

Accrual Basis

AW

Balance Sheet

As of January 31, 2023

|                                     | Jan 31, 23  |
|-------------------------------------|-------------|
| ASSETS                              |             |
| Current Assets                      |             |
| Checking/Savings                    |             |
| 1100 · Old Second Checking 80460    | 69,761.84   |
| 1110 · Sigma Financial Corporation  | 315,399.22  |
| Total Checking/Savings              | 385,161.06  |
| Accounts Receivable                 |             |
| 1160 · Accounts Receivable          | 65,650.42   |
| Total Accounts Receivable           | 65,650.42   |
| Total Current Assets                | 450,811.48  |
| TOTAL ASSETS                        | 450,811.48  |
| LIABILITIES & EQUITY                |             |
| Liabilities                         |             |
| Current Liabilities                 |             |
| Other Current Liabilities           |             |
| 1206 · Loan Principal               | 130,653.86  |
| 1205 · Prepaid Assessments          | 32,362.15   |
| 1208 · Club Rental Security Deposit | 775.00      |
| Total Other Current Liabilities     | 163,791.01  |
| Total Current Liabilities           | 163,791.01  |
| Total Liabilities                   | 163,791.01  |
| Equity                              |             |
| 3000 · Homeowners Equity            | 462,959.78  |
| 3001 · Reserve Fund                 | 12,963.32   |
| 3002 · Reserve Additions            | 93,767.97   |
| 3003 · Reserve Expenditures         | -416,375.20 |
| 3005 · Loan Equity                  | 126,875.87  |

Accrual Basis

AW

Balance Sheet

As of January 31, 2023

|                            |            |
|----------------------------|------------|
|                            | Jan 31, 23 |
| 3006 · Change in Value     | 13,513.65  |
| Net Income                 | -6,684.92  |
| Total Equity               | 287,020.47 |
| TOTAL LIABILITIES & EQUITY | 450,811.48 |

AW  
Profit & Loss Budget Performance  
January 2023

Accrual Basis

|                                     | Jan 23    | Budget    | \$ Over Budget | Jan 23    | YTD Budget | \$ Over Budget | Annual Budget |
|-------------------------------------|-----------|-----------|----------------|-----------|------------|----------------|---------------|
| Income                              |           |           |                |           |            |                |               |
| 4000 · Assessment Income            | 34,441.51 | 34,480.42 | -38.91         | 34,441.51 | 34,480.42  | -38.91         | 413,765.00    |
| 4006 · Dividend Income              | 0.00      | 1,166.67  | -1,166.67      | 0.00      | 1,166.67   | -1,166.67      | 14,000.00     |
| 4010 · Late Fees                    | 0.00      | 208.33    | -208.33        | 0.00      | 208.33     | -208.33        | 2,500.00      |
| 4015 · Laundry Income               | 0.00      | 1,410.00  | -1,410.00      | 0.00      | 1,410.00   | -1,410.00      | 16,920.00     |
| 4018 · Clubhouse Rental             | 150.00    | 166.67    | -16.67         | 150.00    | 166.67     | -16.67         | 2,000.00      |
| 4020 · Move-in Fees/Move-out Fees   | 0.00      | 83.33     | -83.33         | 0.00      | 83.33      | -83.33         | 1,000.00      |
| 4025 · Miscellaneous Income         | 550.00    | 0.00      | 550.00         | 550.00    | 0.00       | 550.00         | 0.00          |
| 4027 · Reserve Surplus              | 0.00      | 1,250.00  | -1,250.00      | 0.00      | 1,250.00   | -1,250.00      | 15,000.00     |
| Total Income                        | 35,141.51 | 38,765.42 | -3,623.91      | 35,141.51 | 38,765.42  | -3,623.91      | 465,185.00    |
| Expense                             |           |           |                |           |            |                |               |
| Administration                      |           |           |                |           |            |                |               |
| 5098 · Loan Expense                 | 2,035.67  | 1,863.33  | 172.34         | 2,035.67  | 1,863.33   | 172.34         | 22,360.00     |
| 5080 · Management Fees              | 1,582.26  | 1,582.00  | 0.26           | 1,582.26  | 1,582.00   | 0.26           | 18,984.00     |
| 5081 · Accounting Fees              | 0.00      | 0.00      | 0.00           | 0.00      | 0.00       | 0.00           | 925.00        |
| 5082 · Postage                      | 0.00      | 59.42     | -59.42         | 0.00      | 59.42      | -59.42         | 713.00        |
| 5085 · Legal Fees                   | 5,134.66  | 166.67    | 4,967.99       | 5,134.66  | 166.67     | 4,967.99       | 2,000.00      |
| 5095 · Office Expense               | 0.00      | 32.08     | -32.08         | 0.00      | 32.08      | -32.08         | 385.00        |
| 5097 · Bad Debt Write Off           | 0.00      | 20.83     | -20.83         | 0.00      | 20.83      | -20.83         | 250.00        |
| 5099 · Miscellaneous Administration | 348.24    | 458.33    | -110.09        | 348.24    | 458.33     | -110.09        | 5,500.00      |
| Total Administration                | 9,100.83  | 4,182.66  | 4,918.17       | 9,100.83  | 4,182.66   | 4,918.17       | 51,117.00     |
| Building Expenses                   |           |           |                |           |            |                |               |
| 5050 · Intercom                     | 0.00      | 72.50     | -72.50         | 0.00      | 72.50      | -72.50         | 870.00        |
| 5051 · Telephone                    | 258.17    | 257.00    | 1.17           | 258.17    | 257.00     | 1.17           | 3,084.00      |
| 5053 · Alarm Contract               | 899.25    | 366.17    | 533.08         | 899.25    | 366.17     | 533.08         | 4,394.00      |
| 5054 · Alarm Maintenance            | 0.00      | 0.00      | 0.00           | 0.00      | 0.00       | 0.00           | 1,500.00      |
| 5055 · Doors & Locks                | 0.00      | 41.67     | -41.67         | 0.00      | 41.67      | -41.67         | 500.00        |
| 5056 · Exterminating                | 0.00      | 66.67     | -66.67         | 0.00      | 66.67      | -66.67         | 800.00        |
| 5058 · A/C and Heating              | 0.00      | 83.33     | -83.33         | 0.00      | 83.33      | -83.33         | 1,000.00      |
| 5059 · Plumbing                     | 0.00      | 333.33    | -333.33        | 0.00      | 333.33     | -333.33        | 4,000.00      |
| 5060 · Supplies & Light Bulbs       | 0.00      | 416.67    | -416.67        | 0.00      | 416.67     | -416.67        | 5,000.00      |
| 5061 · Carpet Cleaning              | 0.00      | 0.00      | 0.00           | 0.00      | 0.00       | 0.00           | 1,500.00      |
| 5067 · General Maintenance          | 0.00      | 2,916.67  | -2,916.67      | 0.00      | 2,916.67   | -2,916.67      | 35,000.00     |
| 5068 · Roof Repair                  | 0.00      | 125.00    | -125.00        | 0.00      | 125.00     | -125.00        | 1,500.00      |
| 5069 · Miscellaneous Repairs        | 0.00      | 416.67    | -416.67        | 0.00      | 416.67     | -416.67        | 5,000.00      |
| Total Building Expenses             | 1,157.42  | 5,095.68  | -3,938.26      | 1,157.42  | 5,095.68   | -3,938.26      | 64,148.00     |

