

FLD
Balance Sheet
As of August 31, 2023

Accrual Basis

	<u>Aug 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	11,975.94
Total Operating Fund	11,975.94
Reserve Funds	
1102 · Evergreen Bank Money Market	66,515.98
1103 · Lisle Savings Bank MM	1,162.66
1105 · Fifth Third Bank MM	87,035.63
Total Reserve Funds	154,714.27
Total Checking/Savings	166,690.21
Accounts Receivable	
1160 · Accounts Receivable	110,538.09
Total Accounts Receivable	110,538.09
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	280,117.81
TOTAL ASSETS	280,117.81

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Balance Sheet
As of August 31, 2023

Accrual Basis

	<u>Aug 31, 23</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	31,095.35
	<u>31,095.35</u>
Total Accounts Payable	31,095.35
Other Current Liabilities	
1280 · Due to Replacement Fund	12,967.00
1850 · Unrecorded Deposits	1,081.53
1205 · Prepaid Assessments	29,609.14
1207 · Security Deposits Rental Units	973.00
	<u>44,630.67</u>
Total Other Current Liabilities	44,630.67
Total Current Liabilities	<u>75,726.02</u>
Total Liabilities	75,726.02
Equity	
3000 · Homeowners Equity	128,401.29
3001 · Reserves	192,819.96
8001 · Capital - Electric Repairs	-11,623.89
8002 · Capital-Lake Shoreline Stabiliz	-127,031.50
8003 · Capital - Exterior Painting	-26,080.00
Net Income	47,905.93
	<u>204,391.79</u>
Total Equity	204,391.79
TOTAL LIABILITIES & EQUITY	<u><u>280,117.81</u></u>

FLD
Profit & Loss Budget Performance

August 2023

Accrual Basis

	Aug 23	Budget	\$ Over Budget	Jan - Aug 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	45,872.39	45,872.49	(0.10)	366,979.12	366,979.92	(0.80)	550,469.90
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	86,298.24	86,298.00	0.24	129,447.00
4008 · Interest Income	28.92	16.67	12.25	228.39	133.36	95.03	200.00
4010 · Late Fees	650.00	500.00	150.00	4,975.00	4,000.00	975.00	6,000.00
4015 · Move- In fees Income	500.00	666.67	(166.67)	3,750.00	5,333.36	(1,583.36)	8,000.00
4020 · Gas Income	2,438.09	7,083.33	(4,645.24)	100,185.41	56,666.64	43,518.77	85,000.00
4025 · Miscellaneous Income	850.00	833.33	16.67	9,376.10	6,666.64	2,709.46	10,000.00
Total Income	61,126.68	65,759.74	(4,633.06)	571,792.26	526,077.92	45,714.34	789,116.90
Total Income	61,126.68	65,759.74	(4,633.06)	571,792.26	526,077.92	45,714.34	789,116.90
Gross Profit	61,126.68	65,759.74	(4,633.06)	571,792.26	526,077.92	45,714.34	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	5,835.00	1,333.36	4,501.64	2,000.00
5080 · Management Fees	2,256.14	2,250.00	6.14	17,876.31	18,000.00	(123.69)	27,000.00
5096 · Postage	471.41	141.67	329.74	1,374.40	1,133.36	241.04	1,700.00
5097 · Misc Administrative Expense	105.80	239.83	(134.03)	1,816.41	1,918.64	(102.23)	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	3,333.35	2,798.17	535.18	26,902.12	25,385.36	1,516.76	36,578.00
Operating Expenses							
5082 · Insurance	10,569.32	3,691.83	6,877.49	35,703.93	29,534.64	6,169.29	44,302.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	86,298.24	86,298.00	0.24	129,447.00
Total Operating Expenses	21,356.60	14,479.08	6,877.52	122,002.17	115,832.64	6,169.53	173,749.00
Maintenance Expenses							
5000 · Landscape Contract	3,267.12	9,395.50	(6,128.38)	34,770.48	56,373.00	(21,602.52)	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	3,939.00	3,822.00	117.00	16,304.84	11,466.00	4,838.84	15,288.00
5066 · Fire Alarm Repairs	0.00	941.33	(941.33)	110.00	7,530.64	(7,420.64)	11,296.00
5062 · Electric Repairs	0.00	500.00	(500.00)	1,144.10	4,000.00	(2,855.90)	6,000.00
5063 · Plumbing Repairs	898.00	1,250.00	(352.00)	7,503.00	10,000.00	(2,497.00)	15,000.00
5064 · Carpet Repairs/Cleaning	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00
5065 · Janitorial Expense	3,335.00	2,882.25	452.75	23,439.14	23,058.00	381.14	34,587.00
5040 · Electric Expense	651.02	516.67	134.35	3,817.71	4,133.36	(315.65)	6,200.00
5041 · Gas Expense	2,258.27	7,083.33	(4,825.06)	80,768.31	56,666.64	24,101.67	85,000.00
5042 · Water/Sewer Expense	10,213.65	9,583.33	630.32	69,473.01	76,666.64	(7,193.63)	115,000.00
5045 · Scavenger Expense	2,130.00	2,412.33	(282.33)	11,665.70	19,298.64	(7,632.94)	28,948.00
5070 · General Repairs	1,300.36	2,015.50	(715.14)	14,032.44	16,124.00	(2,091.56)	24,186.00
5072 · Pest Control	2,800.00	0.00	2,800.00	5,600.00	0.00	5,600.00	4,100.00
5069 · Common Area Painting	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00
5074 · Special Projects	24,325.00	2,083.33	22,241.67	24,325.00	16,666.64	7,658.36	25,000.00
5100 · Storage Space	99.00	85.00	14.00	792.00	680.00	112.00	1,020.00
Total Maintenance Expenses	55,216.42	42,570.57	12,645.85	296,398.73	309,663.56	(13,264.83)	457,789.00

FLD
Profit & Loss Budget Performance
 August 2023

Accrual Basis

	<u>Aug 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 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	80,666.64	80,666.64	0.00	121,000.00
Total Reserve Funding Expense	10,083.33	10,083.33	0.00	80,666.64	80,666.64	0.00	121,000.00
Total Expense	89,989.70	69,931.15	20,058.55	523,886.33	531,548.20	(7,661.87)	789,116.00
Net Income	(28,863.02)	(4,171.41)	(24,691.61)	47,905.93	(5,470.28)	53,376.21	0.90