

FLD
Balance Sheet

As of September 30, 2021

Accrual Basis

	Sep 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	22,834.79
Total Operating Fund	22,834.79
Reserve Funds	
1102 · Evergreen Bank Money Market	66,087.99
1103 · Lisle Savings Bank MM	1,157.01
1105 · Fifth Third Bank MM	109,735.41
Total Reserve Funds	176,980.41
Total Checking/Savings	199,815.20
Accounts Receivable	
1160 · Accounts Receivable	77,961.27
Total Accounts Receivable	77,961.27
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	277,676.47
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	282,694.72

FLD
Balance Sheet

As of September 30, 2021

Accrual Basis

	Sep 30, 21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	32,205.51
Total Accounts Payable	32,205.51
Other Current Liabilities	
1205 · Prepaid Assessments	28,513.09
1207 · Security Deposits Rental Units	126.00
Total Other Current Liabilities	28,639.09
Total Current Liabilities	60,844.60
Total Liabilities	60,844.60
Equity	
3000 · Homeowners Equity	455,725.00
3001 · Reserves	-229,037.76
Net Income	-4,837.12
Total Equity	221,850.12
TOTAL LIABILITIES & EQUITY	282,694.72

FLD
Profit & Loss Budget Performance

Accrual Basis

September 2021

	Sep 21	Budget	\$ Over Budget	Jan - Sep 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 - Monthly Assessments	44,070.54	44,070.67	(0.13)	396,634.86	396,635.99	(1.13)	528,848.00
4002 - HOA Assessment Income	10,787.28	10,787.25	0.03	97,085.52	97,085.25	0.27	129,447.00
4008 - Interest Income	9.23	41.67	(32.44)	103.05	374.99	(271.94)	500.00
4010 - Late Fees	700.00	500.00	200.00	4,275.00	4,500.00	(225.00)	6,000.00
4015 - Move- In fees Income	0.00	400.00	(400.00)	4,750.00	3,600.00	1,150.00	4,800.00
4020 - Gas Income	1,850.27	6,500.00	(4,649.73)	65,864.44	58,500.00	7,364.44	78,000.00
4025 - Miscellaneous Income	0.00	708.33	(708.33)	2,950.00	6,375.01	(3,425.01)	8,500.00
Total Income	57,417.32	63,007.92	(5,590.60)	571,662.87	567,071.24	4,591.63	756,095.00
Total Income	57,417.32	63,007.92	(5,590.60)	571,662.87	567,071.24	4,591.63	756,095.00
Gross Profit	57,417.32	63,007.92	(5,590.60)	571,662.87	567,071.24	4,591.63	756,095.00
Expense							
66900 - Reconciliation Items	0.00	0.00	0.00	(535.48)	0.00	(535.48)	0.00
Administrative Expense							
5085 - Legal Expense	1,000.00	583.33	416.67	4,637.50	5,250.01	(612.51)	7,000.00
5080 - Management Fees	2,083.33	2,125.00	(41.67)	18,749.97	19,125.00	(375.03)	25,500.00
5096 - Postage	55.34	70.83	(15.49)	1,220.28	637.51	582.77	850.00
