

FLD
Balance Sheet
As of October 31, 2022

Accrual Basis

| | <u>Oct 31, 22</u> |
|--|--------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating Fund | |
| 1104 · Fifth Third Checking | 17,462.92 |
| Total Operating Fund | 17,462.92 |
| Reserve Funds | |
| 1102 · Evergreen Bank Money Market | 66,254.55 |
| 1103 · Lisle Savings Bank MM | 1,157.79 |
| 1105 · Fifth Third Bank MM | 76,365.07 |
| Total Reserve Funds | 143,777.41 |
| Total Checking/Savings | 161,240.33 |
| Accounts Receivable | |
| 1160 · Accounts Receivable | 92,149.83 |
| Total Accounts Receivable | 92,149.83 |
| Other Current Assets | |
| 1180 · Due from Operating Fund | 12,967.00 |
| 1169 · Other a/r - Gas Charges | 9,574.78 |
| 1161 · Allowance for Doubtful Accounts | -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 | 256,279.67 |
| TOTAL ASSETS | <u><u>256,279.67</u></u> |

FLD
Balance Sheet
As of October 31, 2022

Accrual Basis

| | <u>Oct 31, 22</u> |
|--|--------------------------|
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 1200 · Accounts Payable | 29,954.74 |
| Total Accounts Payable | <u>29,954.74</u> |
| Other Current Liabilities | |
| 1280 · Due to Replacement Fund | 12,967.00 |
| 1850 · Unrecorded Deposits | 1,081.53 |
| 1205 · Prepaid Assessments | 12,622.09 |
| 1207 · Security Deposits Rental Units | 973.00 |
| Total Other Current Liabilities | <u>27,643.62</u> |
| Total Current Liabilities | <u>57,598.36</u> |
| Total Liabilities | 57,598.36 |
| Equity | |
| 3000 · Homeowners Equity | 178,787.75 |
| 3001 · Reserves | 182,822.32 |
| 8001 · Capital - Electric Repairs | -11,623.89 |
| 8002 · Capital-Lake Shoreline Stabiliz | -127,031.50 |
| 8003 · Capital - Exterior Painting | -26,080.00 |
| Net Income | 1,806.63 |
| Total Equity | <u>198,681.31</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>256,279.67</u></u> |

