

**FLD
Balance Sheet**

Accrual Basis

As of December 31, 2019

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	8,677.14
Total Operating Fund	8,677.14
Reserve Funds	
1102 · Evergreen Bank Money Market	65,680.13
1103 · Lisle Savings Bank MM	1,153.69
1105 · Fifth Third Bank MM	137,042.67
Total Reserve Funds	203,876.49
Total Checking/Savings	212,553.63
Accounts Receivable	
1160 · Accounts Receivable	35,591.93
Total Accounts Receivable	35,591.93
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	248,045.56
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	253,063.81
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1205 · Prepaid Assessments	12,263.04
1207 · Security Deposits Rental Units	126.00
Total Other Current Liabilities	12,389.04
Total Current Liabilities	12,389.04
Total Liabilities	12,389.04
Equity	
3000 · Homeowners Equity	470,646.02
3001 · Reserves	-200,770.12
Net Income	-29,201.13
Total Equity	240,674.77
TOTAL LIABILITIES & EQUITY	253,063.81

FLD
Profit & Loss Budget Performance

December 2019

Accrual Basis

	Dec 19	Budget	\$ Over Budget	Jan - Dec 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 - Monthly Assessments	41,462.26	41,463.88	(1.62)	497,547.12	497,567.00	(19.88)	497,567.00
4002 - HOA Assessment Income	10,787.28	10,786.92	0.36	129,447.36	129,447.00	0.36	129,447.00
4008 - Interest Income	40.04	100.00	(59.96)	463.67	1,200.00	(736.33)	1,200.00
4010 - Late Fees	325.00	291.63	33.37	4,250.00	3,500.00	750.00	3,500.00
4015 - Move- In fees Income	0.00	416.63	(416.63)	4,300.00	5,000.00	(700.00)	5,000.00
4020 - Gas Income	4,842.91	7,500.00	(2,657.09)	74,622.44	90,000.00	(15,377.56)	90,000.00
4025 - Miscellaneous Income	0.00	541.63	(541.63)	6,055.00	6,500.00	(445.00)	6,500.00
Total Income	57,457.49	61,100.69	(3,643.20)	716,685.59	733,214.00	(16,528.41)	733,214.00
Total Income	57,457.49	61,100.69	(3,643.20)	716,685.59	733,214.00	(16,528.41)	733,214.00
Expense							
66900 - Reconciliation Discrepancies	0.00	0.00	0.00	(271.21)	0.00	(271.21)	0.00
Administrative Expense							
5085 - Legal Expense	0.00	583.37	(583.37)	7,546.25	7,000.00	546.25	7,000.00
5080 - Management Fees	2,083.33	2,130.38	(47.05)	28,330.84	25,565.00	2,765.84	25,565.00
5096 - Postage	363.01	256.63	106.38	2,578.92	3,080.00	(501.08)	3,080.00
5097 - Misc Administrative Expense	173.15	304.62	(131.47)	2,095.97	3,655.00	(1,559.03)	3,655.00
5090 - Audit Expense	0.00	3,500.00	(3,500.00)	800.00	3,500.00	(2,700.00)	3,500.00
5099 - Allowance for Bad Debt	0.00	83.37	(83.37)	225.00	1,000.00	(775.00)	1,000.00
Total Administrative Expense	2,619.49	6,858.37	(4,238.88)	41,576.98	43,800.00	(2,223.02)	43,800.00
Operating Expenses							
5082 - Insurance	2,563.23	2,840.62	(277.39)	35,115.03	34,087.00	1,028.03	34,087.00
8000 - HOA Dues	10,787.28	10,786.92	0.36	129,447.36	129,447.00	0.36	129,447.00
Total Operating Expenses	13,350.51	13,627.54	(277.03)	164,562.39	163,534.00	1,028.39	163,534.00
Maintenance Expenses							
5000 - Landscape Contract	2,768.00	0.00	2,768.00	69,845.00	58,950.00	10,895.00	58,950.00
5003 - Snow Removal	525.00	2,000.00	(1,475.00)	6,162.00	8,000.00	(1,838.00)	8,000.00
5067 - Fire Alarm Monitoring	0.00	475.00	(475.00)	5,382.00	5,700.00	(318.00)	5,700.00
5066 - Fire Alarm Repairs	433.83	916.63	(482.80)	11,736.56	11,000.00	736.56	11,000.00
5062 - Electric Repairs	10,252.99	150.00	10,102.99	18,633.83	1,800.00	16,833.83	1,800.00
5063 - Plumbing Repairs	410.00	416.63	(6.63)	1,615.62	5,000.00	(3,384.38)	5,000.00
5064 - Carpet Repairs/Cleaning	0.00	0.00	0.00	150.00	500.00	(350.00)	500.00
5065 - Janitorial Expense	2,918.50	2,956.63	(38.13)	35,022.00	35,480.00	(458.00)	35,480.00
5040 - Electric Expense	505.86	666.63	(160.77)	5,994.49	8,000.00	(2,005.51)	8,000.00
5041 - Gas Expense	8,437.81	7,500.00	937.81	72,678.68	90,000.00	(17,321.32)	90,000.00
5042 - Water/Sewer Expense	2,946.05	4,583.37	(1,637.32)	68,069.42	55,000.00	13,069.42	55,000.00
5045 - Scavenger Expense	2,050.00	2,610.87	(560.87)	24,340.00	31,330.00	(6,990.00)	31,330.00
5070 - General Repairs	(112.00)	1,800.00	(1,912.00)	13,008.92	21,600.00	(8,591.08)	21,600.00
5072 - Pest Control	0.00	333.37	(333.37)	892.00	4,000.00	(3,108.00)	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	17,910.00	0.00	17,910.00	0.00
5100 - Storage Space	57.00	43.37	13.63	578.00	520.00	58.00	520.00
Total Maintenance Expenses	31,193.04	24,452.50	6,740.54	352,018.52	337,880.00	14,138.52	337,880.00

