

FLD
Balance Sheet
As of January 31, 2020

Accrual Basis

	<u>Jan 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	20,630.53
Total Operating Fund	20,630.53
Reserve Funds	
1102 · Evergreen Bank Money Market	65,716.29
1103 · Lisle Savings Bank MM	1,154.08
1105 · Fifth Third Bank MM	153,296.59
Total Reserve Funds	220,166.96
Total Checking/Savings	240,797.49
Accounts Receivable	
1160 · Accounts Receivable	33,771.99
Total Accounts Receivable	33,771.99
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	274,469.48
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	279,487.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	227.83
Total Accounts Payable	227.83
Other Current Liabilities	
1205 · Prepaid Assessments	14,764.03
1207 · Security Deposits Rental Units	126.00
Total Other Current Liabilities	14,890.03
Total Current Liabilities	15,117.86
Total Liabilities	15,117.86

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Balance Sheet
As of January 31, 2020

Accrual Basis

	<u>Jan 31, 20</u>
Equity	
3000 · Homeowners Equity	451,256.96
3001 · Reserves	-194,576.12
Net Income	7,689.03
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Total Equity	264,369.87
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TOTAL LIABILITIES & EQUITY	279,487.73
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FLD
Profit & Loss Budget Performance

Accrual Basis

January 2020

	Jan 20	Budget	\$ Over Budget	Jan 20	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 - Monthly Assessments	44,070.54	44,070.67	(0.13)	44,070.54	44,070.67	(0.13)	528,848.00
4002 - HOA Assessment Income	10,787.28	10,787.25	0.03	10,787.28	10,787.25	0.03	129,447.00
4008 - Interest Income	40.47	41.67	(1.20)	40.47	41.67	(1.20)	500.00
4010 - Late Fees	350.00	291.67	58.33	350.00	291.67	58.33	3,500.00
4015 - Move- In fees Income	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
4020 - Gas Income	8,449.44	6,250.00	2,199.44	8,449.44	6,250.00	2,199.44	75,000.00
4025 - Miscellaneous Income	0.00	541.67	(541.67)	0.00	541.67	(541.67)	6,500.00
Total Income	63,697.73	62,232.93	1,464.80	63,697.73	62,232.93	1,464.80	746,795.00
Total Income	63,697.73	62,232.93	1,464.80	63,697.73	62,232.93	1,464.80	746,795.00
Expense							
Administrative Expense							
5085 - Legal Expense	500.00	583.33	(83.33)	500.00	583.33	(83.33)	7,000.00
5080 - Management Fees	2,083.33	2,130.42	(47.09)	2,083.33	2,130.42	(47.09)	25,565.00
5096 - Postage	129.91	187.08	(57.17)	129.91	187.08	(57.17)	2,245.00
