

FLD
Balance Sheet
As of July 31, 2022

Accrual Basis

	<u>Jul 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	24,132.61
Total Operating Fund	24,132.61
Reserve Funds	
1102 · Evergreen Bank Money Market	66,174.30
1103 · Lisle Savings Bank MM	1,157.50
1105 · Fifth Third Bank MM	94,189.81
Total Reserve Funds	161,521.61
Total Checking/Savings	185,654.22
Accounts Receivable	
1160 · Accounts Receivable	94,460.27
Total Accounts Receivable	94,460.27
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	283,004.00
TOTAL ASSETS	283,004.00

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Balance Sheet
As of July 31, 2022

Accrual Basis

	<u>Jul 31, 22</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	23,379.74
	<u>23,379.74</u>
Total Accounts Payable	23,379.74
Other Current Liabilities	
1280 · Due to Replacement Fund	12,967.00
1850 · Unrecorded Deposits	1,081.53
1205 · Prepaid Assessments	12,103.28
1207 · Security Deposits Rental Units	973.00
	<u>27,124.81</u>
Total Other Current Liabilities	27,124.81
Total Current Liabilities	<u>50,504.55</u>
Total Liabilities	50,504.55
Equity	
3000 · Homeowners Equity	178,787.75
3001 · Reserves	180,638.40
8001 · Capital - Electric Repairs	-11,623.89
8002 · Capital-Lake Shoreline Stabiliz	-126,544.00
8003 · Capital - Exterior Painting	-26,080.00
Net Income	37,321.19
	<u>232,499.45</u>
Total Equity	232,499.45
TOTAL LIABILITIES & EQUITY	<u><u>283,004.00</u></u>

**FLD
Profit & Loss Budget Performance**

July 2022

Accrual Basis

	Jul 22	Budget	\$ Over Budget	Jan - Jul 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	45,024.33	45,024.33	0.00	315,170.31	315,170.35	(0.04)	540,292.00
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	75,510.96	75,510.75	0.21	129,447.00
4008 · Interest Income	15.00	25.00	(10.00)	70.38	175.00	(104.62)	300.00
4010 · Late Fees	250.00	500.00	(250.00)	3,225.00	3,500.00	(275.00)	6,000.00
4015 · Move- In fees Income	500.00	500.00	0.00	3,250.00	3,500.00	(250.00)	6,000.00
4020 · Gas Income	4,476.03	6,500.00	(2,023.97)	100,765.16	45,500.00	55,265.16	78,000.00
4025 · Miscellaneous Income	(50.00)	500.00	(550.00)	6,250.00	3,500.00	2,750.00	6,000.00
Total Income	61,002.64	63,836.58	(2,833.94)	504,241.81	446,856.10	57,385.71	766,039.00
Total Income	61,002.64	63,836.58	(2,833.94)	504,241.81	446,856.10	57,385.71	766,039.00
Gross Profit	61,002.64	63,836.58	(2,833.94)	504,241.81	446,856.10	57,385.71	766,039.00
Expense							
66900 · Reconciliation Items	(1,839.73)	0.00	(1,839.73)	243.60	0.00	243.60	0.00
Administrative Expense							
5085 · Legal Expense	1,949.02	166.67	1,782.35	3,510.02	1,166.65	2,343.37	2,000.00
5080 · Management Fees	2,083.33	2,188.75	(105.42)	14,583.31	15,321.25	(737.94)	26,265.00
5096 · Postage	226.55	68.75	157.80	1,201.01	481.25	719.76	825.00
5097 · Misc Administrative Expense	19.30	218.17	(198.87)	1,587.08	1,527.15	59.93	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	4,278.20	2,642.34	1,635.86	23,256.39	21,496.30	1,760.09	34,708.00
Operating Expenses							
5082 · Insurance	14,055.00	3,078.58	10,976.42	19,130.20	21,550.10	(2,419.90)	36,943.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	75,510.96	75,510.75	0.21	129,447.00
Total Operating Expenses	24,842.28	13,865.83	10,976.45	94,641.16	97,060.85	(2,419.69)	166,390.00
Maintenance Expenses							
5000 · Landscape Contract	3,217.00	10,580.57	(7,363.57)	13,478.00	42,322.29	(28,844.29)	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)	7,861.36	8,918.00	(1,056.64)	15,288.00
5066 · Fire Alarm Repairs	0.00	858.00	(858.00)	14,276.35	6,006.00	8,270.35	10,296.00
5062 · Electric Repairs	0.00	500.00	(500.00)	3,244.81	3,500.00	(255.19)	6,000.00
5063 · Plumbing Repairs	0.00	250.00	(250.00)	3,766.08	1,750.00	2,016.08	3,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.67	(41.67)	538.66	291.65	247.01	500.00
5065 · Janitorial Expense	2,550.00	2,660.42	(110.42)	19,050.00	18,622.90	427.10	31,925.00
5040 · Electric Expense	504.51	541.67	(37.16)	3,639.55	3,791.65	(152.10)	6,500.00
5041 · Gas Expense	2,372.60	6,500.00	(4,127.40)	89,636.01	45,500.00	44,136.01	78,000.00
5042 · Water/Sewer Expense	0.00	7,500.00	(7,500.00)	55,765.44	52,500.00	3,265.44	90,000.00
5045 · Scavenger Expense	1,425.95	2,395.67	(969.72)	8,946.65	16,769.65	(7,823.00)	28,748.00
5070 · General Repairs	2,010.57	1,932.50	78.07	8,800.56	13,527.50	(4,726.94)	23,190.00
5072 · Pest Control	195.00	341.67	(146.67)	429.00	2,391.65	(1,962.65)	4,100.00
5069 · Common Area Painting	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
5074 · Special Projects	0.00	333.33	(333.33)	0.00	2,333.35	(2,333.35)	4,000.00
5100 · Storage Space	85.00	69.17	15.83	595.00	484.15	110.85	830.00
Total Maintenance Expenses	12,360.63	35,820.34	(23,459.71)	243,779.47	223,800.44	19,979.03	384,941.00

FLD
Profit & Loss Budget Performance
 July 2022

Accrual Basis

	<u>Jul 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Reserve Funding Expense 7000 - Reserve Funding	15,000.00	15,000.00	0.00	105,000.00	105,000.00	0.00	180,000.00
Total Reserve Funding Expense	15,000.00	15,000.00	0.00	105,000.00	105,000.00	0.00	180,000.00
Total Expense	54,641.38	67,328.51	(12,687.13)	466,920.62	447,357.59	19,563.03	766,039.00
Net Income	6,361.26	(3,491.93)	9,853.19	37,321.19	(501.49)	37,822.68	0.00