

FLD
Balance Sheet
As of February 28, 2023

Accrual Basis

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	-1,301.90
Total Operating Fund	-1,301.90
Reserve Funds	
1102 · Evergreen Bank Money Market	66,363.53
1103 · Lisle Savings Bank MM	1,159.16
1105 · Fifth Third Bank MM	101,537.97
Total Reserve Funds	169,060.66
Total Checking/Savings	167,758.76
Accounts Receivable	
1160 · Accounts Receivable	94,344.42
Total Accounts Receivable	94,344.42
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	264,992.69
TOTAL ASSETS	264,992.69
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	29,483.49
Total Accounts Payable	29,483.49
Other Current Liabilities	
1280 · Due to Replacement Fund	12,967.00
1850 · Unrecorded Deposits	1,081.53
1205 · Prepaid Assessments	14,125.67
1207 · Security Deposits Rental Units	973.00
Total Other Current Liabilities	29,147.20
Total Current Liabilities	58,630.69
Total Liabilities	58,630.69

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Equity	
3000 · Homeowners Equity	114,486.87
3001 · Reserves	232,988.98
8001 · Capital - Electric Repairs	-11,623.89
8002 · Capital-Lake Shoreline Stabiliz	-127,031.50
8003 · Capital - Exterior Painting	-26,080.00
Net Income	23,621.54
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Total Equity	206,362.00
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TOTAL LIABILITIES & EQUITY	264,992.69
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FLD
Profit & Loss Budget Performance

February 2023

Accrual Basis

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	45,872.39	45,872.49	(0.10)	91,744.78	91,744.98	(0.20)	550,469.90
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	21,574.56	21,574.50	0.06	129,447.00
4008 · Interest Income	26.43	16.67	9.76	59.76	33.34	26.42	200.00
4010 · Late Fees	325.00	500.00	(175.00)	1,125.00	1,000.00	125.00	6,000.00
4015 · Move- In fees Income	500.00	666.67	(166.67)	500.00	1,333.34	(833.34)	8,000.00
4020 · Gas Income	23,025.50	7,083.33	15,942.17	44,267.05	14,166.66	30,100.39	85,000.00
4025 · Miscellaneous Income	300.00	833.33	(533.33)	800.00	1,666.66	(866.66)	10,000.00
Total Income	80,836.60	65,759.74	15,076.86	160,071.15	131,519.48	28,551.67	789,116.90
Total Income	80,836.60	65,759.74	15,076.86	160,071.15	131,519.48	28,551.67	789,116.90
Gross Profit	80,836.60	65,759.74	15,076.86	160,071.15	131,519.48	28,551.67	789,116.90
Expense							
66900 · Reconciliation Items	0.00	0.00	0.00	(2,083.33)	0.00	(2,083.33)	0.00
Administrative Expense							
5085 · Legal Expense	500.00	166.67	333.33	1,250.00	333.34	916.66	2,000.00
5080 · Management Fees	2,256.14	2,250.00	6.14	4,339.47	4,500.00	(160.53)	27,000.00
5096 · Postage	66.01	141.67	(75.66)	489.71	283.34	206.37	1,700.00
5097 · Misc Administrative Expe...	443.55	239.83	203.72	1,088.23	479.66	608.57	2,878.00
5090 · Audit Expense	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Total Administrative Expense	3,265.70	2,798.17	467.53	7,167.41	5,596.34	1,571.07	36,578.00
Operating Expenses							
5082 · Insurance	0.00	3,691.83	(3,691.83)	2,974.81	7,383.66	(4,408.85)	44,302.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	21,574.56	21,574.50	0.06	129,447.00
Total Operating Expenses	10,787.28	14,479.08	(3,691.80)	24,549.37	28,958.16	(4,408.79)	173,749.00
Maintenance Expenses							
5000 · Landscape Contract	6,138.48	0.00	6,138.48	11,025.96	0.00	11,025.96	75,164.00
5003 · Snow Removal	0.00	2,000.00	(2,000.00)	0.00	4,000.00	(4,000.00)	10,000.00
5067 · Fire Alarm Monitoring	3,939.00	3,822.00	117.00	3,939.00	3,822.00	117.00	15,288.00
5066 · Fire Alarm Repairs	0.00	941.33	(941.33)	0.00	1,882.66	(1,882.66)	11,296.00
5062 · Electric Repairs	0.00	500.00	(500.00)	309.20	1,000.00	(690.80)	6,000.00
5063 · Plumbing Repairs	0.00	1,250.00	(1,250.00)	0.00	2,500.00	(2,500.00)	15,000.00
5064 · Carpet Repairs/Cleaning	0.00	0.00	0.00	0.00	250.00	(250.00)	500.00
5065 · Janitorial Expense	2,844.74	2,882.25	(37.51)	5,521.74	5,764.50	(242.76)	34,587.00
5040 · Electric Expense	406.26	516.67	(110.41)	947.19	1,033.34	(86.15)	6,200.00
5041 · Gas Expense	18,630.31	7,083.33	11,546.98	41,659.86	14,166.66	27,493.20	85,000.00
5042 · Water/Sewer Expense	10,160.08	9,583.33	576.75	10,657.99	19,166.66	(8,508.67)	115,000.00
5045 · Scavenger Expense	1,038.45	2,412.33	(1,373.88)	2,039.40	4,824.66	(2,785.26)	28,948.00
5070 · General Repairs	6,590.35	2,015.50	4,574.85	7,551.16	4,031.00	3,520.16	24,186.00
5072 · Pest Control	0.00	0.00	0.00	2,800.00	0.00	2,800.00	4,100.00
5069 · Common Area Painting	0.00	0.00	0.00	0.00	0.00	0.00	500.00

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Profit & Loss Budget Performance

February 2023

Accrual Basis

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
5074 · Special Projects	0.00	2,083.33	(2,083.33)	0.00	4,166.66	(4,166.66)	25,000.00
5100 · Storage Space	99.00	85.00	14.00	198.00	170.00	28.00	1,020.00
Total Maintenance Expenses	49,846.67	35,175.07	14,671.60	86,649.50	66,778.14	19,871.36	457,789.00
Reserve Funding Expense							
7000 · Reserve Funding	10,083.33	10,083.33	0.00	20,166.66	20,166.66	0.00	121,000.00
Total Reserve Funding Expense	10,083.33	10,083.33	0.00	20,166.66	20,166.66	0.00	121,000.00
Total Expense	73,982.98	62,535.65	11,447.33	136,449.61	121,499.30	14,950.31	789,116.00
Net Income	6,853.62	3,224.09	3,629.53	23,621.54	10,020.18	13,601.36	0.90