AW  
Profit & Loss Budget Performance  
January 2023

Accrual Basis

|                               | Jan 23    | Budget    | \$ Over Budget | Jan 23    | YTD Budget | \$ Over Budget | Annual Budget |
|-------------------------------|-----------|-----------|----------------|-----------|------------|----------------|---------------|
| Common Area                   |           |           |                |           |            |                |               |
| 5000 · Landscape Contract     | 0.00      | 0.00      | 0.00           | 0.00      | 0.00       | 0.00           | 16,908.00     |
| 5005 · Landscape Improvements | 0.00      | 0.00      | 0.00           | 0.00      | 0.00       | 0.00           | 3,000.00      |
| 5010 · Snow Removal           | 1,200.00  | 1,610.00  | -410.00        | 1,200.00  | 1,610.00   | -410.00        | 8,050.00      |
| 5030 · Janitorial             | 0.00      | 1,200.00  | -1,200.00      | 0.00      | 1,200.00   | -1,200.00      | 14,400.00     |
| 5040 · Water                  | 0.00      | 0.00      | 0.00           | 0.00      | 0.00       | 0.00           | 72,500.00     |
| 5041 · Sewer                  | 0.00      | 7,000.00  | -7,000.00      | 0.00      | 7,000.00   | -7,000.00      | 42,000.00     |
| 5042 · Gas                    | 5,392.53  | 3,506.25  | 1,886.28       | 5,392.53  | 3,506.25   | 1,886.28       | 42,075.00     |
| 5043 · Electricity            | 629.19    | 708.33    | -79.14         | 629.19    | 708.33     | -79.14         | 8,500.00      |
| 5045 · Scavenger              | 1,255.04  | 1,333.33  | -78.29         | 1,255.04  | 1,333.33   | -78.29         | 16,000.00     |
| 5057 · Pond                   | 0.00      | 0.00      | 0.00           | 0.00      | 0.00       | 0.00           | 1,000.00      |
| 5070 · Clubhouse              | 0.00      | 62.50     | -62.50         | 0.00      | 62.50      | -62.50         | 750.00        |
| 5092 · Insurance              | 17,364.00 | 9,334.66  | 8,029.34       | 17,364.00 | 9,334.66   | 8,029.34       | 56,008.00     |
| Total Common Area             | 25,840.76 | 24,755.07 | 1,085.69       | 25,840.76 | 24,755.07  | 1,085.69       | 281,191.00    |
| Operating Expenses            |           |           |                |           |            |                |               |
| 7000 · Reserve Funding        | 5,727.42  | 5,727.42  | 0.00           | 5,727.42  | 5,727.42   | 0.00           | 68,729.00     |
| Total Operating Expenses      | 5,727.42  | 5,727.42  | 0.00           | 5,727.42  | 5,727.42   | 0.00           | 68,729.00     |
| Total Expense                 | 41,826.43 | 39,760.83 | 2,065.60       | 41,826.43 | 39,760.83  | 2,065.60       | 465,185.00    |
| Net Income                    | -6,684.92 | -995.41   | -5,689.51      | -6,684.92 | -995.41    | -5,689.51      | 0.00          |