

AW
Balance Sheet
As of August 31, 2023

Accrual Basis

	<u>Aug 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Old Second Checking 80460	65,237.36
1110 · Sigma Financial Corporation	<u>315,399.22</u>
Total Checking/Savings	380,636.58
Accounts Receivable	
1160 · Accounts Receivable	<u>44,768.46</u>
Total Accounts Receivable	<u>44,768.46</u>
Total Current Assets	<u>425,405.04</u>
TOTAL ASSETS	<u>425,405.04</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	<u>244.03</u>
Total Accounts Payable	244.03
Other Current Liabilities	
1206 · Loan Principal	130,653.86
1205 · Prepaid Assessments	8,902.36
1208 · Club Rental Security Deposit	<u>675.00</u>
Total Other Current Liabilities	<u>140,231.22</u>
Total Current Liabilities	<u>140,475.25</u>
Total Liabilities	140,475.25
Equity	
3000 · Homeowners Equity	464,249.94
3001 · Reserve Fund	53,055.26
3002 · Reserve Additions	93,767.97
3003 · Reserve Expenditures	-416,375.20

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	<u>Aug 31, 23</u>
3005 - Loan Equity	126,875.87
3006 - Change in Value	13,513.65
Net Income	<u>-50,157.70</u>
Total Equity	<u>284,929.79</u>
TOTAL LIABILITIES & EQUITY	<u><u>425,405.04</u></u>

AW
Profit & Loss Budget Performance
August 2023

Accrual Basis

	Aug 23	Budget	\$ Over Budget	Jan - Aug 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	34,659.46	34,480.42	179.04	275,750.03	275,843.36	-93.33	413,765.00
4006 · Dividend Income	0.00	1,166.67	-1,166.67	0.00	9,333.36	-9,333.36	14,000.00
4010 · Late Fees	650.00	208.33	441.67	3,850.00	1,666.64	2,183.36	2,500.00
4015 · Laundry Income	0.00	1,410.00	-1,410.00	6,082.38	11,280.00	-5,197.62	16,920.00
4018 · Clubhouse Rental	-100.00	166.67	-266.67	0.00	1,333.36	-1,333.36	2,000.00
4020 · Move-in Fees/Move-out Fees	0.00	83.33	-83.33	0.00	666.64	-666.64	1,000.00
4025 · Miscellaneous Income	400.00	0.00	400.00	6,750.00	0.00	6,750.00	0.00
4027 · Reserve Surplus	0.00	1,250.00	-1,250.00	0.00	10,000.00	-10,000.00	15,000.00
Total Income	35,609.46	38,765.42	-3,155.96	292,432.41	310,123.36	-17,690.95	465,185.00
Expense							
Administration							
5098 · Loan Expense	2,035.67	1,863.33	172.34	16,285.36	14,906.64	1,378.72	22,360.00
5080 · Management Fees	1,582.26	1,582.00	0.26	12,658.08	12,656.00	2.08	18,984.00
5081 · Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	925.00
5082 · Postage	184.83	59.42	125.41	607.27	475.36	131.91	713.00
5085 · Legal Fees	0.00	166.67	-166.67	13,372.82	1,333.36	12,039.46	2,000.00
5095 · Office Expense	84.96	32.08	52.88	159.96	256.64	-96.68	385.00
5097 · Bad Debt Write Off	0.00	20.83	-20.83	359.05	166.64	192.41	250.00
5099 · Miscellaneous Administration	136.39	458.33	-321.94	2,717.80	3,666.64	-948.84	5,500.00
Total Administration	4,024.11	4,182.66	-158.55	46,160.34	33,461.28	12,699.06	51,117.00
Building Expenses							
5050 · Intercom	0.00	72.50	-72.50	700.00	580.00	120.00	870.00
5051 · Telephone	277.11	257.00	20.11	2,197.93	2,056.00	141.93	3,084.00
5053 · Alarm Contract	0.00	366.17	-366.17	4,215.44	2,929.36	1,286.08	4,394.00
5054 · Alarm Maintenance	0.00	0.00	0.00	0.00	1,500.00	-1,500.00	1,500.00
5055 · Doors & Locks	0.00	41.67	-41.67	190.00	333.36	-143.36	500.00
5056 · Exterminating	0.00	66.67	-66.67	0.00	533.36	-533.36	800.00
5058 · A/C and Heating	0.00	83.33	-83.33	1,934.98	666.64	1,268.34	1,000.00
5059 · Plumbing	1,398.20	333.33	1,064.87	3,148.20	2,666.64	481.56	4,000.00
5060 · Supplies & Light Bulbs	0.00	416.67	-416.67	1,899.32	3,333.36	-1,434.04	5,000.00
5061 · Carpet Cleaning	0.00	0.00	0.00	0.00	750.00	-750.00	1,500.00
5067 · General Maintenance	1,019.00	2,916.67	-1,897.67	7,254.00	23,333.36	-16,079.36	35,000.00
5068 · Roof Repair	0.00	125.00	-125.00	4,885.00	1,000.00	3,885.00	1,500.00
5069 · Miscellaneous Repairs	924.87	416.67	508.20	21,989.60	3,333.36	18,656.24	5,000.00
Total Building Expenses	3,619.18	5,095.68	-1,476.50	48,414.47	43,015.44	5,399.03	64,148.00
Common Area							
5000 · Landscape Contract	4,208.00	2,113.50	2,094.50	12,624.00	12,681.00	-57.00	16,908.00
5005 · Landscape Improvements	0.00	0.00	0.00	3,441.87	0.00	3,441.87	3,000.00
5010 · Snow Removal	0.00	0.00	0.00	2,400.00	4,830.00	-2,430.00	8,050.00
5030 · Janitorial	0.00	1,200.00	-1,200.00	5,400.00	9,600.00	-4,200.00	14,400.00
5040 · Water	9,151.62	12,083.33	-2,931.71	51,250.62	48,333.32	2,917.30	72,500.00
5041 · Sewer	4,572.00	0.00	4,572.00	21,608.09	28,000.00	-6,391.91	42,000.00

AW
Profit & Loss Budget Performance

August 2023

Accrual Basis

	Aug 23	Budget	\$ Over Budget	Jan - Aug 23	YTD Budget	\$ Over Budget	Annual Budget
5042 · Gas	1,685.96	3,506.25	-1,820.29	27,399.27	28,050.00	-650.73	42,075.00
5043 · Electricity	851.21	708.33	142.88	5,687.98	5,666.64	21.34	8,500.00
5045 · Scavenger	1,255.04	1,333.33	-78.29	10,211.23	10,666.64	-455.41	16,000.00
5057 · Pond	0.00	500.00	-500.00	0.00	1,000.00	-1,000.00	1,000.00
5070 · Clubhouse	0.00	62.50	-62.50	5,630.00	500.00	5,130.00	750.00
5092 · Insurance	0.00	0.00	0.00	56,542.88	37,338.64	19,204.24	56,008.00
Total Common Area	21,723.83	21,507.24	216.59	202,195.94	186,666.24	15,529.70	281,191.00
Operating Expenses							
7000 · Reserve Funding	5,727.42	5,727.42	0.00	45,819.36	45,819.36	0.00	68,729.00
Total Operating Expenses	5,727.42	5,727.42	0.00	45,819.36	45,819.36	0.00	68,729.00
Total Expense	35,094.54	36,513.00	-1,418.46	342,590.11	308,962.32	33,627.79	465,185.00
Net Income	514.92	2,252.42	-1,737.50	-50,157.70	1,161.04	-51,318.74	0.00