

FLD
Balance Sheet
As of March 31, 2023

Accrual Basis

	<u>Mar 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	12,323.26
Total Operating Fund	12,323.26
Reserve Funds	
1102 · Evergreen Bank Money Market	66,391.72
1103 · Lisle Savings Bank MM	1,159.75
1105 · Fifth Third Bank MM	111,621.88
Total Reserve Funds	179,173.35
Total Checking/Savings	191,496.61
Accounts Receivable	
1160 · Accounts Receivable	99,658.36
Total Accounts Receivable	99,658.36
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	294,044.48
TOTAL ASSETS	294,044.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	

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Balance Sheet
As of March 31, 2023

Accrual Basis

	<u>Mar 31, 23</u>
1200 · Accounts Payable	51,032.06
Total Accounts Payable	<u>51,032.06</u>
Other Current Liabilities	
1280 · Due to Replacement Fund	12,967.00
1850 · Unrecorded Deposits	1,081.53
1205 · Prepaid Assessments	20,169.82
1207 · Security Deposits Rental Units	973.00
Total Other Current Liabilities	<u>35,191.35</u>
Total Current Liabilities	<u>86,223.41</u>
Total Liabilities	86,223.41
Equity	
3000 · Homeowners Equity	114,486.87
3001 · Reserves	232,227.31
8001 · Capital - Electric Repairs	-11,623.89
8002 · Capital-Lake Shoreline Stabiliz	-127,031.50
8003 · Capital - Exterior Painting	-26,080.00
Net Income	25,842.28
Total Equity	<u>207,821.07</u>
TOTAL LIABILITIES & EQUITY	<u><u>294,044.48</u></u>

**FLD
Profit & Loss Budget Performance**

March 2023

Accrual Basis

	Mar 23	Budget	\$ Over Budget	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	45,872.39	45,872.49	(0.10)	137,617.17	137,617.47	(0.30)	550,469.90
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	32,361.84	32,361.75	0.09	129,447.00
4008 · Interest Income	29.36	16.67	12.69	89.12	50.01	39.11	200.00
4010 · Late Fees	550.00	500.00	50.00	1,675.00	1,500.00	175.00	6,000.00
4015 · Move- In fees Income	0.00	666.67	(666.67)	500.00	2,000.01	(1,500.01)	8,000.00
4020 · Gas Income	18,765.89	7,083.33	11,682.56	63,032.94	21,249.99	41,782.95	85,000.00
4025 · Miscellaneous Income	4,325.00	833.33	3,491.67	5,125.00	2,499.99	2,625.01	10,000.00
Total Income	80,329.92	65,759.74	14,570.18	240,401.07	197,279.22	43,121.85	789,116.90
Total Income	80,329.92	65,759.74	14,570.18	240,401.07	197,279.22	43,121.85	789,116.90
Gross Profit	80,329.92	65,759.74	14,570.18	240,401.07	197,279.22	43,121.85	789,116.90
Expense							
66900 · Reconciliation Items	0.00	0.00	0.00	(2,083.33)	0.00	(2,083.33)	0.00
Administrative Expense							
5085 · Legal Expense	2,085.00	166.67	1,918.33	3,335.00	500.01	2,834.99	2,000.00
5080 · Management Fees	2,256.14	2,250.00	6.14	6,595.61	6,750.00	(154.39)	27,000.00
5096 · Postage	0.00	141.67	(141.67)	489.71	425.01	64.70	1,700.00
5097 · Misc Administrative Expe...	42.55	239.83	(197.28)	1,130.78	719.49	411.29	2,878.00
5090 · Audit Expense	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Total Administrative Expense	4,383.69	2,798.17	1,585.52	11,551.10	8,394.51	3,156.59	36,578.00
Operating Expenses							
5082 · Insurance	5,956.76	3,691.83	2,264.93	8,931.57	11,075.49	(2,143.92)	44,302.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	32,361.84	32,361.75	0.09	129,447.00
Total Operating Expenses	16,744.04	14,479.08	2,264.96	41,293.41	43,437.24	(2,143.83)	173,749.00
Maintenance Expenses							
5000 · Landscape Contract	4,956.48	9,395.50	(4,439.02)	15,982.44	9,395.50	6,586.94	75,164.00
5003 · Snow Removal	0.00	2,000.00	(2,000.00)	0.00	6,000.00	(6,000.00)	10,000.00
5067 · Fire Alarm Monitoring	0.00	0.00	0.00	8,308.66	3,822.00	4,486.66	15,288.00
5066 · Fire Alarm Repairs	0.00	941.33	(941.33)	0.00	2,823.99	(2,823.99)	11,296.00
5062 · Electric Repairs	490.00	500.00	(10.00)	799.20	1,500.00	(700.80)	6,000.00
5063 · Plumbing Repairs	4,885.00	1,250.00	3,635.00	4,885.00	3,750.00	1,135.00	15,000.00
5064 · Carpet Repairs/Cleaning	0.00	0.00	0.00	0.00	250.00	(250.00)	500.00
5065 · Janitorial Expense	2,772.00	2,882.25	(110.25)	8,293.74	8,646.75	(353.01)	34,587.00
5040 · Electric Expense	356.74	516.67	(159.93)	1,303.93	1,550.01	(246.08)	6,200.00
5041 · Gas Expense	14,703.95	7,083.33	7,620.62	56,363.81	21,249.99	35,113.82	85,000.00
5042 · Water/Sewer Expense	12,755.27	9,583.33	3,171.94	23,413.26	28,749.99	(5,336.73)	115,000.00
5045 · Scavenger Expense	2,076.90	2,412.33	(335.43)	3,077.85	7,236.99	(4,159.14)	28,948.00
5070 · General Repairs	471.57	2,015.50	(1,543.93)	8,022.73	6,046.50	1,976.23	24,186.00
5072 · Pest Control	0.00	0.00	0.00	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	6,249.99	(6,249.99)	25,000.00

**FLD
Profit & Loss Budget Performance**

March 2023

Accrual Basis

	<u>Mar 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 23</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
5100 · Storage Space	99.00	85.00	14.00	297.00	255.00	42.00	1,020.00
Total Maintenance Expenses	43,566.91	40,748.57	2,818.34	133,547.62	107,526.71	26,020.91	457,789.00
Reserve Funding Expense							
7000 · Reserve Funding	10,083.33	10,083.33	0.00	30,249.99	30,249.99	0.00	121,000.00
Total Reserve Funding Expense	10,083.33	10,083.33	0.00	30,249.99	30,249.99	0.00	121,000.00
Total Expense	74,777.97	68,109.15	6,668.82	214,558.79	189,608.45	24,950.34	789,116.00
Net Income	5,551.95	(2,349.41)	7,901.36	25,842.28	7,670.77	18,171.51	0.90