

**FLD**  
**Balance Sheet**  
As of December 31, 2023

Accrual Basis

	<u>Dec 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1104 · Fifth Third Checking	42,201.19
<b>Total Operating Fund</b>	42,201.19
<b>Reserve Funds</b>	
1102 · Evergreen Bank Money Market	66,607.20
1103 · Lisle Savings Bank MM	1,164.96
1105 · Fifth Third Bank MM	56,786.22
<b>Total Reserve Funds</b>	124,558.38
<b>Total Checking/Savings</b>	166,759.57
<b>Accounts Receivable</b>	
1160 · Accounts Receivable	116,664.47
<b>Total Accounts Receivable</b>	116,664.47
<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 Accounts	-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>	2,889.51
<b>Total Current Assets</b>	286,313.55
<b>TOTAL ASSETS</b>	<b>286,313.55</b>

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**Balance Sheet**  
As of December 31, 2023

Accrual Basis

	<u>Dec 31, 23</u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
1200 · Accounts Payable	21,484.74
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<b>Total Accounts Payable</b>	21,484.74
<b>Other Current Liabilities</b>	
1280 · Due to Replacement Fund	12,967.00
1850 · Unrecorded Deposits	1,081.53
1205 · Prepaid Assessments	37,416.58
1207 · Security Deposits Rental Units	973.00
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<b>Total Other Current Liabilities</b>	52,438.11
<b>Total Current Liabilities</b>	73,922.85
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<b>Total Liabilities</b>	73,922.85
<b>Equity</b>	
3000 · Homeowners Equity	128,401.29
3001 · Reserves	203,105.28
8001 · Capital - Electric Repairs	-11,623.89
8002 · Capital-Lake Shoreline Stabiliz	-127,031.50
8003 · Capital - Exterior Painting	-26,080.00
Net Income	45,619.52
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<b>Total Equity</b>	212,390.70
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>286,313.55</b>
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**FLD  
Profit & Loss Budget Performance**

