

FLD
Balance Sheet

As of September 30, 2023

Accrual Basis

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	49,157.40
Total Operating Fund	49,157.40
Reserve Funds	
1102 · Evergreen Bank Money Market	66,538.31
1103 · Lisle Savings Bank MM	1,163.23
1105 · Fifth Third Bank MM	97,119.07
Total Reserve Funds	164,820.61
Total Checking/Savings	213,978.01
Accounts Receivable	
1160 · Accounts Receivable	99,962.35
Total Accounts Receivable	99,962.35
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	316,829.87
TOTAL ASSETS	316,829.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	

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	<u>Sep 30, 23</u>
1200 · Accounts Payable	49,769.36
Total Accounts Payable	49,769.36
Other Current Liabilities	
1280 · Due to Replacement Fund	12,967.00
1850 · Unrecorded Deposits	1,081.53
1205 · Prepaid Assessments	30,665.69
1207 · Security Deposits Rental Units	973.00
Total Other Current Liabilities	45,687.22
Total Current Liabilities	95,456.58
Total Liabilities	95,456.58
Equity	
3000 · Homeowners Equity	128,401.29
3001 · Reserves	202,903.29
8001 · Capital - Electric Repairs	-11,623.89
8002 · Capital-Lake Shoreline Stabiliz	-127,031.50
8003 · Capital - Exterior Painting	-26,080.00
Net Income	54,804.10
Total Equity	221,373.29
TOTAL LIABILITIES & EQUITY	316,829.87

FLD
Profit & Loss Budget Performance

September 2023

Accrual Basis

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	45,872.39	45,872.49	(0.10)	412,851.51	412,852.41	(0.90)	550,469.90
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	97,085.52	97,085.25	0.27	129,447.00
4008 · Interest Income	28.01	16.67	11.34	256.40	150.03	106.37	200.00
4010 · Late Fees	700.00	500.00	200.00	5,675.00	4,500.00	1,175.00	6,000.00
4015 · Move- In fees Income	500.00	666.67	(166.67)	4,250.00	6,000.03	(1,750.03)	8,000.00
4020 · Gas Income	2,270.02	7,083.33	(4,813.31)	102,455.43	63,749.97	38,705.46	85,000.00
4025 · Miscellaneous Income	250.00	833.33	(583.33)	9,626.10	7,499.97	2,126.13	10,000.00
Total Income	60,407.70	65,759.74	(5,352.04)	632,199.96	591,837.66	40,362.30	789,116.90
Total Income	60,407.70	65,759.74	(5,352.04)	632,199.96	591,837.66	40,362.30	789,116.90
Gross Profit	60,407.70	65,759.74	(5,352.04)	632,199.96	591,837.66	40,362.30	789,116.90
Expense							
66900 · Reconciliation Items	2,344.00	0.00	2,344.00	260.67	0.00	260.67	0.00
Administrative Expense							
5085 · Legal Expense	1,400.00	166.67	1,233.33	7,235.00	1,500.03	5,734.97	2,000.00
5080 · Management Fees	2,344.00	2,250.00	94.00	20,220.31	20,250.00	(29.69)	27,000.00
5096 · Postage	0.00	141.67	(141.67)	1,374.40	1,275.03	99.37	1,700.00
5097 · Misc Administrative Expense	51.90	239.83	(187.93)	1,868.31	2,158.47	(290.16)	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	3,795.90	2,798.17	997.73	30,698.02	28,183.53	2,514.49	36,578.00
Operating Expenses							
5082 · Insurance	0.00	3,691.83	(3,691.83)	35,703.93	33,226.47	2,477.46	44,302.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	97,085.52	97,085.25	0.27	129,447.00
Total Operating Expenses	10,787.28	14,479.08	(3,691.80)	132,789.45	130,311.72	2,477.73	173,749.00
Maintenance Expenses							
5000 · Landscape Contract	3,267.12	9,395.50	(6,128.38)	38,037.60	65,768.50	(27,730.90)	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	9,828.00	0.00	9,828.00	26,132.84	11,466.00	14,666.84	15,288.00
5066 · Fire Alarm Repairs	1,798.51	941.33	857.18	1,908.51	8,471.97	(6,563.46)	11,296.00
5062 · Electric Repairs	0.00	500.00	(500.00)	1,144.10	4,500.00	(3,355.90)	6,000.00
5063 · Plumbing Repairs	1,130.00	1,250.00	(120.00)	8,633.00	11,250.00	(2,617.00)	15,000.00
5064 · Carpet Repairs/Cleaning	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00
5065 · Janitorial Expense	2,870.70	2,882.25	(11.55)	26,309.84	25,940.25	369.59	34,587.00
5040 · Electric Expense	640.09	516.67	123.42	4,457.80	4,650.03	(192.23)	6,200.00
5041 · Gas Expense	2,261.44	7,083.33	(4,821.89)	83,029.75	63,749.97	19,279.78	85,000.00
5042 · Water/Sewer Expense	0.00	9,583.33	(9,583.33)	69,473.01	86,249.97	(16,776.96)	115,000.00
5045 · Scavenger Expense	1,180.00	2,412.33	(1,232.33)	12,845.70	21,710.97	(8,865.27)	28,948.00
5070 · General Repairs	3,424.16	2,015.50	1,408.66	17,456.60	18,139.50	(682.90)	24,186.00
5072 · Pest Control	0.00	4,100.00	(4,100.00)	5,600.00	4,100.00	1,500.00	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)	24,325.00	18,749.97	5,575.03	25,000.00
5100 · Storage Space	99.00	85.00	14.00	891.00	765.00	126.00	1,020.00
Total Maintenance Expenses	26,499.02	42,848.57	(16,349.55)	322,897.75	352,512.13	(29,614.38)	457,789.00
Reserve Funding Expense							
7000 · Reserve Funding	10,083.33	10,083.33	0.00	90,749.97	90,749.97	0.00	121,000.00

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Profit & Loss Budget Performance
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Total Reserve Funding Expense	10,083.33	10,083.33	0.00	90,749.97	90,749.97	0.00	121,000.00
Total Expense	53,509.53	70,209.15	(16,699.62)	577,395.86	601,757.35	(24,361.49)	789,116.00
Net Income	6,898.17	(4,449.41)	11,347.58	54,804.10	(9,919.69)	64,723.79	0.90