

**FLD**  
**Balance Sheet**  
As of June 30, 2023

Accrual Basis

|  | <u>Jun 30, 23</u>        |
|--|--------------------------|
| <b>ASSETS</b>                          |                          |
| <b>Current Assets</b>                  |                          |
| <b>Checking/Savings</b>                |                          |
| <b>Operating Fund</b>                  |                          |
| 1104 · Fifth Third Checking            | 4,096.25                 |
| <b>Total Operating Fund</b>            | 4,096.25                 |
| <b>Reserve Funds</b>                   |                          |
| 1102 · Evergreen Bank Money Market     | 66,469.51                |
| 1103 · Lisle Savings Bank MM           | 1,161.48                 |
| 1105 · Fifth Third Bank MM             | 66,868.79                |
| <b>Total Reserve Funds</b>             | 134,499.78               |
| <b>Total Checking/Savings</b>          | 138,596.03               |
| <b>Accounts Receivable</b>             |                          |
| 1160 · Accounts Receivable             | 111,750.71               |
| <b>Total Accounts Receivable</b>       | 111,750.71               |
| <b>Other Current Assets</b>            |                          |
| 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                  |
| <b>Total Other Current Assets</b>      | 2,889.51                 |
| <b>Total Current Assets</b>            | 253,236.25               |
| <b>TOTAL ASSETS</b>                    | <b><u>253,236.25</u></b> |

**FLD**  
**Balance Sheet**  
As of June 30, 2023

Accrual Basis

|  | <u>Jun 30, 23</u> |
|--|-------------------|
| <b>LIABILITIES &amp; EQUITY</b>        |                   |
| <b>Liabilities</b>                     |                   |
| <b>Current Liabilities</b>             |                   |
| <b>Accounts Payable</b>                |                   |
| 1200 · Accounts Payable                | 30,721.32         |
|  | <hr/>             |
| <b>Total Accounts Payable</b>          | 30,721.32         |
|  |                   |
| <b>Other Current Liabilities</b>       |                   |
| 1280 · Due to Replacement Fund         | 12,967.00         |
| 1850 · Unrecorded Deposits             | 1,081.53          |
| 1205 · Prepaid Assessments             | 20,925.68         |
| 1207 · Security Deposits Rental Units  | 973.00            |
|  | <hr/>             |
| <b>Total Other Current Liabilities</b> | 35,947.21         |
|  |                   |
| <b>Total Current Liabilities</b>       | 66,668.53         |
|  | <hr/>             |
| <b>Total Liabilities</b>               | 66,668.53         |
|  |                   |
| <b>Equity</b>                          |                   |
| 3000 · Homeowners Equity               | 114,486.87        |
| 3001 · Reserves                        | 172,653.30        |
| 8001 · Capital - Electric Repairs      | -11,623.89        |
| 8002 · Capital-Lake Shoreline Stabiliz | -127,031.50       |
| 8003 · Capital - Exterior Painting     | -26,080.00        |
| Net Income                             | 64,162.94         |
|  | <hr/>             |
| <b>Total Equity</b>                    | 186,567.72        |
|  | <hr/>             |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>253,236.25</b> |
|  | <hr/> <hr/>       |

