

FLD
Balance Sheet

As of February 28, 2021

Accrual Basis

	Feb 28, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	-11,955.27
Total Operating Fund	-11,955.27
Reserve Funds	
1102 · Evergreen Bank Money Market	66,029.27
1103 · Lisle Savings Bank MM	1,156.61
1105 · Fifth Third Bank MM	206,837.69
Total Reserve Funds	274,023.57
Total Checking/Savings	262,068.30
Accounts Receivable	
1160 · Accounts Receivable	66,267.36
Total Accounts Receivable	66,267.36
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	328,235.66
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	333,253.91

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Balance Sheet

As of February 28, 2021

Accrual Basis

	Feb 28, 21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	5,917.24
	5,917.24
Total Accounts Payable	5,917.24
Other Current Liabilities	
1205 · Prepaid Assessments	21,210.50
1207 · Security Deposits Rental Units	126.00
	21,336.50
Total Other Current Liabilities	21,336.50
Total Current Liabilities	27,253.74
Total Liabilities	27,253.74
Equity	
3000 · Homeowners Equity	456,324.50
3001 · Reserves	-150,793.51
Net Income	469.18
	306,000.17
Total Equity	306,000.17
TOTAL LIABILITIES & EQUITY	333,253.91

FLD
Profit & Loss Budget Performance

Accrual Basis

February 2021

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	44,070.54	44,070.67	(0.13)	88,141.08	88,141.30	(0.22)	528,848.00
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	12.94	41.67	(28.73)	26.96	83.30	(56.34)	500.00
4010 · Late Fees	375.00	500.00	(125.00)	1,075.00	1,000.00	75.00	6,000.00
4015 · Move- In fees Income	0.00	400.00	(400.00)	250.00	800.00	(550.00)	4,800.00
4020 · Gas Income	10,553.69	6,500.00	4,053.69	21,838.25	13,000.00	8,838.25	78,000.00
4025 · Miscellaneous Income	(149.83)	708.33	(858.16)	0.00	1,416.70	(1,416.70)	8,500.00
Total Income	65,649.62	63,007.92	2,641.70	132,905.85	126,015.80	6,890.05	756,095.00
Total Income	65,649.62	63,007.92	2,641.70	132,905.85	126,015.80	6,890.05	756,095.00
Expense							
66900 · Reconciliation Discrepan...	(249.14)	0.00	(249.14)	(286.34)	0.00	(286.34)	0.00
Administrative Expense							
5085 · Legal Expense	500.00	583.33	(83.33)	1,062.50	1,166.70	(104.20)	7,000.00
5080 · Management Fees	2,083.33	2,125.00	(41.67)	4,166.66	4,250.00	(83.34)	25,500.00
5096 · Postage	112.04	70.83	41.21	344.88	141.70	203.18	850.00
5097 · Misc Administrative Exp...	448.43	214.00	234.43	923.76	428.00	495.76	2,568.00
5090 · Audit Expense	0.00	291.67	(291.67)	0.00	583.30	(583.30)	3,500.00
5099 · Allowance for Bad Debt	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
Total Administrative Expense	3,143.80	3,534.83	(391.03)	6,497.80	7,069.70	(571.90)	42,418.00
Operating Expenses							
5082 · Insurance	0.00	3,063.92	(3,063.92)	0.00	6,127.80	(6,127.80)	36,767.00
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	13,851.17	(3,063.89)	21,574.56	27,702.30	(6,127.74)	166,214.00
Maintenance Expenses							
5000 · Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	60,517.00
5003 · Snow Removal	5,955.00	4,816.60	1,138.40	9,172.00	9,633.20	(461.20)	24,083.00
5067 · Fire Alarm Monitoring	0.00	0.00	0.00	1,287.00	1,450.00	(163.00)	5,800.00
5066 · Fire Alarm Repairs	0.00	916.67	(916.67)	349.00	1,833.30	(1,484.30)	11,000.00
5062 · Electric Repairs	269.00	416.67	(147.67)	269.00	833.30	(564.30)	5,000.00
5063 · Plumbing Repairs	0.00	250.00	(250.00)	285.00	500.00	(215.00)	3,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
5065 · Janitorial Expense	2,918.50	2,975.00	(56.50)	5,837.00	5,950.00	(113.00)	35,700.00
5040 · Electric Expense	468.57	541.67	(73.10)	983.41	1,083.30	(99.89)	6,500.00
5041 · Gas Expense	10,417.42	6,500.00	3,917.42	20,959.31	13,000.00	7,959.31	78,000.00
5042 · Water/Sewer Expense	10,959.69	6,500.00	4,459.69	20,130.98	13,000.00	7,130.98	78,000.00
5045 · Scavenger Expense	2,180.00	2,116.67	63.33	4,263.00	4,233.30	29.70	25,400.00
5070 · General Repairs	85.00	1,823.33	(1,738.33)	5,842.45	3,646.70	2,195.75	21,880.00
5072 · Pest Control	0.00	337.50	(337.50)	0.00	675.00	(675.00)	4,050.00
5069 · Common Area Painting	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00

FLD
Profit & Loss Budget Performance

February 2021

Accrual Basis

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
5074 · Special Projects	0.00	916.67	(916.67)	5,879.00	1,833.30	4,045.70	11,000.00
5100 · Storage Space	113.00	70.83	42.17	113.00	141.70	(28.70)	850.00
Total Maintenance Expenses	33,366.18	28,264.95	5,101.23	75,370.15	57,979.70	17,390.45	371,780.00
Reserve Funding Expense							
7000 · Reserve Funding	14,640.25	14,640.25	0.00	29,280.50	29,280.50	0.00	175,683.00
Total Reserve Funding Expense	14,640.25	14,640.25	0.00	29,280.50	29,280.50	0.00	175,683.00
Total Expense	61,688.37	60,291.20	1,397.17	132,436.67	122,032.20	10,404.47	756,095.00
Net Income	3,961.25	2,716.72	1,244.53	469.18	3,983.60	(3,514.42)	0.00