

FLD
Balance Sheet

As of September 30, 2022

Accrual Basis

| | <u>Sep 30, 22</u> |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating Fund | |
| 1104 · Fifth Third Checking | 30,816.74 |
| Total Operating Fund | 30,816.74 |
| Reserve Funds | |
| 1102 · Evergreen Bank Money Market | 66,226.43 |
| 1103 · Lisle Savings Bank MM | 1,157.69 |
| 1105 · Fifth Third Bank MM | 66,374.49 |
| Total Reserve Funds | 133,758.61 |
| Total Checking/Savings | 164,575.35 |
| Accounts Receivable | |
| 1160 · Accounts Receivable | 93,068.16 |
| Total Accounts Receivable | 93,068.16 |
| 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 | 260,533.02 |
| TOTAL ASSETS | 260,533.02 |

**FLD
Balance Sheet**

As of September 30, 2022

Accrual Basis

| | <u>Sep 30, 22</u> |
|--|--------------------------|
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 1200 · Accounts Payable | 50,078.07 |
| | <u>50,078.07</u> |
| Total Accounts Payable | 50,078.07 |
| Other Current Liabilities | |
| 1280 · Due to Replacement Fund | 12,967.00 |
| 1850 · Unrecorded Deposits | 1,081.53 |
| 1205 · Prepaid Assessments | 14,553.02 |
| 1207 · Security Deposits Rental Units | 973.00 |
| | <u>29,574.55</u> |
| Total Other Current Liabilities | 29,574.55 |
| Total Current Liabilities | <u>79,652.62</u> |
| Total Liabilities | 79,652.62 |
| Equity | |
| 3000 · Homeowners Equity | 178,787.75 |
| 3001 · Reserves | 167,822.32 |
| 8001 · Capital - Electric Repairs | -11,623.89 |
| 8002 · Capital-Lake Shoreline Stabiliz | -126,544.00 |
| 8003 · Capital - Exterior Painting | -26,080.00 |
| Net Income | -1,481.78 |
| | <u>180,880.40</u> |
| Total Equity | 180,880.40 |
| TOTAL LIABILITIES & EQUITY | <u><u>260,533.02</u></u> |