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

June 2023

Accrual Basis

|                                     | Jun 23           | Budget           | \$ Over Budget     | Jan - Jun 23      | YTD Budget        | \$ Over Budget     | Annual Budget     |
|-------------------------------------|------------------|------------------|--------------------|-------------------|-------------------|--------------------|-------------------|
| <b>Income</b>                       |                  |                  |                    |                   |                   |                    |                   |
| <b>Income</b>                       |                  |                  |                    |                   |                   |                    |                   |
| 4000 · Monthly Assessments          | 45,872.39        | 45,872.49        | (0.10)             | 275,234.34        | 275,234.94        | (0.60)             | 550,469.90        |
| 4002 · HOA Assessment Income        | 10,787.28        | 10,787.25        | 0.03               | 64,723.68         | 64,723.50         | 0.18               | 129,447.00        |
| 4008 · Interest Income              | 27.97            | 16.67            | 11.30              | 170.56            | 100.02            | 70.54              | 200.00            |
| 4010 · Late Fees                    | 600.00           | 500.00           | 100.00             | 3,575.00          | 3,000.00          | 575.00             | 6,000.00          |
| 4015 · Move- In fees Income         | 250.00           | 666.67           | (416.67)           | 2,750.00          | 4,000.02          | (1,250.02)         | 8,000.00          |
| 4020 · Gas Income                   | 6,361.67         | 7,083.33         | (721.66)           | 94,839.57         | 42,499.98         | 52,339.59          | 85,000.00         |
| 4025 · Miscellaneous Income         | 2,300.00         | 833.33           | 1,466.67           | 8,675.20          | 4,999.98          | 3,675.22           | 10,000.00         |
| <b>Total Income</b>                 | <b>66,199.31</b> | <b>65,759.74</b> | <b>439.57</b>      | <b>449,968.35</b> | <b>394,558.44</b> | <b>55,409.91</b>   | <b>789,116.90</b> |
| <b>Total Income</b>                 | <b>66,199.31</b> | <b>65,759.74</b> | <b>439.57</b>      | <b>449,968.35</b> | <b>394,558.44</b> | <b>55,409.91</b>   | <b>789,116.90</b> |
| <b>Gross Profit</b>                 | <b>66,199.31</b> | <b>65,759.74</b> | <b>439.57</b>      | <b>449,968.35</b> | <b>394,558.44</b> | <b>55,409.91</b>   | <b>789,116.90</b> |
| <b>Expense</b>                      |                  |                  |                    |                   |                   |                    |                   |
| 66900 · Reconciliation Items        | 0.00             | 0.00             | 0.00               | (2,083.33)        | 0.00              | (2,083.33)         | 0.00              |
| <b>Administrative Expense</b>       |                  |                  |                    |                   |                   |                    |                   |
| 5085 · Legal Expense                | 500.00           | 166.67           | 333.33             | 4,835.00          | 1,000.02          | 3,834.98           | 2,000.00          |
| 5080 · Management Fees              | 2,256.14         | 2,250.00         | 6.14               | 13,364.03         | 13,500.00         | (135.97)           | 27,000.00         |
| 5096 · Postage                      | 413.28           | 141.67           | 271.61             | 902.99            | 850.02            | 52.97              | 1,700.00          |
| 5097 · Misc Administrative Expense  | 151.25           | 239.83           | (88.58)            | 1,654.36          | 1,438.98          | 215.38             | 2,878.00          |
| 5090 · Audit Expense                | 0.00             | 0.00             | 0.00               | 0.00              | 3,000.00          | (3,000.00)         | 3,000.00          |
| <b>Total Administrative Expense</b> | <b>3,320.67</b>  | <b>2,798.17</b>  | <b>522.50</b>      | <b>20,756.38</b>  | <b>19,789.02</b>  | <b>967.36</b>      | <b>36,578.00</b>  |
| <b>Operating Expenses</b>           |                  |                  |                    |                   |                   |                    |                   |
| 5082 · Insurance                    | 13,204.66        | 3,691.83         | 9,512.83           | 25,164.61         | 22,150.98         | 3,013.63           | 44,302.00         |
