

FLD
Balance Sheet
As of July 31, 2021

Accrual Basis

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	38,045.12
Total Operating Fund	38,045.12
Reserve Funds	
1102 · Evergreen Bank Money Market	66,071.43
1103 · Lisle Savings Bank MM	1,156.91
1105 · Fifth Third Bank MM	234,904.59
Total Reserve Funds	302,132.93
Total Checking/Savings	340,178.05
Accounts Receivable	
1160 · Accounts Receivable	68,488.24
Total Accounts Receivable	68,488.24
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	408,566.29
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	413,584.54

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Balance Sheet
 As of July 31, 2021

Accrual Basis

	Jul 31, 21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	3,733.76
	3,733.76
Other Current Liabilities	
1205 · Prepaid Assessments	27,958.02
1207 · Security Deposits Rental Units	126.00
	28,084.02
Total Other Current Liabilities	28,084.02
Total Current Liabilities	31,817.78
Total Liabilities	31,817.78
Equity	
3000 · Homeowners Equity	455,725.00
3001 · Reserves	-103,266.26
Net Income	29,308.02
	381,766.76
TOTAL LIABILITIES & EQUITY	413,584.54

FLD
Profit & Loss Budget Performance

Accrual Basis

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	44,070.54	44,070.67	(0.13)	308,493.78	308,494.65	(0.87)	528,848.00
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	75,510.96	75,510.75	0.21	129,447.00
4008 · Interest Income	9.65	41.67	(32.02)	84.07	291.65	(207.58)	500.00
4010 · Late Fees	650.00	500.00	150.00	3,075.00	3,500.00	(425.00)	6,000.00
4015 · Move- In fees Income	500.00	400.00	100.00	2,250.00	2,800.00	(550.00)	4,800.00
4020 · Gas Income	4,201.93	6,500.00	(2,298.07)	62,199.72	45,500.00	16,699.72	78,000.00
4025 · Miscellaneous Income	600.00	708.33	(108.33)	2,150.00	4,958.35	(2,808.35)	8,500.00
Total Income	60,819.40	63,007.92	(2,188.52)	453,763.53	441,055.40	12,708.13	756,095.00
Total Income	60,819.40	63,007.92	(2,188.52)	453,763.53	441,055.40	12,708.13	756,095.00
Expense							
66900 · Reconciliation Items	2,326.93	0.00	2,326.93	1,791.45	0.00	1,791.45	0.00
Administrative Expense							
5085 · Legal Expense	1,075.00	583.33	491.67	3,637.50	4,083.35	(445.85)	7,000.00
5080 · Management Fees	2,083.33	2,125.00	(41.67)	14,583.31	14,875.00	(291.69)	25,500.00
5096 · Postage	309.63	70.83	238.80	773.15	495.85	277.30	850.00
5097 · Misc Administrative Expense	201.73	214.00	(12.27)	1,911.93	1,498.00	413.93	2,568.00
5090 · Audit Expense	0.00	291.67	(291.67)	350.00	2,041.65	(1,691.65)	3,500.00
5099 · Allowance for Bad Debt	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)	3,000.00
Total Administrative Expense	3,669.69	3,534.83	134.86	21,255.89	24,743.85	(3,487.96)	42,418.00
Operating Expenses							
5082 · Insurance	0.00	3,063.92	(3,063.92)	7,651.30	21,447.40	(13,796.10)	36,767.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	75,510.96	75,510.75	0.21	129,447.00
Total Operating Expenses	10,787.28	13,851.17	(3,063.89)	83,162.26	96,958.15	(13,795.89)	166,214.00
Maintenance Expenses							
5000 · Landscape Contract	6,193.00	8,645.29	(2,452.29)	20,787.00	34,581.13	(13,794.13)	60,517.00
5003 · Snow Removal	0.00	0.00	0.00	16,395.00	14,449.80	1,945.20	24,083.00
5067 · Fire Alarm Monitoring	1,394.25	1,450.00	(55.75)	4,182.75	4,350.00	(167.25)	5,800.00
5066 · Fire Alarm Repairs	2,309.03	916.67	1,392.36	9,293.77	6,416.65	2,877.12	11,000.00
5062 · Electric Repairs	0.00	416.67	(416.67)	4,024.11	2,916.65	1,107.46	5,000.00
5063 · Plumbing Repairs	0.00	250.00	(250.00)	275.00	1,750.00	(1,475.00)	3,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
5065 · Janitorial Expense	2,887.71	2,975.00	(87.29)	19,999.05	20,825.00	(825.95)	35,700.00
5040 · Electric Expense	537.28	541.67	(4.39)	3,347.47	3,791.65	(444.18)	6,500.00
5041 · Gas Expense	1,842.57	6,500.00	(4,657.43)	52,687.29	45,500.00	7,187.29	78,000.00
5042 · Water/Sewer Expense	3,994.80	6,500.00	(2,505.20)	54,177.18	45,500.00	8,677.18	78,000.00
5045 · Scavenger Expense	6,438.55	2,116.67	4,321.88	14,886.55	14,816.65	69.90	25,400.00
5070 · General Repairs	235.00	1,823.33	(1,588.33)	15,038.99	12,763.35	2,275.64	21,880.00
5072 · Pest Control	0.00	337.50	(337.50)	75.00	2,362.50	(2,287.50)	4,050.00
5069 · Common Area Painting	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
5074 · Special Projects	0.00	916.67	(916.67)	0.00	6,416.65	(6,416.65)	11,000.00
5100 · Storage Space	126.00	70.83	55.17	595.00	495.85	99.15	850.00
Total Maintenance Expenses	25,958.19	33,543.64	(7,585.45)	215,764.16	217,519.18	(1,755.02)	371,780.00

FLD
Profit & Loss Budget Performance
 July 2021

Accrual Basis

	<u>Jul 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Reserve Funding Expense 7000 - Reserve Funding	14,640.25	14,640.25	0.00	102,481.75	102,481.75	0.00	175,683.00
Total Reserve Funding Expense	14,640.25	14,640.25	0.00	102,481.75	102,481.75	0.00	175,683.00
Total Expense	57,382.34	65,569.89	(8,187.55)	424,455.51	441,702.93	(17,247.42)	756,095.00
Net Income	3,437.06	(2,561.97)	5,999.03	29,308.02	(647.53)	29,955.55	0.00