

FLD
Balance Sheet
As of October 31, 2019

Accrual Basis

	Oct 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	58,594.61
Total Operating Fund	58,594.61
Reserve Funds	
1102 · Evergreen Bank Money Market	65,608.84
1103 · Lisle Savings Bank MM	1,152.92
1105 · Fifth Third Bank MM	100,591.24
Total Reserve Funds	167,353.00
Total Checking/Savings	225,947.61
Accounts Receivable	
1160 · Accounts Receivable	33,391.10
Total Accounts Receivable	33,391.10
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	259,238.71
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	264,256.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	2,000.00
Total Accounts Payable	2,000.00
Other Current Liabilities	
1205 · Prepaid Assessments	13,845.33
1207 · Security Deposits Rental Units	126.00
Total Other Current Liabilities	13,971.33
Total Current Liabilities	15,971.33
Total Liabilities	15,971.33

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As of October 31, 2019

Accrual Basis

	<u>Oct 31, 19</u>
Equity	
3000 · Homeowners Equity	470,646.02
3001 · Reserves	-224,141.46
Net Income	1,781.07
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Total Equity	248,285.63
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TOTAL LIABILITIES & EQUITY	264,256.96
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**FLD
Profit & Loss Budget Performance**

Accrual Basis

October 2019

	Oct 19	Budget	\$ Over Budget	Jan - Oct 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 - Monthly Assessments	41,462.26	41,463.92	(1.66)	414,622.60	414,639.20	(16.60)	497,567.00
4002 - HOA Assessment Income	10,787.28	10,787.28	0.00	107,872.80	107,872.80	0.00	129,447.00
4008 - Interest Income	38.99	100.00	(61.01)	385.52	1,000.00	(614.48)	1,200.00
4010 - Late Fees	350.00	291.67	58.33	3,375.00	2,916.70	458.30	3,500.00
4015 - Move- In fees Income	750.00	416.67	333.33	4,300.00	4,166.70	133.30	5,000.00
4020 - Gas Income	1,559.31	7,500.00	(5,940.69)	68,063.45	75,000.00	(6,936.55)	90,000.00
4025 - Miscellaneous Income	0.00	541.67	(541.67)	5,955.00	5,416.70	538.30	6,500.00
Total Income	<u>54,947.84</u>	<u>61,101.21</u>	<u>(6,153.37)</u>	<u>604,574.37</u>	<u>611,012.10</u>	<u>(6,437.73)</u>	<u>733,214.00</u>
Total Income	54,947.84	61,101.21	(6,153.37)	604,574.37	611,012.10	(6,437.73)	733,214.00
Expense							
66900 - Reconciliation Discrepancies	328.05	0.00	328.05	(271.21)	0.00	(271.21)	0.00
Administrative Expense							
5085 - Legal Expense	500.00	583.33	(83.33)	6,546.25	5,833.30	712.95	7,000.00
5080 - Management Fees	2,383.33	2,130.42	252.91	24,164.18	21,304.20	2,859.98	25,565.00
5096 - Postage	276.76	256.67	20.09	2,215.91	2,566.70	(350.79)	3,080.00
5097 - Misc Administrative Expense	33.97	304.58	(270.61)	1,876.82	3,045.80	(1,168.98)	3,655.00
5090 - Audit Expense	0.00	0.00	0.00	800.00	0.00	800.00	3,500.00
5099 - Allowance for Bad Debt	0.00	83.33	(83.33)	225.00	833.30	(608.30)	1,000.00
Total Administrative Expense	<u>3,194.06</u>	<u>3,358.33</u>	<u>(164.27)</u>	<u>35,828.16</u>	<u>33,583.30</u>	<u>2,244.86</u>	<u>43,800.00</u>
Operating Expenses							
5082 - Insurance	2,563.23	2,840.58	(277.35)	29,988.57	28,405.80	1,582.77	34,087.00
8000 - HOA Dues	10,787.28	10,787.28	0.00	107,872.80	107,872.80	0.00	129,447.00
Total Operating Expenses	<u>13,350.51</u>	<u>13,627.86</u>	<u>(277.35)</u>	<u>137,861.37</u>	<u>136,278.60</u>	<u>1,582.77</u>	<u>163,534.00</u>
Maintenance Expenses							
5000 - Landscape Contract	9,114.00	7,368.75	1,745.25	49,064.00	51,581.25	(2,517.25)	58,950.00
5003 - Snow Removal	0.00	0.00	0.00	5,368.00	6,000.00	(632.00)	8,000.00
5067 - Fire Alarm Monitoring	1,345.50	475.00	870.50	5,382.00	4,750.00	632.00	5,700.00
5066 - Fire Alarm Repairs	0.00	916.67	(916.67)	10,963.45	9,166.70	1,796.75	11,000.00
5062 - Electric Repairs	0.00	150.00	(150.00)	7,812.64	1,500.00	6,312.64	1,800.00
5063 - Plumbing Repairs	0.00	416.67	(416.67)	1,205.62	4,166.70	(2,961.08)	5,000.00
5064 - Carpet Repairs/Cleaning	150.00	0.00	150.00	150.00	500.00	(350.00)	500.00
5065 - Janitorial Expense	2,725.00	2,956.67	(231.67)	27,250.00	29,566.70	(2,316.70)	35,480.00
5040 - Electric Expense	450.74	666.67	(215.93)	5,030.71	6,666.70	(1,635.99)	8,000.00
5041 - Gas Expense	1,593.10	7,500.00	(5,906.90)	59,409.83	75,000.00	(15,590.17)	90,000.00
5042 - Water/Sewer Expense	12,033.44	4,583.33	7,450.11	57,162.51	45,833.30	11,329.21	55,000.00
5045 - Scavenger Expense	1,950.00	2,610.83	(660.83)	20,150.00	26,108.30	(5,958.30)	31,330.00
5070 - General Repairs	1,136.59	1,800.00	(663.41)	9,876.52	18,000.00	(8,123.48)	21,600.00
5072 - Pest Control	508.00	333.33	174.67	743.00	3,333.30	(2,590.30)	4,000.00
5069 - Common Area Painting	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
5074 - Special Projects	0.00	0.00	0.00	12,710.00	0.00	12,710.00	0.00
5100 - Storage Space	43.00	43.33	(0.33)	430.00	433.30	(3.30)	520.00
Total Maintenance Expenses	<u>31,049.37</u>	<u>29,821.25</u>	<u>1,228.12</u>	<u>272,708.28</u>	<u>283,606.25</u>	<u>(10,897.97)</u>	<u>337,880.00</u>

FLD
Profit & Loss Budget Performance

October 2019

Accrual Basis

	Oct 19	Budget	\$ Over Budget	Jan - Oct 19	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding Expense							
7000 - Reserve Funding	14,000.00	14,000.00	0.00	140,000.00	140,000.00	0.00	168,000.00
7001 - Village Code Enforcement	1,666.67	1,666.67	0.00	16,666.70	16,666.70	0.00	20,000.00
Total Reserve Funding Expense	15,666.67	15,666.67	0.00	156,666.70	156,666.70	0.00	188,000.00
Total Expense	63,588.66	62,474.11	1,114.55	602,793.30	610,134.85	(7,341.55)	733,214.00
Net Income	(8,640.82)	(1,372.90)	(7,267.92)	1,781.07	877.25	903.82	0.00