| 8000 · HOA Dues                     | 10,787.28        | 10,787.25        | 0.03               | 64,723.68         | 64,723.50         | 0.18               | 129,447.00        |
| <b>Total Operating Expenses</b>     | <b>23,991.94</b> | <b>14,479.08</b> | <b>9,512.86</b>    | <b>89,888.29</b>  | <b>86,874.48</b>  | <b>3,013.81</b>    | <b>173,749.00</b> |
| <b>Maintenance Expenses</b>         |                  |                  |                    |                   |                   |                    |                   |
| 5000 · Landscape Contract           | 4,214.48         | 9,395.50         | (5,181.02)         | 26,022.88         | 37,582.00         | (11,559.12)        | 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        | 0.00             | 0.00             | 0.00               | 12,365.84         | 7,644.00          | 4,721.84           | 15,288.00         |
| 5066 · Fire Alarm Repairs           | 110.00           | 941.33           | (831.33)           | 110.00            | 5,647.98          | (5,537.98)         | 11,296.00         |
| 5062 · Electric Repairs             | 0.00             | 500.00           | (500.00)           | 799.20            | 3,000.00          | (2,200.80)         | 6,000.00          |
| 5063 · Plumbing Repairs             | 0.00             | 1,250.00         | (1,250.00)         | 6,605.00          | 7,500.00          | (895.00)           | 15,000.00         |
| 5064 · Carpet Repairs/Cleaning      | 0.00             | 0.00             | 0.00               | 0.00              | 500.00            | (500.00)           | 500.00            |
| 5065 · Janitorial Expense           | 0.00             | 2,882.25         | (2,882.25)         | 14,561.74         | 17,293.50         | (2,731.76)         | 34,587.00         |
| 5040 · Electric Expense             | 67.75            | 516.67           | (448.92)           | 2,631.72          | 3,100.02          | (468.30)           | 6,200.00          |
| 5041 · Gas Expense                  | 2,896.03         | 7,083.33         | (4,187.30)         | 76,083.74         | 42,499.98         | 33,583.76          | 85,000.00         |
| 5042 · Water/Sewer Expense          | 11,387.94        | 9,583.33         | 1,804.61           | 52,009.84         | 57,499.98         | (5,490.14)         | 115,000.00        |
| 5045 · Scavenger Expense            | 2,038.45         | 2,412.33         | (373.88)           | 7,730.70          | 14,473.98         | (6,743.28)         | 28,948.00         |
| 5070 · General Repairs              | 3,718.35         | 2,015.50         | 1,702.85           | 11,776.43         | 12,093.00         | (316.57)           | 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             | 500.00           | (500.00)           | 0.00              | 500.00            | (500.00)           | 500.00            |
| 5074 · Special Projects             | 0.00             | 2,083.33         | (2,083.33)         | 0.00              | 12,499.98         | (12,499.98)        | 25,000.00         |
| 5100 · Storage Space                | 99.00            | 85.00            | 14.00              | 594.00            | 510.00            | 84.00              | 1,020.00          |
| <b>Total Maintenance Expenses</b>   | <b>24,532.00</b> | <b>39,248.57</b> | <b>(14,716.57)</b> | <b>216,744.09</b> | <b>228,344.42</b> | <b>(11,600.33)</b> | <b>457,789.00</b> |

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

June 2023

Accrual Basis

|                                      | Jun 23          | Budget          | \$ Over Budget  | Jan - Jun 23     | YTD Budget      | \$ Over Budget   | Annual Budget |
|--------------------------------------|-----------------|-----------------|-----------------|------------------|-----------------|------------------|---------------|
| <b>Reserve Funding Expense</b>       |                 |                 |                 |                  |                 |                  |               |
| <b>7000 - Reserve Funding</b>        | 10,083.33       | 10,083.33       | 0.00            | 60,499.98        | 60,499.98       | 0.00             | 121,000.00    |
| <b>Total Reserve Funding Expense</b> | 10,083.33       | 10,083.33       | 0.00            | 60,499.98        | 60,499.98       | 0.00             | 121,000.00    |
| <b>Total Expense</b>                 | 61,927.94       | 66,609.15       | (4,681.21)      | 385,805.41       | 395,507.90      | (9,702.49)       | 789,116.00    |
| <b>Net Income</b>                    | <b>4,271.37</b> | <b>(849.41)</b> | <b>5,120.78</b> | <b>64,162.94</b> | <b>(949.46)</b> | <b>65,112.40</b> | <b>0.90</b>   |