Accrual Basis

December 2023

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
<b>Income</b>							
4000 · Monthly Assessments	45,872.39	45,872.51	(0.12)	550,468.68	550,469.90	(1.22)	550,469.90
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	29.01	16.63	12.38	342.49	200.00	142.49	200.00
4010 · Late Fees	700.00	500.00	200.00	7,450.00	6,000.00	1,450.00	6,000.00
4015 · Move- In fees Income	500.00	666.63	(166.63)	5,750.00	8,000.00	(2,250.00)	8,000.00
4020 · Gas Income	5,657.09	7,083.37	(1,426.28)	112,793.15	85,000.00	27,793.15	85,000.00
4025 · Miscellaneous Income	750.00	833.37	(83.37)	11,376.10	10,000.00	1,376.10	10,000.00
<b>Total Income</b>	<b>64,295.77</b>	<b>65,759.76</b>	<b>(1,463.99)</b>	<b>817,627.78</b>	<b>789,116.90</b>	<b>28,510.88</b>	<b>789,116.90</b>
<b>Total Income</b>	<b>64,295.77</b>	<b>65,759.76</b>	<b>(1,463.99)</b>	<b>817,627.78</b>	<b>789,116.90</b>	<b>28,510.88</b>	<b>789,116.90</b>
<b>Gross Profit</b>	<b>64,295.77</b>	<b>65,759.76</b>	<b>(1,463.99)</b>	<b>817,627.78</b>	<b>789,116.90</b>	<b>28,510.88</b>	<b>789,116.90</b>
<b>Expense</b>							
66900 · Reconciliation Items	0.00	0.00	0.00	260.67	0.00	260.67	0.00
<b>Administrative Expense</b>							
5085 · Legal Expense	(923.43)	166.63	(1,090.06)	7,335.00	2,000.00	5,335.00	2,000.00
5080 · Management Fees	2,256.14	2,250.00	6.14	26,988.73	27,000.00	(11.27)	27,000.00
5096 · Postage	532.17	141.63	390.54	2,100.50	1,700.00	400.50	1,700.00
5097 · Misc Administrative Expense	57.26	239.87	(182.61)	2,233.03	2,878.00	(644.97)	2,878.00
5090 · Audit Expense	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00
<b>Total Administrative Expense</b>	<b>1,922.14</b>	<b>2,798.13</b>	<b>(875.99)</b>	<b>38,657.26</b>	<b>36,578.00</b>	<b>2,079.26</b>	<b>36,578.00</b>
<b>Operating Expenses</b>							
5082 · Insurance	3,414.05	3,691.87	(277.82)	49,360.13	44,302.00	5,058.13	44,302.00
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>14,201.33</b>	<b>14,479.12</b>	<b>(277.79)</b>	<b>178,807.49</b>	<b>173,749.00</b>	<b>5,058.49</b>	<b>173,749.00</b>
<b>Maintenance Expenses</b>							
5000 · Landscape Contract	3,267.12	0.00	3,267.12	59,273.96	75,164.00	(15,890.04)	75,164.00
5003 · Snow Removal	0.00	2,000.00	(2,000.00)	2,653.00	10,000.00	(7,347.00)	10,000.00
5067 · Fire Alarm Monitoring	0.00	0.00	0.00	30,190.91	15,288.00	14,902.91	15,288.00
5066 · Fire Alarm Repairs	0.00	941.37	(941.37)	1,908.51	11,296.00	(9,387.49)	11,296.00
5062 · Electric Repairs	0.00	500.00	(500.00)	1,144.10	6,000.00	(4,855.90)	6,000.00
5063 · Plumbing Repairs	1,025.00	1,250.00	(225.00)	9,658.00	15,000.00	(5,342.00)	15,000.00
5064 · Carpet Repairs/Cleaning	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00
5065 · Janitorial Expense	3,160.00	2,882.25	277.75	35,944.84	34,587.00	1,357.84	34,587.00
5040 · Electric Expense	506.03	516.63	(10.60)	6,248.95	6,200.00	48.95	6,200.00
5041 · Gas Expense	8,830.13	7,083.37	1,746.76	99,912.80	85,000.00	14,912.80	85,000.00
5042 · Water/Sewer Expense	3,604.90	9,583.37	(5,978.47)	97,800.48	115,000.00	(17,199.52)	115,000.00
5045 · Scavenger Expense	0.00	2,412.37	(2,412.37)	19,898.20	28,948.00	(9,049.80)	28,948.00
5070 · General Repairs	496.16	2,015.50	(1,519.34)	37,515.13	24,186.00	13,329.13	24,186.00
5072 · Pest Control	0.00	0.00	0.00	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	2,083.37	(2,083.37)	24,325.00	25,000.00	(675.00)	25,000.00
5100 · Storage Space	120.00	85.00	35.00	1,209.00	1,020.00	189.00	1,020.00
<b>Total Maintenance Expenses</b>	<b>21,009.34</b>	<b>31,353.23</b>	<b>(10,343.89)</b>	<b>433,282.88</b>	<b>457,789.00</b>	<b>(24,506.12)</b>	<b>457,789.00</b>

**FLD**  
**Profit & Loss Budget Performance**

December 2023

Accrual Basis

	Dec 23	Budget	\$ Over Budget	Jan - Dec 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Reserve Funding Expense</b>							
7000 - Reserve Funding	10,083.33	10,083.37	(0.04)	120,999.96	121,000.00	(0.04)	121,000.00
<b>Total Reserve Funding Expense</b>	10,083.33	10,083.37	(0.04)	120,999.96	121,000.00	(0.04)	121,000.00
<b>Total Expense</b>	47,216.14	58,713.85	(11,497.71)	772,008.26	789,116.00	(17,107.74)	789,116.00
<b>Net Income</b>	<b>17,079.63</b>	<b>7,045.91</b>	<b>10,033.72</b>	<b>45,619.52</b>	<b>0.90</b>	<b>45,618.62</b>	<b>0.90</b>