

AW
Balance Sheet
As of September 30, 2023

Accrual Basis

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Old Second Checking 80460	99,912.90
1110 · Sigma Financial Corporation	<u>315,399.22</u>
Total Checking/Savings	415,312.12
Accounts Receivable	
1160 · Accounts Receivable	<u>46,876.00</u>
Total Accounts Receivable	<u>46,876.00</u>
Total Current Assets	<u>462,188.12</u>
TOTAL ASSETS	<u>462,188.12</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	<u>1,826.29</u>
Total Accounts Payable	1,826.29
Other Current Liabilities	
1206 · Loan Principal	130,653.86
1205 · Prepaid Assessments	7,114.58
1208 · Club Rental Security Deposit	<u>1,175.00</u>
Total Other Current Liabilities	<u>138,943.44</u>
Total Current Liabilities	<u>140,769.73</u>
Total Liabilities	140,769.73
Equity	
3000 · Homeowners Equity	464,249.94
3001 · Reserve Fund	58,782.68
3002 · Reserve Additions	93,767.97
3003 · Reserve Expenditures	-416,375.20

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	<u>Sep 30, 23</u>
3005 - Loan Equity	126,875.87
3006 - Change in Value	13,513.65
Net Income	<u>-19,396.52</u>
Total Equity	<u>321,418.39</u>
TOTAL LIABILITIES & EQUITY	<u><u>462,188.12</u></u>

AW
Profit & Loss Budget Performance

Accrual Basis

September 2023

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	34,441.51	34,480.42	-38.91	309,973.59	310,323.78	-350.19	413,765.00
4006 · Dividend Income	0.00	1,166.67	-1,166.67	0.00	10,500.03	-10,500.03	14,000.00
4010 · Late Fees	425.00	208.33	216.67	4,200.00	1,874.97	2,325.03	2,500.00
4015 · Laundry Income	8,585.85	1,410.00	7,175.85	14,668.23	12,690.00	1,978.23	16,920.00
4018 · Clubhouse Rental	375.00	166.67	208.33	450.00	1,500.03	-1,050.03	2,000.00
4020 · Move-in Fees/Move-out Fees	0.00	83.33	-83.33	0.00	749.97	-749.97	1,000.00
4025 · Miscellaneous Income	1,110.00	0.00	1,110.00	8,360.00	0.00	8,360.00	0.00
4027 · Reserve Surplus	0.00	1,250.00	-1,250.00	0.00	11,250.00	-11,250.00	15,000.00
Total Income	44,937.36	38,765.42	6,171.94	337,651.82	348,888.78	-11,236.96	465,185.00
Expense							
Administration							
5098 · Loan Expense	2,035.67	1,863.33	172.34	18,321.03	16,769.97	1,551.06	22,360.00
5080 · Management Fees	1,582.26	1,582.00	0.26	14,240.34	14,238.00	2.34	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	607.27	534.78	72.49	713.00
5085 · Legal Fees	0.00	166.67	-166.67	13,372.82	1,500.03	11,872.79	2,000.00
5095 · Office Expense	0.00	32.08	-32.08	159.96	288.72	-128.76	385.00
5097 · Bad Debt Write Off	0.00	20.83	-20.83	359.05	187.47	171.58	250.00
5099 · Miscellaneous Administration	316.36	458.33	-141.97	3,034.16	4,124.97	-1,090.81	5,500.00
Total Administration	3,934.29	4,182.66	-248.37	50,094.63	37,643.94	12,450.69	51,117.00
Building Expenses							
5050 · Intercom	0.00	72.50	-72.50	700.00	652.50	47.50	870.00
5051 · Telephone	277.11	257.00	20.11	2,475.04	2,313.00	162.04	3,084.00
5053 · Alarm Contract	0.00	366.17	-366.17	4,215.44	3,295.53	919.91	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	375.03	-185.03	500.00
5056 · Exterminating	0.00	66.67	-66.67	0.00	600.03	-600.03	800.00
5058 · A/C and Heating	0.00	83.33	-83.33	1,934.98	749.97	1,185.01	1,000.00
5059 · Plumbing	175.00	333.33	-158.33	3,323.20	2,999.97	323.23	4,000.00
5060 · Supplies & Light Bulbs	0.00	416.67	-416.67	1,899.32	3,750.03	-1,850.71	5,000.00
5061 · Carpet Cleaning	0.00	0.00	0.00	0.00	750.00	-750.00	1,500.00
5067 · General Maintenance	0.00	2,916.67	-2,916.67	7,254.00	26,250.03	-18,996.03	35,000.00
5068 · Roof Repair	0.00	125.00	-125.00	4,885.00	1,125.00	3,760.00	1,500.00
5069 · Miscellaneous Repairs	0.00	416.67	-416.67	21,989.60	3,750.03	18,239.57	5,000.00
Total Building Expenses	452.11	5,095.68	-4,643.57	48,866.58	48,111.12	755.46	64,148.00

AW
Profit & Loss Budget Performance

September 2023

Accrual Basis

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
Common Area							
5000 · Landscape Contract	0.00	2,113.50	-2,113.50	12,624.00	14,794.50	-2,170.50	16,908.00
5005 · Landscape Improvements	0.00	3,000.00	-3,000.00	3,441.87	3,000.00	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	1,400.00	1,200.00	200.00	6,800.00	10,800.00	-4,000.00	14,400.00
5040 · Water	0.00	0.00	0.00	51,250.62	48,333.32	2,917.30	72,500.00
5041 · Sewer	0.00	7,000.00	-7,000.00	21,608.09	35,000.00	-13,391.91	42,000.00
5042 · Gas	-100.04	3,506.25	-3,606.29	27,299.23	31,556.25	-4,257.02	42,075.00
5043 · Electricity	833.54	708.33	125.21	6,521.52	6,374.97	146.55	8,500.00
5045 · Scavenger	1,255.04	1,333.33	-78.29	11,466.27	11,999.97	-533.70	16,000.00
5057 · Pond	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
5070 · Clubhouse	955.87	62.50	893.37	6,585.87	562.50	6,023.37	750.00
5092 · Insurance	0.00	9,334.66	-9,334.66	56,542.88	46,673.30	9,869.58	56,008.00
Total Common Area	4,344.41	28,258.57	-23,914.16	206,540.35	214,924.81	-8,384.46	281,191.00
Operating Expenses							
7000 · Reserve Funding	5,727.42	5,727.42	0.00	51,546.78	51,546.78	0.00	68,729.00
Total Operating Expenses	5,727.42	5,727.42	0.00	51,546.78	51,546.78	0.00	68,729.00
Total Expense	14,458.23	43,264.33	-28,806.10	357,048.34	352,226.65	4,821.69	465,185.00
Net Income	30,479.13	-4,498.91	34,978.04	-19,396.52	-3,337.87	-16,058.65	0.00