

FLD
Balance Sheet
As of May 31, 2023

Accrual Basis

	<u>May 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	95,279.03
Total Operating Fund	95,279.03
Reserve Funds	
1102 · Evergreen Bank Money Market	66,447.20
1103 · Lisle Savings Bank MM	1,160.91
1105 · Fifth Third Bank MM	56,785.37
Total Reserve Funds	124,393.48
Total Checking/Savings	219,672.51
Accounts Receivable	
1160 · Accounts Receivable	107,683.43
Total Accounts Receivable	107,683.43
Other Current Assets	
1180 · Due from Operating Fund	12,967.00
1169 · Other a/r - Gas Charges	9,574.78
1161 · Allowance for Doubtful Accou...	-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	330,245.45
TOTAL ASSETS	330,245.45

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Balance Sheet
As of May 31, 2023

Accrual Basis

	<u>May 31, 23</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	126,569.74
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Total Accounts Payable	126,569.74
Other Current Liabilities	
1280 · Due to Replacement Fund	12,967.00
1850 · Unrecorded Deposits	1,081.53
1205 · Prepaid Assessments	16,441.16
1207 · Security Deposits Rental Units	973.00
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Total Other Current Liabilities	31,462.69
Total Current Liabilities	158,032.43
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Total Liabilities	158,032.43
Equity	
3000 · Homeowners Equity	114,486.87
3001 · Reserves	162,569.97
8001 · Capital - Electric Repairs	-11,623.89
8002 · Capital-Lake Shoreline Stabiliz	-127,031.50
8003 · Capital - Exterior Painting	-26,080.00
Net Income	59,891.57
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Total Equity	172,213.02
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TOTAL LIABILITIES & EQUITY	330,245.45
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FLD
Profit & Loss Budget Performance
May 2023

Accrual Basis

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	45,872.39	45,872.49	(0.10)	229,361.95	229,362.45	(0.50)	550,469.90
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	53,936.40	53,936.25	0.15	129,447.00
4008 · Interest Income	29.29	16.67	12.62	142.59	83.35	59.24	200.00
4010 · Late Fees	550.00	500.00	50.00	2,975.00	2,500.00	475.00	6,000.00
4015 · Move- In fees Income	1,500.00	666.67	833.33	2,500.00	3,333.35	(833.35)	8,000.00
4020 · Gas Income	10,729.28	7,083.33	3,645.95	88,477.90	35,416.65	53,061.25	85,000.00
4025 · Miscellaneous Income	1,250.00	833.33	416.67	6,375.20	4,166.65	2,208.55	10,000.00
Total Income	70,718.24	65,759.74	4,958.50	383,769.04	328,798.70	54,970.34	789,116.90
Total Income	70,718.24	65,759.74	4,958.50	383,769.04	328,798.70	54,970.34	789,116.90
Gross Profit	70,718.24	65,759.74	4,958.50	383,769.04	328,798.70	54,970.34	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	4,335.00	833.35	3,501.65	2,000.00
5080 · Management Fees	2,256.14	2,250.00	6.14	11,107.89	11,250.00	(142.11)	27,000.00
5096 · Postage	0.00	141.67	(141.67)	489.71	708.35	(218.64)	1,700.00
5097 · Misc Administrative Expense	161.15	239.83	(78.68)	1,503.11	1,199.15	303.96	2,878.00
5090 · Audit Expense	0.00	3,000.00	(3,000.00)	0.00	3,000.00	(3,000.00)	3,000.00
Total Administrative Expense	2,917.29	5,798.17	(2,880.88)	17,435.71	16,990.85	444.86	36,578.00
Operating Expenses							
5082 · Insurance	3,028.38	3,691.83	(663.45)	11,959.95	18,459.15	(6,499.20)	44,302.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	53,936.40	53,936.25	0.15	129,447.00
Total Operating Expenses	13,815.66	14,479.08	(663.42)	65,896.35	72,395.40	(6,499.05)	173,749.00
Maintenance Expenses							
5000 · Landscape Contract	4,381.48	9,395.50	(5,014.02)	21,808.40	28,186.50	(6,378.10)	75,164.00
5003 · Snow Removal	0.00	0.00	0.00	2,653.00	6,000.00	(3,347.00)	10,000.00
5067 · Fire Alarm Monitoring	4,057.18	3,822.00	235.18	12,365.84	7,644.00	4,721.84	15,288.00
5066 · Fire Alarm Repairs	0.00	941.33	(941.33)	0.00	4,706.65	(4,706.65)	11,296.00
5062 · Electric Repairs	0.00	500.00	(500.00)	799.20	2,500.00	(1,700.80)	6,000.00
5063 · Plumbing Repairs	465.00	1,250.00	(785.00)	6,605.00	6,250.00	355.00	15,000.00
5064 · Carpet Repairs/Cleaning	0.00	250.00	(250.00)	0.00	500.00	(500.00)	500.00
5065 · Janitorial Expense	3,021.00	2,882.25	138.75	14,561.74	14,411.25	150.49	34,587.00
5040 · Electric Expense	835.49	516.67	318.82	2,563.97	2,583.35	(19.38)	6,200.00
5041 · Gas Expense	6,350.01	7,083.33	(733.32)	73,187.71	35,416.65	37,771.06	85,000.00
5042 · Water/Sewer Expense	13,537.61	9,583.33	3,954.28	40,621.90	47,916.65	(7,294.75)	115,000.00
5045 · Scavenger Expense	1,525.95	2,412.33	(886.38)	5,692.25	12,061.65	(6,369.40)	28,948.00
5070 · General Repairs	0.00	2,015.50	(2,015.50)	8,058.08	10,077.50	(2,019.42)	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	10,416.65	(10,416.65)	25,000.00
5100 · Storage Space	99.00	85.00	14.00	495.00	425.00	70.00	1,020.00
Total Maintenance Expenses	34,272.72	42,820.57	(8,547.85)	192,212.09	189,095.85	3,116.24	457,789.00

FLD
Profit & Loss Budget Performance
 May 2023

Accrual Basis

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding Expense							
7000 - Reserve Funding	20,166.66	10,083.33	10,083.33	50,416.65	50,416.65	0.00	121,000.00
Total Reserve Funding Expense	20,166.66	10,083.33	10,083.33	50,416.65	50,416.65	0.00	121,000.00
Total Expense	71,172.33	73,181.15	(2,008.82)	323,877.47	328,898.75	(5,021.28)	789,116.00
Net Income	(454.09)	(7,421.41)	6,967.32	59,891.57	(100.05)	59,991.62	0.90