5097 - Misc Administrative Expense	92.88	214.00	(121.12)	2,096.71	1,926.00	170.71	2,568.00
5090 - Audit Expense	0.00	291.67	(291.67)	350.00	2,624.99	(2,274.99)	3,500.00
5099 - Allowance for Bad Debt	0.00	250.00	(250.00)	(2.01)	2,250.00	(2,252.01)	3,000.00
Total Administrative Expense	3,231.55	3,534.83	(303.28)	27,052.45	31,813.51	(4,761.06)	42,418.00
Operating Expenses							
5082 - Insurance	5,098.80	3,063.92	2,034.88	27,685.75	27,575.24	110.51	36,767.00
8000 - HOA Dues	10,787.28	10,787.25	0.03	97,085.52	97,085.25	0.27	129,447.00
Total Operating Expenses	15,886.08	13,851.17	2,034.91	124,771.27	124,660.49	110.78	166,214.00
Maintenance Expenses							
5000 - Landscape Contract	17,393.50	8,645.29	8,748.21	42,532.50	51,871.71	(9,339.21)	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	0.00	0.00	0.00	4,290.00	4,350.00	(60.00)	5,800.00
5066 - Fire Alarm Repairs	3,276.27	916.67	2,359.60	16,441.16	8,249.99	8,191.17	11,000.00
5062 - Electric Repairs	927.28	416.67	510.61	6,200.26	3,749.99	2,450.27	5,000.00
5063 - Plumbing Repairs	10,795.46	250.00	10,545.46	12,080.46	2,250.00	9,830.46	3,000.00
5064 - Carpet Repairs/Cleaning	250.00	41.67	208.33	250.00	374.99	(124.99)	500.00
5065 - Janitorial Expense	2,550.00	2,975.00	(425.00)	25,186.69	26,775.00	(1,588.31)	35,700.00
5040 - Electric Expense	501.38	541.67	(40.29)	4,395.74	4,874.99	(479.25)	6,500.00
5041 - Gas Expense	1,847.94	6,500.00	(4,652.06)	56,373.61	58,500.00	(2,126.39)	78,000.00
5042 - Water/Sewer Expense	0.00	6,500.00	(6,500.00)	72,684.74	58,500.00	14,184.74	78,000.00
5045 - Scavenger Expense	2,354.55	2,116.67	237.88	19,645.65	19,049.99	595.66	25,400.00
5070 - General Repairs	1,207.00	1,823.33	(616.33)	16,234.69	16,410.01	(175.32)	21,880.00
5072 - Pest Control	0.00	337.50	(337.50)	75.00	3,037.50	(2,962.50)	4,050.00
5069 - Common Area Painting	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
5074 - Special Projects	0.00	916.67	(916.67)	0.00	8,249.99	(8,249.99)	11,000.00
5100 - Storage Space	0.00	70.83	(70.83)	664.00	637.51	26.49	850.00
Total Maintenance Expenses	41,103.38	32,093.64	9,009.74	293,449.50	281,706.46	11,743.04	371,780.00
Reserve Funding Expense							
7000 - Reserve Funding	14,640.25	14,640.25	0.00	131,762.25	131,762.25	0.00	175,683.00
Total Reserve Funding Expense	14,640.25	14,640.25	0.00	131,762.25	131,762.25	0.00	175,683.00
Total Expense	74,861.26	64,119.89	10,741.37	576,499.99	569,942.71	6,557.28	756,095.00
Net Income	(17,443.94)	(1,111.97)	(16,331.97)	(4,837.12)	(2,871.47)	(1,965.65)	0.00