5097 - Misc Administrative Expense	474.81	229.58	245.23	474.81	229.58	245.23	2,755.00
5090 - Audit Expense	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
5099 - Allowance for Bad Debt	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00
Total Administrative Expense	3,188.05	3,213.74	(25.69)	3,188.05	3,213.74	(25.69)	42,065.00
Operating Expenses							
5082 - Insurance	2,566.30	2,976.42	(410.12)	2,566.30	2,976.42	(410.12)	35,717.00
8000 - HOA Dues	10,787.28	10,787.25	0.03	10,787.28	10,787.25	0.03	129,447.00
Total Operating Expenses	13,353.58	13,763.67	(410.09)	13,353.58	13,763.67	(410.09)	165,164.00
Maintenance Expenses							
5000 - Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	64,536.00
5003 - Snow Removal	556.60	2,000.00	(1,443.40)	556.60	2,000.00	(1,443.40)	8,000.00
5067 - Fire Alarm Monitoring	1,394.25	475.00	919.25	1,394.25	475.00	919.25	5,700.00
5066 - Fire Alarm Repairs	509.64	916.67	(407.03)	509.64	916.67	(407.03)	11,000.00
5062 - Electric Repairs	0.00	416.67	(416.67)	0.00	416.67	(416.67)	5,000.00
5063 - Plumbing Repairs	0.00	333.33	(333.33)	0.00	333.33	(333.33)	4,000.00
5064 - Carpet Repairs/Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5065 - Janitorial Expense	2,918.50	3,141.67	(223.17)	2,918.50	3,141.67	(223.17)	37,700.00
5040 - Electric Expense	532.97	583.33	(50.36)	532.97	583.33	(50.36)	7,000.00
5041 - Gas Expense	8,471.44	6,250.00	2,221.44	8,471.44	6,250.00	2,221.44	75,000.00
5042 - Water/Sewer Expense	6,706.67	5,000.00	1,706.67	6,706.67	5,000.00	1,706.67	60,000.00
5045 - Scavenger Expense	2,050.00	2,610.83	(560.83)	2,050.00	2,610.83	(560.83)	31,330.00
5070 - General Repairs	0.00	1,798.33	(1,798.33)	0.00	1,798.33	(1,798.33)	21,580.00
5072 - Pest Control	0.00	325.00	(325.00)	0.00	325.00	(325.00)	3,900.00
5069 - Common Area Painting	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5074 - Special Projects	0.00	650.00	(650.00)	0.00	650.00	(650.00)	7,800.00
5100 - Storage Space	77.00	43.33	33.67	77.00	43.33	33.67	520.00
Total Maintenance Expenses	23,217.07	24,544.16	(1,327.09)	23,217.07	24,544.16	(1,327.09)	344,566.00
Reserve Funding Expense							
7000 - Reserve Funding	14,583.33	14,583.33	0.00	14,583.33	14,583.33	0.00	175,000.00
7001 - Village Code Enforcement	1,666.67	1,666.67	0.00	1,666.67	1,666.67	0.00	20,000.00
Total Reserve Funding Expense	16,250.00	16,250.00	0.00	16,250.00	16,250.00	0.00	195,000.00
Total Expense	56,008.70	57,771.57	(1,762.87)	56,008.70	57,771.57	(1,762.87)	746,795.00
Net Income	7,689.03	4,461.36	3,227.67	7,689.03	4,461.36	3,227.67	0.00

