11</b>	<b>144,286.11</b>	<b>127,673.20</b>	<b>16,612.91</b>	<b>766,039.00</b>
<b>Gross Profit</b>	<b>74,384.69</b>	<b>63,836.58</b>	<b>10,548.11</b>	<b>144,286.11</b>	<b>127,673.20</b>	<b>16,612.91</b>	<b>766,039.00</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
5085 · Legal Expense	500.00	166.67	333.33	500.00	333.30	166.70	2,000.00
5080 · Management Fees	2,083.33	2,188.75	(105.42)	4,166.66	4,377.50	(210.84)	26,265.00
5096 · Postage	11.62	68.75	(57.13)	131.22	137.50	(6.28)	825.00
5097 · Misc Administrative Expense	597.80	218.17	379.63	736.25	436.30	299.95	2,618.00
5090 · Audit Expense	0.00	0.00	0.00	2,374.97	3,000.00	(625.03)	3,000.00
<b>Total Administrative Expense</b>	<b>3,192.75</b>	<b>2,642.34</b>	<b>550.41</b>	<b>7,909.10</b>	<b>8,284.60</b>	<b>(375.50)</b>	<b>34,708.00</b>
<b>Operating Expenses</b>							
5082 · Insurance	0.00	3,078.58	(3,078.58)	5,075.20	6,157.20	(1,082.00)	36,943.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	21,574.56	21,574.50	0.06	129,447.00
<b>Total Operating Expenses</b>	<b>10,787.28</b>	<b>13,865.83</b>	<b>(3,078.55)</b>	<b>26,649.76</b>	<b>27,731.70</b>	<b>(1,081.94)</b>	<b>166,390.00</b>
<b>Maintenance Expenses</b>							
5000 · Landscape Contract	0.00	0.00	0.00	120.00	0.00	120.00	74,064.00
5003 · Snow Removal	3,217.00	1,600.00	1,617.00	6,692.00	3,200.00	3,492.00	8,000.00
5067 · Fire Alarm Monitoring	3,922.36	1,274.00	2,648.36	3,922.36	2,548.00	1,374.36	15,288.00
5066 · Fire Alarm Repairs	0.00	858.00	(858.00)	0.00	1,716.00	(1,716.00)	10,296.00
5062 · Electric Repairs	0.00	500.00	(500.00)	1,165.65	1,000.00	165.65	6,000.00
5063 · Plumbing Repairs	(1,033.92)	250.00	(1,283.92)	(1,033.92)	500.00	(1,533.92)	3,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.67	(41.67)	365.00	83.30	281.70	500.00
5065 · Janitorial Expense	2,550.00	2,660.42	(110.42)	5,740.00	5,320.80	419.20	31,925.00
5040 · Electric Expense	478.59	541.67	(63.08)	984.19	1,083.30	(99.11)	6,500.00
5041 · Gas Expense	22,324.22	6,500.00	15,824.22	40,302.55	13,000.00	27,302.55	78,000.00
5042 · Water/Sewer Expense	19,035.92	7,500.00	11,535.92	19,035.92	15,000.00	4,035.92	90,000.00
5045 · Scavenger Expense	1,128.45	2,395.67	(1,267.22)	2,216.90	4,791.30	(2,574.40)	28,748.00
5070 · General Repairs	43.30	1,932.50	(1,889.20)	452.30	3,865.00	(3,412.70)	23,190.00
5072 · Pest Control	0.00	341.67	(341.67)	0.00	683.30	(683.30)	4,100.00
5069 · Common Area Painting	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
5074 · Special Projects	0.00	333.33	(333.33)	0.00	666.70	(666.70)	4,000.00
5100 · Storage Space	85.00	69.17	15.83	170.00	138.30	31.70	830.00
<b>Total Maintenance Expenses</b>	<b>51,750.92</b>	<b>26,839.77</b>	<b>24,911.15</b>	<b>80,132.95</b>	<b>53,679.30</b>	<b>26,453.65</b>	<b>384,941.00</b>

**FLD**  
**Profit & Loss Budget Performance**  
February 2022

Accrual Basis

	Feb 22	Budget	\$ Over Budget	Jan - Feb 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Reserve Funding Expense</b>							
7000 - Reserve Funding	15,000.00	15,000.00	0.00	30,000.00	30,000.00	0.00	180,000.00
<b>Total Reserve Funding Expense</b>	15,000.00	15,000.00	0.00	30,000.00	30,000.00	0.00	180,000.00
<b>Total Expense</b>	80,730.95	58,347.94	22,383.01	144,691.81	119,695.60	24,996.21	766,039.00
<b>Net Income</b>	<b>(6,346.26)</b>	<b>5,488.64</b>	<b>(11,834.90)</b>	<b>(405.70)</b>	<b>7,977.60</b>	<b>(8,383.30)</b>	<b>0.00</b>