FLD
Profit & Loss Budget Performance

December 2019

Accrual Basis

	Dec 19	Budget	\$ Over Budget	Jan - Dec 19	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding Expense							
7000 - Reserve Funding	14,000.00	14,000.00	0.00	168,000.00	168,000.00	0.00	168,000.00
7001 - Village Code Enforcement	1,666.67	1,666.63	0.04	20,000.04	20,000.00	0.04	20,000.00
Total Reserve Funding Expense	15,666.67	15,666.63	0.04	188,000.04	188,000.00	0.04	188,000.00
Total Expense	62,829.71	60,605.04	2,224.67	745,886.72	733,214.00	12,672.72	733,214.00
Net Income	(5,372.22)	495.65	(5,867.87)	(29,201.13)	0.00	(29,201.13)	0.00

Delinquents and Prepays Report

As of 12/31/2019
 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	\$185.82	--	--	--	\$185.82	\$185.82	
. 15012F	Medavaram, Rama & Meher		\$146.97	--	--	--	\$146.97	\$146.97	
. 15031C	Keely, Tegan	h:(847) 508-8813	\$193.09	--	--	--	\$193.09	\$193.09	
. 15031D	Chaves, Brendan	c:(630) 631-8118	\$172.82	--	--	--	\$172.82	\$172.82	
. 15032D	Medavaram, Rama & Meher		\$43.29	--	--	--	\$43.29	\$43.29	
. 15051A	Bandari, Ross	h:(312) 671-7604	\$376.60	\$380.49	\$35.32	\$1,691.44	\$2,483.85	\$2,483.85	
. 15051B	Fuller, Anne M.	h:(630) 487-7923	\$305.94	\$314.63	\$8.32	\$500.22	\$1,129.11	\$1,129.11	
. 16011H	Meyster, Vitaliy/Veronika	c:(630) 400-8109	\$615.60	\$152.83	--	--	\$768.43	\$768.43	
. 16012H	Thomas, Duryel	w:630-241-9326 h:630-456-5214	\$280.16	--	--	--	\$280.16	\$280.16	
. 16013H	Hinsberger/Dunne2, Patrick/Kevin	c:(331) 454-6727	\$51.58	--	--	--	\$51.58	\$51.58	
. 16031E	Heinz, Richard	w:(312) 848-0737	\$43.30	--	--	--	\$43.30	\$43.30	
. 16032E	Simms, Michelle A.	h:630-470-9924 c:(708) 710-1245	\$393.85	\$25.00	--	--	\$418.85	\$418.85	
. 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	\$34.33	--	--	--	\$34.33	\$34.33	
. 16052C	Rydzewski, Lawrence/Zachar	c:(312) 307-4678	\$50.38	--	--	--	\$50.38	\$50.38	
. 16053C	Sworden, Adam	w:(847) 610-0099 h:(847) 610-0089	\$43.61	--	--	--	\$43.61	\$43.61	
. 16053D	Wolfgang, Kaitlynn	c:(630) 303-1499	\$10.95	--	--	--	\$10.95	\$10.95	
. 16072B	Adamo, Sue	h:630-842-0428	\$148.38	--	--	--	\$148.38	\$148.38	
. 16073A	Marte, Maria & Gonzalo	h:630-462-0252 c:(630) 462-2427	\$384.35	\$38.76	--	--	\$423.11	\$423.11	
. 16073B	Donofrio, Amy T.	c:(630) 776-3699	\$50.88	--	--	--	\$50.88	\$50.88	
. 59001A	Akrum, Ubaid	c:(630) 802-9308	\$298.44	--	--	--	\$298.44	\$298.44	
. 59001B	Bily, Melissa	h:(919) 534-6690	\$317.16	\$25.00	--	--	\$342.16	\$342.16	
. 59002A	Graham, William D.	c:(630) 881-4050	\$20.72	--	--	--	\$20.72	\$20.72	
. 59002B	Nemitz, Stephen R	h:(630) 862-5585	\$42.96	--	--	--	\$42.96	\$42.96	
. 59003A	Ramos, Alfonso	c:(708) 278-4776	\$46.73	--	--	--	\$46.73	\$46.73	
. 59003B	Handtke, Kristen	h:(219) 689-5937 c:(219) 208-0992	\$24.51	--	--	--	\$24.51	\$24.51	
. 59021C	Coluzzi, Janice	w:(708) 418-4163 h:708-738-1001	\$3.00	--	--	--	\$3.00	\$3.00	
. 59023C	Truty, Kenneth	w:(630) 392-3889 h:(630) 548-2349	\$190.81	--	--	--	\$190.81	\$190.81	
. 59023D	McCarthy Jr, Kevin J	h:(815) 441-7815 c:(630) 935-0163	\$31.54	--	--	--	\$31.54	\$31.54	
. 59041E	Angileri, Michael/Jessica	c:(630) 915-1424	\$24.08	--	--	--	\$24.08	\$24.08	
. 59041F	Drohomyrecky, Nancy	c:(847) 308-9747	\$42.29	--	--	--	\$42.29	\$42.29	
. 59042E	RTL Enterprises LLC4	c:(331) 305-0703	\$289.57	\$219.55	--	--	\$509.12	\$509.12	
. 60001D	Neilsen, Alfred		\$403.32	\$382.10	\$35.37	\$10,915.91	\$11,736.70	\$11,736.70	
. 60002C	Armbruster, Colin	h:630-512-0632 c:(630) 308-6335	\$26.39	--	--	--	\$26.39	\$26.39	