Four Lakes Condominiums D
14032 S. Kostner Avenue
Suite M
Crestwood, IL 60418
Phone: 708-396-1800
Fax: 708-396-9831

Delinquents and Prepays Report

As of 9/30/2021
Delinquents Only
Includes Credits
Excludes Past Memberships
Includes Current Memberships

A510
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Four Lakes Condominiums D

Released 9/30/2021

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	\$328.94	\$194.88	--	--	\$523.82	\$523.82	
. 15031C	Keely, Tegan	h:(847) 508-8813	\$328.94	\$329.01	\$22.11	\$105.10	\$785.16	\$785.16	
. 15051A	Bandari, Ross	h:(312) 671-7604	\$399.01	\$399.09	\$53.16	\$2,517.09	\$3,368.35	\$3,368.35	
. 15051B	Fuller, Anne M.	h:(630) 487-7923	\$303.94	\$94.37	--	--	\$398.31	\$398.31	
. 15052B	Wayman-Dodd, John	h:(630) 440-3257	\$106.14	--	--	--	\$106.14	\$106.14	
. 16011H	Meyster, Vitaliy/Veronika	c:(630) 400-8109	\$399.01	\$399.09	\$53.16	\$449.20	\$1,300.46	\$1,300.46	
. 16012G	Forman, Chris	c:(312) 371-9651	\$19.45	--	--	--	\$19.45	\$19.45	
. 16012H	Thomas, Duryel	w:630-241-9326 h:630-456-5214	\$369.73	\$72.18	--	--	\$441.91	\$441.91	
. 16013G	Duddy, Nick	c:(847) 722-8978	\$3,667.76	\$1,211.03	--	--	\$4,878.79	\$4,878.79	
. 16031F	Kreitman 2, Edward	c:(708) 207-1008	\$101.73	--	--	--	\$101.73	\$101.73	
. 16032E	Mateychenko, Oleg	c:(630) 706-0398	\$64.52	--	--	--	\$64.52	\$64.52	
. 16033E	Brink, Danielle		\$12.43	--	--	--	\$12.43	\$12.43	
. 16033F	Socha, Anne M.	w:(708) 805-3203 h:(630) 964-0395	\$7.79	--	--	--	\$7.79	\$7.79	
. 16051C	Wentland, Przemyslaw	c:(715) 548-0427	\$47.32	--	--	--	\$47.32	\$47.32	
. 16051D	Marte, Mariel/Gary John	c:630-464-5866 ; 773-383-56	\$51.89	--	--	--	\$51.89	\$51.89	
. 16052C	Rydzewski, Lawrence/Zachar	c:(312) 307-4678	\$324.67	--	--	--	\$324.67	\$324.67	
. 16053C	Allen, Jonathan D	c:(708) 247-7358	\$308.22	--	--	--	\$308.22	\$308.22	
. 16053D	Wolfgram, Kaitlynn	c:(630) 303-1499	\$7.95	--	--	--	\$7.95	\$7.95	
. 16072B	Adamo, Sue	h:630-842-0428	\$324.67	\$299.74	\$23.62	--	\$648.03	\$648.03	
. 16073A	Marte, Maria & Gonzalo	h:630-462-0252 c:(630) 462-2427	\$381.69	\$25.00	--	--	\$406.69	\$406.69	
. 16073B	Donofrio, Amy T.	c:(630) 776-3699	\$308.22	\$333.29	\$47.48	\$261.69	\$950.68	\$950.68	
. 59001B	Bily, Melissa	h:(919) 534-6690	\$315.27	\$315.33	\$45.93	\$2,744.30	\$3,420.83	\$3,420.83	
. 59002A	Graham, William D.	c:(630) 881-4050	\$50.28	--	--	--	\$50.28	\$50.28	
. 59002B	Nemitz, Stephen R	h:(630) 862-5585	\$312.70	\$312.76	\$20.70	\$25.77	\$671.93	\$671.93	
. 59023C	Truty, Kenneth	w:(630) 392-3889 c:(630) 392-3889	\$214.44	--	--	--	\$214.44	\$214.44	
. 59023D	McCarthy Jr, Kevin J	c:(630) 935-0163	\$389.61	\$142.04	--	--	\$531.65	\$531.65	
. 59041E	Angileri, Michael/Jessica	c:(630) 915-1424	\$65.51	--	--	--	\$65.51	\$65.51	
. 59041F	Drohomyrecky, Nancy	c:(847) 308-9747	\$83.62	--	--	--	\$83.62	\$83.62	
. 59042E	RTL Enterprises LLC4	h:(630) 601-9190 c:(630) 440-6420	\$287.70	\$287.76	\$20.70	\$185.55	\$781.71	\$781.71	
. 59043F	Gregory, James	h:(630) 247-6444 c:(630) 247-6444	\$393.02	\$37.16	--	--	\$430.18	\$430.18	
. 60001D	Neilsen, Alfred		\$400.72	\$400.80	\$53.31	\$16,765.95	\$17,620.78	\$17,620.78	
. 60002C	Armbruster, Colin	h:630-512-0632 c:(630) 308-6335	\$338.34	\$10.24	--	--	\$348.58	\$348.58	
. 60002D	Proffitt, Melanie J	c:(708) 288-0252	\$386.81	\$411.90	\$29.27	\$12.07	\$840.05	\$840.05	
. 60022A	Benhart, Daniel L	c:(630) 338-5249	\$411.81	\$37.82	--	--	\$449.63	\$449.63	
. 60022B	Parrilli, Nicholas G.	h:(815) 531-2856 c:(815) 531-2855	\$313.34	\$313.41	\$22.92	\$289.39	\$939.06	\$939.06	
. 60042F	Hencinski, Donna	h:708-589-5593 c:(708) 589-5593	\$115.52	--	--	--	\$115.52	\$115.52	