FLD
Profit & Loss Budget Performance

October 2022

Accrual Basis

| | Oct 22 | Budget | \$ Over Budget | Jan - Oct 22 | YTD Budget | \$ Over Budget | Annual Budget |
|-------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Income | | | | | | | |
| Income | | | | | | | |
| 4000 · Monthly Assessments | 45,024.33 | 45,024.33 | 0.00 | 450,243.30 | 450,243.34 | (0.04) | 540,292.00 |
| 4002 · HOA Assessment Income | 10,787.28 | 10,787.25 | 0.03 | 107,872.80 | 107,872.50 | 0.30 | 129,447.00 |
| 4008 · Interest Income | 28.80 | 25.00 | 3.80 | 152.26 | 250.00 | (97.74) | 300.00 |
| 4010 · Late Fees | 650.00 | 500.00 | 150.00 | 5,125.00 | 5,000.00 | 125.00 | 6,000.00 |
| 4015 · Move- In fees Income | 0.00 | 500.00 | (500.00) | 3,750.00 | 5,000.00 | (1,250.00) | 6,000.00 |
| 4020 · Gas Income | 2,244.75 | 6,500.00 | (4,255.25) | 107,605.04 | 65,000.00 | 42,605.04 | 78,000.00 |
| 4025 · Miscellaneous Income | 0.00 | 500.00 | (500.00) | 8,450.00 | 5,000.00 | 3,450.00 | 6,000.00 |
| Total Income | 58,735.16 | 63,836.58 | (5,101.42) | 683,198.40 | 638,365.84 | 44,832.56 | 766,039.00 |
| Total Income | 58,735.16 | 63,836.58 | (5,101.42) | 683,198.40 | 638,365.84 | 44,832.56 | 766,039.00 |
| Gross Profit | 58,735.16 | 63,836.58 | (5,101.42) | 683,198.40 | 638,365.84 | 44,832.56 | 766,039.00 |
| Expense | | | | | | | |
| 66900 · Reconciliation Items | (2,083.33) | 0.00 | (2,083.33) | 0.00 | 0.00 | 0.00 | 0.00 |
| Administrative Expense | | | | | | | |
| 5085 · Legal Expense | 2,053.60 | 166.67 | 1,886.93 | 8,699.25 | 1,666.66 | 7,032.59 | 2,000.00 |
| 5080 · Management Fees | 2,083.33 | 2,188.75 | (105.42) | 20,833.30 | 21,887.50 | (1,054.20) | 26,265.00 |
| 5096 · Postage | 0.00 | 68.75 | (68.75) | 1,720.46 | 687.50 | 1,032.96 | 825.00 |
| 5097 · Misc Administrative Expe... | 111.30 | 218.17 | (106.87) | 1,962.23 | 2,181.66 | (219.43) | 2,618.00 |
| 5090 · Audit Expense | 0.00 | 0.00 | 0.00 | 2,374.97 | 3,000.00 | (625.03) | 3,000.00 |
| Total Administrative Expense | 4,248.23 | 2,642.34 | 1,605.89 | 35,590.21 | 29,423.32 | 6,166.89 | 34,708.00 |
| Operating Expenses | | | | | | | |
| 5082 · Insurance | 0.00 | 3,078.58 | (3,078.58) | 22,105.01 | 30,785.84 | (8,680.83) | 36,943.00 |
| 8000 · HOA Dues | 10,787.28 | 10,787.25 | 0.03 | 107,872.80 | 107,872.50 | 0.30 | 129,447.00 |
| Total Operating Expenses | 10,787.28 | 13,865.83 | (3,078.55) | 129,977.81 | 138,658.34 | (8,680.53) | 166,390.00 |
| Maintenance Expenses | | | | | | | |
| 5000 · Landscape Contract | 5,415.12 | 10,580.57 | (5,165.45) | 33,000.24 | 74,064.00 | (41,063.76) | 74,064.00 |
| 5003 · Snow Removal | 0.00 | 0.00 | 0.00 | 13,752.00 | 4,800.00 | 8,952.00 | 8,000.00 |
| 5067 · Fire Alarm Monitoring | 0.00 | 1,274.00 | (1,274.00) | 21,628.36 | 12,740.00 | 8,888.36 | 15,288.00 |
| 5066 · Fire Alarm Repairs | 0.00 | 858.00 | (858.00) | 14,276.35 | 8,580.00 | 5,696.35 | 10,296.00 |
| 5062 · Electric Repairs | 117.00 | 500.00 | (383.00) | 3,868.43 | 5,000.00 | (1,131.57) | 6,000.00 |
| 5063 · Plumbing Repairs | 725.00 | 250.00 | 475.00 | 18,405.08 | 2,500.00 | 15,905.08 | 3,000.00 |
| 5064 · Carpet Repairs/Cleaning | 0.00 | 41.67 | (41.67) | 538.66 | 416.66 | 122.00 | 500.00 |
| 5065 · Janitorial Expense | 2,677.00 | 2,660.42 | 16.58 | 28,399.35 | 26,604.16 | 1,795.19 | 31,925.00 |
| 5040 · Electric Expense | 529.55 | 541.67 | (12.12) | 5,201.97 | 5,416.66 | (214.69) | 6,500.00 |
| 5041 · Gas Expense | 4,304.06 | 6,500.00 | (2,195.94) | 98,372.20 | 65,000.00 | 33,372.20 | 78,000.00 |
| 5042 · Water/Sewer Expense | 18,026.06 | 7,500.00 | 10,526.06 | 91,367.48 | 75,000.00 | 16,367.48 | 90,000.00 |
| 5045 · Scavenger Expense | 1,038.45 | 2,395.67 | (1,357.22) | 12,649.50 | 23,956.66 | (11,307.16) | 28,748.00 |
| 5070 · General Repairs | 1,014.45 | 1,932.50 | (918.05) | 18,486.13 | 19,325.00 | (838.87) | 23,190.00 |
| 5072 · Pest Control | 0.00 | 341.67 | (341.67) | 5,028.00 | 3,416.66 | 1,611.34 | 4,100.00 |
| 5069 · Common Area Painting | 0.00 | 41.67 | (41.67) | 0.00 | 416.66 | (416.66) | 500.00 |

FLD
Profit & Loss Budget Performance

October 2022

Accrual Basis

| | <u>Oct 22</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>Jan - Oct 22</u> | <u>YTD Budget</u> | <u>\$ Over Budget</u> | <u>Annual Budget</u> |
|--------------------------------------|-------------------|-------------------|-----------------------|---------------------|--------------------|-----------------------|----------------------|
| 5074 · Special Projects | 0.00 | 333.33 | (333.33) | 0.00 | 3,333.34 | (3,333.34) | 4,000.00 |
| 5100 · Storage Space | 85.00 | 69.17 | 15.83 | 850.00 | 691.66 | 158.34 | 830.00 |
| Total Maintenance Expenses | 33,931.69 | 35,820.34 | (1,888.65) | 365,823.75 | 331,261.46 | 34,562.29 | 384,941.00 |
| Reserve Funding Expense | | | | | | | |
| 7000 · Reserve Funding | 15,000.00 | 15,000.00 | 0.00 | 150,000.00 | 150,000.00 | 0.00 | 180,000.00 |
| Total Reserve Funding Expense | 15,000.00 | 15,000.00 | 0.00 | 150,000.00 | 150,000.00 | 0.00 | 180,000.00 |
| Total Expense | 61,883.87 | 67,328.51 | (5,444.64) | 681,391.77 | 649,343.12 | 32,048.65 | 766,039.00 |
| Net Income | (3,148.71) | (3,491.93) | 343.22 | 1,806.63 | (10,977.28) | 12,783.91 | 0.00 |