**FLD
Profit & Loss Budget Performance**

September 2022

Accrual Basis

| | Sep 22 | Budget | \$ Over Budget | Jan - Sep 22 | YTD Budget | \$ Over Budget | Annual Budget |
|-------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|------------------|-------------------|
| Income | | | | | | | |
| Income | | | | | | | |
| 4000 · Monthly Assessments | 45,024.33 | 45,024.33 | 0.00 | 405,218.97 | 405,219.01 | (0.04) | 540,292.00 |
| 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 | 27.34 | 25.00 | 2.34 | 123.46 | 225.00 | (101.54) | 300.00 |
| 4010 · Late Fees | 650.00 | 500.00 | 150.00 | 4,475.00 | 4,500.00 | (25.00) | 6,000.00 |
| 4015 · Move- In fees Income | 500.00 | 500.00 | 0.00 | 3,750.00 | 4,500.00 | (750.00) | 6,000.00 |
| 4020 · Gas Income | 2,210.82 | 6,500.00 | (4,289.18) | 105,360.29 | 58,500.00 | 46,860.29 | 78,000.00 |
| 4025 · Miscellaneous Income | (200.00) | 500.00 | (700.00) | 8,450.00 | 4,500.00 | 3,950.00 | 6,000.00 |
| Total Income | 58,999.77 | 63,836.58 | (4,836.81) | 624,463.24 | 574,529.26 | 49,933.98 | 766,039.00 |
| Total Income | 58,999.77 | 63,836.58 | (4,836.81) | 624,463.24 | 574,529.26 | 49,933.98 | 766,039.00 |
| Gross Profit | 58,999.77 | 63,836.58 | (4,836.81) | 624,463.24 | 574,529.26 | 49,933.98 | 766,039.00 |
| Expense | | | | | | | |
| 66900 · Reconciliation Items | 2,083.33 | 0.00 | 2,083.33 | 2,083.33 | 0.00 | 2,083.33 | 0.00 |
| Administrative Expense | | | | | | | |
| 5085 · Legal Expense | 2,032.01 | 166.67 | 1,865.34 | 6,645.65 | 1,499.99 | 5,145.66 | 2,000.00 |
| 5080 · Management Fees | 2,083.33 | 2,188.75 | (105.42) | 18,749.97 | 19,698.75 | (948.78) | 26,265.00 |
| 5096 · Postage | 247.47 | 68.75 | 178.72 | 1,720.46 | 618.75 | 1,101.71 | 825.00 |
| 5097 · Misc Administrative Expense | 94.05 | 218.17 | (124.12) | 1,850.93 | 1,963.49 | (112.56) | 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 | 4,456.86 | 2,642.34 | 1,814.52 | 31,341.98 | 26,780.98 | 4,561.00 | 34,708.00 |
| Operating Expenses | | | | | | | |
| 5082 · Insurance | 5,949.62 | 3,078.58 | 2,871.04 | 28,054.63 | 27,707.26 | 347.37 | 36,943.00 |
| 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 | 16,736.90 | 13,865.83 | 2,871.07 | 125,140.15 | 124,792.51 | 347.64 | 166,390.00 |
| Maintenance Expenses | | | | | | | |
| 5000 · Landscape Contract | 10,890.12 | 10,580.57 | 309.55 | 27,585.12 | 63,483.43 | (35,898.31) | 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 | 9,828.00 | 1,274.00 | 8,554.00 | 21,628.36 | 11,466.00 | 10,162.36 | 15,288.00 |
| 5066 · Fire Alarm Repairs | 0.00 | 858.00 | (858.00) | 14,276.35 | 7,722.00 | 6,554.35 | 10,296.00 |
| 5062 · Electric Repairs | 32.00 | 500.00 | (468.00) | 3,751.43 | 4,500.00 | (748.57) | 6,000.00 |
| 5063 · Plumbing Repairs | 0.00 | 250.00 | (250.00) | 17,680.08 | 2,250.00 | 15,430.08 | 3,000.00 |
| 5064 · Carpet Repairs/Cleaning | 0.00 | 41.67 | (41.67) | 538.66 | 374.99 | 163.67 | 500.00 |
| 5065 · Janitorial Expense | 3,430.35 | 2,660.42 | 769.93 | 25,722.35 | 23,943.74 | 1,778.61 | 31,925.00 |
| 5040 · Electric Expense | 552.30 | 541.67 | 10.63 | 4,672.42 | 4,874.99 | (202.57) | 6,500.00 |
| 5041 · Gas Expense | 2,233.06 | 6,500.00 | (4,266.94) | 94,068.14 | 58,500.00 | 35,568.14 | 78,000.00 |
| 5042 · Water/Sewer Expense | 0.00 | 7,500.00 | (7,500.00) | 73,341.42 | 67,500.00 | 5,841.42 | 90,000.00 |
| 5045 · Scavenger Expense | 1,525.95 | 2,395.67 | (869.72) | 11,611.05 | 21,560.99 | (9,949.94) | 28,748.00 |
| 5070 · General Repairs | 2,309.50 | 1,932.50 | 377.00 | 17,959.18 | 17,392.50 | 566.68 | 23,190.00 |
| 5072 · Pest Control | 4,265.00 | 341.67 | 3,923.33 | 5,028.00 | 3,074.99 | 1,953.01 | 4,100.00 |
| 5069 · Common Area Painting | 0.00 | 41.67 | (41.67) | 0.00 | 374.99 | (374.99) | 500.00 |
| 5074 · Special Projects | 0.00 | 333.33 | (333.33) | 0.00 | 3,000.01 | (3,000.01) | 4,000.00 |
| 5100 · Storage Space | 85.00 | 69.17 | 15.83 | 765.00 | 622.49 | 142.51 | 830.00 |
| Total Maintenance Expenses | 35,151.28 | 35,820.34 | (669.06) | 332,379.56 | 295,441.12 | 36,938.44 | 384,941.00 |

**FLD
Profit & Loss Budget Performance**

September 2022

Accrual Basis

| | Sep 22 | Budget | \$ Over Budget | Jan - Sep 22 | YTD Budget | \$ Over Budget | Annual Budget |
|---|--------------------|-------------------|--------------------|-------------------|-------------------|-----------------|---------------|
| Reserve Funding Expense 7000 - Reserve Funding | 15,000.00 | 15,000.00 | 0.00 | 135,000.00 | 135,000.00 | 0.00 | 180,000.00 |
| Total Reserve Funding Expense | 15,000.00 | 15,000.00 | 0.00 | 135,000.00 | 135,000.00 | 0.00 | 180,000.00 |
| Total Expense | 73,428.37 | 67,328.51 | 6,099.86 | 625,945.02 | 582,014.61 | 43,930.41 | 766,039.00 |
| Net Income | (14,428.60) | (3,491.93) | (10,936.67) | (1,481.78) | (7,485.35) | 6,003.57 | 0.00 |