

FLD
Balance Sheet
As of April 30, 2023

Accrual Basis

	<u>Apr 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	17,756.62
Total Operating Fund	17,756.62
Reserve Funds	
1102 · Evergreen Bank Money Market	66,419.00
1103 · Lisle Savings Bank MM	1,160.30
1105 · Fifth Third Bank MM	10,919.23
Total Reserve Funds	78,498.53
Total Checking/Savings	96,255.15
Accounts Receivable	
1160 · Accounts Receivable	105,333.72
Total Accounts Receivable	105,333.72
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	204,478.38
TOTAL ASSETS	204,478.38
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	

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	<u>Apr 30, 23</u>
1200 · Accounts Payable	22,415.09
Total Accounts Payable	22,415.09
Other Current Liabilities	
1280 · Due to Replacement Fund	12,967.00
1850 · Unrecorded Deposits	1,081.53
1205 · Prepaid Assessments	14,541.51
1207 · Security Deposits Rental Units	973.00
Total Other Current Liabilities	29,563.04
Total Current Liabilities	51,978.13
Total Liabilities	51,978.13
Equity	
3000 · Homeowners Equity	114,486.87
3001 · Reserves	142,403.31
8001 · Capital - Electric Repairs	-11,623.89
8002 · Capital-Lake Shoreline Stabiliz	-127,031.50
8003 · Capital - Exterior Painting	-26,080.00
Net Income	60,345.46
Total Equity	152,500.25
TOTAL LIABILITIES & EQUITY	<u>204,478.38</u>

FLD
Profit & Loss Budget Performance

Accrual Basis

April 2023

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	45,872.39	45,872.49	(0.10)	183,489.56	183,489.96	(0.40)	550,469.90
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	43,149.12	43,149.00	0.12	129,447.00
4008 · Interest Income	24.18	16.67	7.51	113.30	66.68	46.62	200.00
4010 · Late Fees	750.00	500.00	250.00	2,425.00	2,000.00	425.00	6,000.00
4015 · Move- In fees Income	500.00	666.67	(166.67)	1,000.00	2,666.68	(1,666.68)	8,000.00
4020 · Gas Income	14,715.68	7,083.33	7,632.35	77,748.62	28,333.32	49,415.30	85,000.00
4025 · Miscellaneous Income	0.00	833.33	(833.33)	5,125.00	3,333.32	1,791.68	10,000.00
Total Income	72,649.53	65,759.74	6,889.79	313,050.60	263,038.96	50,011.64	789,116.90
Total Income	72,649.53	65,759.74	6,889.79	313,050.60	263,038.96	50,011.64	789,116.90
Gross Profit	72,649.53	65,759.74	6,889.79	313,050.60	263,038.96	50,011.64	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	500.00	166.67	333.33	3,835.00	666.68	3,168.32	2,000.00
5080 · Management Fees	2,256.14	2,250.00	6.14	8,851.75	9,000.00	(148.25)	27,000.00
5096 · Postage	0.00	141.67	(141.67)	489.71	566.68	(76.97)	1,700.00
5097 · Misc Administrative Expense	211.18	239.83	(28.65)	1,341.96	959.32	382.64	2,878.00
5090 · Audit Expense	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Total Administrative Expense	2,967.32	2,798.17	169.15	14,518.42	11,192.68	3,325.74	36,578.00
Operating Expenses							
5082 · Insurance	0.00	3,691.83	(3,691.83)	8,931.57	14,767.32	(5,835.75)	44,302.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	43,149.12	43,149.00	0.12	129,447.00
Total Operating Expenses	10,787.28	14,479.08	(3,691.80)	52,080.69	57,916.32	(5,835.63)	173,749.00
Maintenance Expenses							
5000 · Landscape Contract	1,444.48	9,395.50	(7,951.02)	17,426.92	18,791.00	(1,364.08)	75,164.00
5003 · Snow Removal	2,653.00	0.00	2,653.00	2,653.00	6,000.00	(3,347.00)	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	3,765.32	(3,765.32)	11,296.00
5062 · Electric Repairs	0.00	500.00	(500.00)	799.20	2,000.00	(1,200.80)	6,000.00
5063 · Plumbing Repairs	1,255.00	1,250.00	5.00	6,140.00	5,000.00	1,140.00	15,000.00
5064 · Carpet Repairs/Cleaning	0.00	0.00	0.00	0.00	250.00	(250.00)	500.00
5065 · Janitorial Expense	3,247.00	2,882.25	364.75	11,540.74	11,529.00	11.74	34,587.00
5040 · Electric Expense	424.55	516.67	(92.12)	1,728.48	2,066.68	(338.20)	6,200.00
5041 · Gas Expense	10,473.89	7,083.33	3,390.56	66,837.70	28,333.32	38,504.38	85,000.00
5042 · Water/Sewer Expense	3,671.03	9,583.33	(5,912.30)	27,084.29	38,333.32	(11,249.03)	115,000.00
5045 · Scavenger Expense	1,088.45	2,412.33	(1,323.88)	4,166.30	9,649.32	(5,483.02)	28,948.00
5070 · General Repairs	35.35	2,015.50	(1,980.15)	8,058.08	8,062.00	(3.92)	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	8,333.32	(8,333.32)	25,000.00
5100 · Storage Space	99.00	85.00	14.00	396.00	340.00	56.00	1,020.00
Total Maintenance Expenses	24,391.75	38,748.57	(14,356.82)	157,939.37	146,275.28	11,664.09	457,789.00
Reserve Funding Expense							
7000 · Reserve Funding	0.00	10,083.33	(10,083.33)	30,249.99	40,333.32	(10,083.33)	121,000.00

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Total Reserve Funding Expense	0.00	10,083.33	(10,083.33)	30,249.99	40,333.32	(10,083.33)	121,000.00
Total Expense	38,146.35	66,109.15	(27,962.80)	252,705.14	255,717.60	(3,012.46)	789,116.00
Net Income	34,503.18	(349.41)	34,852.59	60,345.46	7,321.36	53,024.10	0.90