

FLD
Balance Sheet
As of July 31, 2023

Accrual Basis

	<u>Jul 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	10,584.63
Total Operating Fund	<u>10,584.63</u>
Reserve Funds	
1102 · Evergreen Bank Money Market	66,492.74
1103 · Lisle Savings Bank MM	1,162.07
1105 · Fifth Third Bank MM	<u>76,952.21</u>
Total Reserve Funds	<u>144,607.02</u>
Total Checking/Savings	155,191.65
Accounts Receivable	
1160 · Accounts Receivable	<u>112,376.38</u>
Total Accounts Receivable	112,376.38
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	<u>-100.00</u>
Total Other Current Assets	<u>2,889.51</u>
Total Current Assets	<u>270,457.54</u>
TOTAL ASSETS	<u><u>270,457.54</u></u>

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Balance Sheet
As of July 31, 2023

Accrual Basis

	<u>Jul 31, 23</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	22,379.74
	<u>22,379.74</u>
Total Accounts Payable	22,379.74
Other Current Liabilities	
1280 · Due to Replacement Fund	12,967.00
1850 · Unrecorded Deposits	1,081.53
1205 · Prepaid Assessments	23,799.21
1207 · Security Deposits Rental Units	973.00
	<u>38,820.74</u>
Total Other Current Liabilities	38,820.74
Total Current Liabilities	<u>61,200.48</u>
Total Liabilities	61,200.48
Equity	
3000 · Homeowners Equity	114,486.87
3001 · Reserves	182,736.63
8001 · Capital - Electric Repairs	-11,623.89
8002 · Capital-Lake Shoreline Stabiliz	-127,031.50
8003 · Capital - Exterior Painting	-26,080.00
Net Income	76,768.95
	<u>209,257.06</u>
Total Equity	209,257.06
TOTAL LIABILITIES & EQUITY	<u><u>270,457.54</u></u>

FLD
Profit & Loss Budget Performance

July 2023

Accrual Basis

	Jul 23	Budget	\$ Over Budget	Jan - Jul 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	45,872.39	45,872.49	(0.10)	321,106.73	321,107.43	(0.70)	550,469.90
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	75,510.96	75,510.75	0.21	129,447.00
4008 · Interest Income	28.91	16.67	12.24	199.47	116.69	82.78	200.00
4010 · Late Fees	750.00	500.00	250.00	4,325.00	3,500.00	825.00	6,000.00
4015 · Move- In fees Income	500.00	666.67	(166.67)	3,250.00	4,666.69	(1,416.69)	8,000.00
4020 · Gas Income	2,907.75	7,083.33	(4,175.58)	97,747.32	49,583.31	48,164.01	85,000.00
4025 · Miscellaneous Income	(149.10)	833.33	(982.43)	8,526.10	5,833.31	2,692.79	10,000.00
Total Income	60,697.23	65,759.74	(5,062.51)	510,665.58	460,318.18	50,347.40	789,116.90
Total Income	60,697.23	65,759.74	(5,062.51)	510,665.58	460,318.18	50,347.40	789,116.90
Gross Profit	60,697.23	65,759.74	(5,062.51)	510,665.58	460,318.18	50,347.40	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	5,335.00	1,166.69	4,168.31	2,000.00
5080 · Management Fees	2,256.14	2,250.00	6.14	15,620.17	15,750.00	(129.83)	27,000.00
5096 · Postage	0.00	141.67	(141.67)	902.99	991.69	(88.70)	1,700.00
5097 · Misc Administrative Expense	56.25	239.83	(183.58)	1,710.61	1,678.81	31.80	2,878.00
5090 · Audit Expense	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00
Total Administrative Expense	2,812.39	2,798.17	14.22	23,568.77	22,587.19	981.58	36,578.00
Operating Expenses							
5082 · Insurance	(30.00)	3,691.83	(3,721.83)	25,134.61	25,842.81	(708.20)	44,302.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	75,510.96	75,510.75	0.21	129,447.00
Total Operating Expenses	10,757.28	14,479.08	(3,721.80)	100,645.57	101,353.56	(707.99)	173,749.00
Maintenance Expenses							
5000 · Landscape Contract	5,480.48	9,395.50	(3,915.02)	31,503.36	46,977.50	(15,474.14)	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	0.00	941.33	(941.33)	110.00	6,589.31	(6,479.31)	11,296.00
5062 · Electric Repairs	344.90	500.00	(155.10)	1,144.10	3,500.00	(2,355.90)	6,000.00
5063 · Plumbing Repairs	0.00	1,250.00	(1,250.00)	6,605.00	8,750.00	(2,145.00)	15,000.00
5064 · Carpet Repairs/Cleaning	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00
5065 · Janitorial Expense	5,542.40	2,882.25	2,660.15	20,104.14	20,175.75	(71.61)	34,587.00
5040 · Electric Expense	534.97	516.67	18.30	3,166.69	3,616.69	(450.00)	6,200.00
5041 · Gas Expense	2,426.30	7,083.33	(4,657.03)	78,510.04	49,583.31	28,926.73	85,000.00
5042 · Water/Sewer Expense	7,249.52	9,583.33	(2,333.81)	59,259.36	67,083.31	(7,823.95)	115,000.00
5045 · Scavenger Expense	1,805.00	2,412.33	(607.33)	9,535.70	16,886.31	(7,350.61)	28,948.00
5070 · General Repairs	955.65	2,015.50	(1,059.85)	12,732.08	14,108.50	(1,376.42)	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	500.00	(500.00)	500.00
5074 · Special Projects	0.00	2,083.33	(2,083.33)	0.00	14,583.31	(14,583.31)	25,000.00
5100 · Storage Space	99.00	85.00	14.00	693.00	595.00	98.00	1,020.00
Total Maintenance Expenses	24,438.22	38,748.57	(14,310.35)	241,182.31	267,092.99	(25,910.68)	457,789.00

FLD
Profit & Loss Budget Performance
 July 2023

Accrual Basis

	<u>Jul 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 23</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Reserve Funding Expense							
7000 - Reserve Funding	10,083.33	10,083.33	0.00	70,583.31	70,583.31	0.00	121,000.00
Total Reserve Funding Expense	10,083.33	10,083.33	0.00	70,583.31	70,583.31	0.00	121,000.00
Total Expense	48,091.22	66,109.15	(18,017.93)	433,896.63	461,617.05	(27,720.42)	789,116.00
Net Income	12,606.01	(349.41)	12,955.42	76,768.95	(1,298.87)	78,067.82	0.90