

**FLD**  
**Balance Sheet**

As of December 31, 2022

Accrual Basis

	<u>Dec 31, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1104 · Fifth Third Checking	2,487.34
<b>Total Operating Fund</b>	<u>2,487.34</u>
<b>Reserve Funds</b>	
1102 · Evergreen Bank Money Market	66,309.93
1103 · Lisle Savings Bank MM	1,158.14
1105 · Fifth Third Bank MM	81,366.17
<b>Total Reserve Funds</b>	<u>148,834.24</u>
<b>Total Checking/Savings</b>	151,321.58
<b>Accounts Receivable</b>	
1160 · Accounts Receivable	102,267.26
<b>Total Accounts Receivable</b>	<u>102,267.26</u>
<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>	<u>2,889.51</u>
<b>Total Current Assets</b>	<u>256,478.35</u>
<b>TOTAL ASSETS</b>	<u><u>256,478.35</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	

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Balance Sheet**

As of December 31, 2022

Accrual Basis

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	<u>Dec 31, 22</u>
1200 · Accounts Payable	44,628.87
<b>Total Accounts Payable</b>	<u>44,628.87</u>
<b>Other Current Liabilities</b>	
1280 · Due to Replacement Fund	12,967.00
1850 · Unrecorded Deposits	1,081.53
1205 · Prepaid Assessments	12,152.91
1207 · Security Deposits Rental Units	973.00
<b>Total Other Current Liabilities</b>	<u>27,174.44</u>
<b>Total Current Liabilities</b>	<u>71,803.31</u>
<b>Total Liabilities</b>	71,803.31
<b>Equity</b>	
3000 · Homeowners Equity	178,787.75
3001 · Reserves	212,822.32
8001 · Capital - Electric Repairs	-11,623.89
8002 · Capital-Lake Shoreline Stabiliz	-127,031.50
8003 · Capital - Exterior Painting	-26,080.00
Net Income	-42,199.64
<b>Total Equity</b>	<u>184,675.04</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>256,478.35</u></u>