Delinquents and Prepays Report

As of 1/31/2020
 Delinquents Only
 Includes Credits
 Excludes Past Memberships
 Includes Current Memberships

Release 10.03

Four Lakes Condominiums D

Home	Primary	Phone Numbers	Delinquent				Total Delinq	Member Delinq	Membership Payment Comments
			1-30 Days	31-60 Days	61-90 Days	Over 90			
Four Lakes Condominiums D-15011E	Fazio/Capenigro	h:(630) 854-0517	\$363.36	\$25.45	\$160.37	--	\$549.18	\$549.18	
. 15011F	Marino III, John	h:(630) 363-0813	\$21.30	--	--	--	\$21.30	\$21.30	
. 15012F	Medavaram, Rama & Meher		\$18.09	--	--	--	\$18.09	\$18.09	
. 15031C	Keely, Tegan	h:(847) 508-8813	\$202.76	--	--	--	\$202.76	\$202.76	
. 15031D	Chaves, Brendan	c:(630) 631-8118	\$172.82	--	--	--	\$172.82	\$172.82	
. 15032D	Medavaram, Rama & Meher		\$0.05	--	--	--	\$0.05	\$0.05	
. 15051A	Bandari, Ross	h:(312) 671-7604	\$418.56	\$32.49	\$380.49	\$1,282.47	\$2,114.01	\$2,114.01	
. 15051B	Fuller, Anne M.	h:(630) 487-7923	\$338.36	\$25.45	\$314.63	\$494.93	\$1,173.37	\$1,173.37	
. 15052B	Wayman-Dodd, John	h:(630) 440-3257	\$343.75	--	--	--	\$343.75	\$343.75	
. 16011H	Meyster, Vitaliy/Veronika	c:(630) 400-8109	\$418.56	\$271.49	\$78.38	--	\$768.43	\$768.43	
. 16012H	Thomas, Duryel	w:630-241-9326 h:630-456-5214	\$321.53	--	--	--	\$321.53	\$321.53	
. 16013G	Duddy, Nick	c:(847) 722-8978	\$39.49	--	--	--	\$39.49	\$39.49	
. 16013H	Hinsberger/Dunne2, Patrick/Kevin	c:(331) 454-6727	\$109.80	--	--	--	\$109.80	\$109.80	
. 16031E	Heinz, Richard	w:(312) 848-0737	\$56.07	\$32.06	\$11.24	--	\$99.37	\$99.37	
. 16032E	Simms, Michelle A.	h:630-470-9924 c:(708) 710-1245	\$80.46	--	--	--	\$80.46	\$80.46	
. 16032F	Wagner, Terrence/Donna	c:(630) 624-5562	\$1.88	--	--	--	\$1.88	\$1.88	
. 16033F	Socha, Anne M.	w:(708) 805-3203 h:(630) 964-0395	\$67.34	--	--	--	\$67.34	\$67.34	
. 16053C	Sworden, Adam	w:(847) 610-0099 h:(847) 610-0089	\$88.64	--	--	--	\$88.64	\$88.64	
. 16053D	Wolfgram, Kaitlynn	c:(630) 303-1499	\$159.39	--	--	--	\$159.39	\$159.39	
. 16072B	Adamo, Sue	h:630-842-0428	\$205.24	--	--	--	\$205.24	\$205.24	
. 16073A	Marte, Maria & Gonzalo	h:630-462-0252 c:(630) 462-2427	\$427.36	\$33.26	\$46.14	--	\$506.76	\$506.76	
. 16073B	Donofrio, Amy T.	c:(630) 776-3699	\$109.77	--	--	--	\$109.77	\$109.77	
. 59001B	Bily, Melissa	h:(919) 534-6690	\$322.72	\$49.08	--	--	\$371.80	\$371.80	
. 59002A	Graham, William D.	c:(630) 881-4050	\$74.64	--	--	--	\$74.64	\$74.64	
. 59003A	Ramos, Alfonso	c:(708) 278-4776	\$102.49	--	--	--	\$102.49	\$102.49	
. 59021C	Coluzzi, Janice	w:(708) 418-4163 h:708-738-1001	\$15.83	--	--	--	\$15.83	\$15.83	
. 59023C	Truty, Kenneth	w:(630) 392-3889 h:(630) 548-2349	\$208.88	--	--	--	\$208.88	\$208.88	
. 59041E	Angileri, Michael/Jessica	c:(630) 915-1424	\$65.89	--	--	--	\$65.89	\$65.89	
. 59041F	Drohomyrecky, Nancy	c:(847) 308-9747	\$54.69	--	--	--	\$54.69	\$54.69	
. 59042E	RTL Enterprises LLC4	c:(331) 305-0703	\$319.78	\$23.82	\$183.14	--	\$526.74	\$526.74	
. 60001D	Neilsen, Alfred		\$445.51	\$57.66	\$382.10	\$11,296.94	\$12,182.21	\$12,182.21	
. 60002C	Armbruster, Colin	h:630-512-0632 c:(630) 308-6335	\$45.95	--	--	--	\$45.95	\$45.95	
. 60002D	Proffitt, Melanie J	c:(708) 288-0252	\$240.82	--	--	--	\$240.82	\$240.82	
. 60022A	Benhart, Daniel L	c:(630) 338-5249	\$458.22	\$33.78	\$380.75	--	\$872.75	\$872.75	
. 60022B	Parrilli, Nicholas G.	h:(815) 531-2855	\$251.42	--	--	--	\$251.42	\$251.42	