**FLD  
Profit & Loss Budget Performance**

December 2022

Accrual Basis

	Dec 22	Budget	\$ Over Budget	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
<b>Income</b>							
4000 · Monthly Assessments	45,024.33	45,024.33	0.00	540,291.96	540,292.00	(0.04)	540,292.00
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	129,447.36	129,447.00	0.36	129,447.00
4008 · Interest Income	28.90	25.00	3.90	209.09	300.00	(90.91)	300.00
4010 · Late Fees	525.00	500.00	25.00	6,400.00	6,000.00	400.00	6,000.00
4015 · Move- In fees Income	0.00	500.00	(500.00)	4,000.00	6,000.00	(2,000.00)	6,000.00
4020 · Gas Income	11,131.92	6,500.00	4,631.92	123,075.48	78,000.00	45,075.48	78,000.00
4025 · Miscellaneous Income	125.00	500.00	(375.00)	8,000.00	6,000.00	2,000.00	6,000.00
<b>Total Income</b>	<b>67,622.43</b>	<b>63,836.58</b>	<b>3,785.85</b>	<b>811,423.89</b>	<b>766,039.00</b>	<b>45,384.89</b>	<b>766,039.00</b>
<b>Total Income</b>	<b>67,622.43</b>	<b>63,836.58</b>	<b>3,785.85</b>	<b>811,423.89</b>	<b>766,039.00</b>	<b>45,384.89</b>	<b>766,039.00</b>
<b>Gross Profit</b>	<b>67,622.43</b>	<b>63,836.58</b>	<b>3,785.85</b>	<b>811,423.89</b>	<b>766,039.00</b>	<b>45,384.89</b>	<b>766,039.00</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	775.00	166.67	608.33	9,474.25	2,000.00	7,474.25	2,000.00
5080 · Management Fees	2,083.33	2,188.75	(105.42)	24,999.96	26,265.00	(1,265.04)	26,265.00
5096 · Postage	122.13	68.75	53.38	2,094.39	825.00	1,269.39	825.00
5097 · Misc Administrative Expense	81.80	218.17	(136.37)	2,447.68	2,618.00	(170.32)	2,618.00
5090 · Audit Expense	0.00	0.00	0.00	2,374.97	3,000.00	(625.03)	3,000.00
<b>Total Administrative Expense</b>	<b>3,062.26</b>	<b>2,642.34</b>	<b>419.92</b>	<b>41,391.25</b>	<b>34,708.00</b>	<b>6,683.25</b>	<b>34,708.00</b>
<b>Operating Expenses</b>							
5082 · Insurance	0.00	3,078.58	(3,078.58)	34,004.25	36,943.00	(2,938.75)	36,943.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	129,447.36	129,447.00	0.36	129,447.00
<b>Total Operating Expenses</b>	<b>10,787.28</b>	<b>13,865.83</b>	<b>(3,078.55)</b>	<b>163,451.61</b>	<b>166,390.00</b>	<b>(2,938.39)</b>	<b>166,390.00</b>
<b>Maintenance Expenses</b>							
5000 · Landscape Contract	4,850.12	0.00	4,850.12	46,585.48	74,064.00	(27,478.52)	74,064.00
5003 · Snow Removal	0.00	1,600.00	(1,600.00)	13,752.00	8,000.00	5,752.00	8,000.00
5067 · Fire Alarm Monitoring	0.00	1,274.00	(1,274.00)	35,542.78	15,288.00	20,254.78	15,288.00
5066 · Fire Alarm Repairs	0.00	858.00	(858.00)	14,276.35	10,296.00	3,980.35	10,296.00
5062 · Electric Repairs	600.75	500.00	100.75	9,434.43	6,000.00	3,434.43	6,000.00
5063 · Plumbing Repairs	1,863.00	250.00	1,613.00	24,768.08	3,000.00	21,768.08	3,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.67	(41.67)	538.66	500.00	38.66	500.00
5065 · Janitorial Expense	2,755.12	2,660.42	94.70	34,506.47	31,925.00	2,581.47	31,925.00
5040 · Electric Expense	379.22	541.67	(162.45)	6,041.08	6,500.00	(458.92)	6,500.00
5041 · Gas Expense	21,229.84	6,500.00	14,729.84	130,722.07	78,000.00	52,722.07	78,000.00
5042 · Water/Sewer Expense	10,579.56	7,500.00	3,079.56	108,590.41	90,000.00	18,590.41	90,000.00
5045 · Scavenger Expense	1,038.45	2,395.67	(1,357.22)	14,801.40	28,748.00	(13,946.60)	28,748.00
5070 · General Repairs	2,590.00	1,932.50	657.50	21,076.13	23,190.00	(2,113.87)	23,190.00
5072 · Pest Control	0.00	341.67	(341.67)	5,028.00	4,100.00	928.00	4,100.00
5069 · Common Area Painting	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
5074 · Special Projects	0.00	333.33	(333.33)	0.00	4,000.00	(4,000.00)	4,000.00
5100 · Storage Space	99.00	69.17	29.83	1,034.00	830.00	204.00	830.00
<b>Total Maintenance Expenses</b>	<b>45,985.06</b>	<b>26,839.77</b>	<b>19,145.29</b>	<b>466,697.34</b>	<b>384,941.00</b>	<b>81,756.34</b>	<b>384,941.00</b>
<b>Reserve Funding Expense</b>							
7000 · Reserve Funding	15,000.00	15,000.00	0.00	180,000.00	180,000.00	0.00	180,000.00

**FLD  
Profit & Loss Budget Performance**

December 2022

Accrual Basis

	Dec 22	Budget	\$ Over Budget	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budget
Total Reserve Funding Expense	15,000.00	15,000.00	0.00	180,000.00	180,000.00	0.00	180,000.00
Total Expense	74,834.60	58,347.94	16,486.66	853,623.53	766,039.00	87,584.53	766,039.00
Net Income	<b>(7,212.17)</b>	<b>5,488.64</b>	<b>(12,700.81)</b>	<b>(42,199.64)</b>	<b>0.00</b>	<b>(42,199.64)</b>	<b>0.00</b>