

FLD
Balance Sheet

Accrual Basis

As of September 30, 2019

	<u>Sep 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	88,086.97
Total Operating Fund	88,086.97
Reserve Funds	
1102 · Evergreen Bank Money Market	65,577.64
1103 · Lisle Savings Bank MM	1,152.53
1105 · Fifth Third Bank MM	70,922.17
Total Reserve Funds	137,652.34
Total Checking/Savings	225,739.31
Accounts Receivable	
1160 · Accounts Receivable	34,657.56
Total Accounts Receivable	34,657.56
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	260,296.87
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	265,315.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	9,057.99
Total Accounts Payable	9,057.99
Other Current Liabilities	
1205 · Prepaid Assessments	16,371.35
1207 · Security Deposits Rental Units	-874.00
Total Other Current Liabilities	15,497.35
Total Current Liabilities	24,555.34
Total Liabilities	24,555.34

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As of September 30, 2019

	<u>Sep 30, 19</u>
Equity	
3000 · Homeowners Equity	470,646.02
3001 · Reserves	-239,808.13
Net Income	9,921.89
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Total Equity	240,759.78
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TOTAL LIABILITIES & EQUITY	265,315.12
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Four Lakes Condominium Association Condo D Profit & Loss Budget Performance

September 2019

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	41,462.26	41,463.92	(1.66)	373,160.34	373,175.28	(14.94)	497,567.00
4002 · HOA Assessment Income	10,787.28	10,787.28	0.00	97,085.52	97,085.52	0.00	129,447.00
4008 · Interest Income	37.52	100.00	(62.48)	346.53	900.00	(553.47)	1,200.00
4010 · Late Fees	525.00	291.67	233.33	3,025.00	2,625.03	399.97	3,500.00
4015 · Move- In fees Income	750.00	416.67	333.33	3,050.00	3,750.03	(700.03)	5,000.00
4020 · Gas Income	1,551.69	7,500.00	(5,948.31)	66,504.14	67,500.00	(995.86)	90,000.00
4021 · Rental Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4005 · Plumbing Reimbursements	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4025 · Miscellaneous Income	1,150.00	541.67	608.33	5,955.00	4,875.03	1,079.97	6,500.00
Total Income	<u>56,263.75</u>	<u>61,101.21</u>	<u>(4,837.46)</u>	<u>549,126.53</u>	<u>549,910.89</u>	<u>(784.36)</u>	<u>733,214.00</u>
Total Income	56,263.75	61,101.21	(4,837.46)	549,126.53	549,910.89	(784.36)	733,214.00
Expense							
66900 · Reconciliation Discrepancies	(331.18)	0.00	(331.18)	(599.26)	0.00	(599.26)	0.00
Administrative Expense							
5085 · Legal Expense	500.00	583.33	(83.33)	6,046.25	5,249.97	796.28	7,000.00
5080 · Management Fees	2,023.33	2,130.42	(107.09)	21,780.85	19,173.78	2,607.07	25,565.00
5096 · Postage	119.04	256.67	(137.63)	1,939.15	2,310.03	(370.88)	3,080.00
5097 · Misc Administrative Expense	44.05	304.58	(260.53)	1,842.85	2,741.22	(898.37)	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	749.97	(524.97)	1,000.00
Total Administrative Expense	<u>2,686.42</u>	<u>3,358.33</u>	<u>(671.91)</u>	<u>32,634.10</u>	<u>30,224.97</u>	<u>2,409.13</u>	<u>43,800.00</u>
Operating Expenses							
5082 · Insurance	2,563.23	2,840.58	(277.35)	27,425.34	25,565.22	1,860.12	34,087.00
8000 · HOA Dues	10,787.28	10,787.28	0.00	97,085.52	97,085.52	0.00	129,447.00
Total Operating Expenses	<u>13,350.51</u>	<u>13,627.86</u>	<u>(277.35)</u>	<u>124,510.86</u>	<u>122,650.74</u>	<u>1,860.12</u>	<u>163,534.00</u>
Maintenance Expenses							
5000 · Landscape Contract	9,554.00	7,368.75	2,185.25	39,950.00	44,212.50	(4,262.50)	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	0.00	475.00	(475.00)	4,036.50	4,275.00	(238.50)	5,700.00
5066 · Fire Alarm Repairs	2,179.40	916.67	1,262.73	10,963.45	8,250.03	2,713.42	11,000.00
5062 · Electric Repairs	1,875.99	150.00	1,725.99	7,812.64	1,350.00	6,462.64	1,800.00
5063 · Plumbing Repairs	0.00	416.67	(416.67)	1,205.62	3,750.03	(2,544.41)	5,000.00
5064 · Carpet Repairs/Cleaning	0.00	500.00	(500.00)	0.00	500.00	(500.00)	500.00
5065 · Janitorial Expense	2,725.00	2,956.67	(231.67)	24,525.00	26,610.03	(2,085.03)	35,480.00
5040 · Electric Expense	417.31	666.67	(249.36)	4,579.97	6,000.03	(1,420.06)	8,000.00
5041 · Gas Expense	1,547.80	7,500.00	(5,952.20)	57,816.73	67,500.00	(9,683.27)	90,000.00
5042 · Water/Sewer Expense	0.00	4,583.33	(4,583.33)	45,129.07	41,249.97	3,879.10	55,000.00
5045 · Scavenger Expense	1,950.00	2,610.83	(660.83)	18,200.00	23,497.47	(5,297.47)	31,330.00
5070 · General Repairs	(2,289.85)	1,800.00	(4,089.85)	8,739.93	16,200.00	(7,460.07)	21,600.00
5072 · Pest Control	210.00	333.33	(123.33)	235.00	2,999.97	(2,764.97)	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)	387.00	389.97	(2.97)	520.00
Total Maintenance Expenses	<u>18,212.65</u>	<u>30,321.25</u>	<u>(12,108.60)</u>	<u>241,658.91</u>	<u>253,785.00</u>	<u>(12,126.09)</u>	<u>337,880.00</u>

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Accrual Basis

Four Lakes Condominium Association Condo D
Profit & Loss Budget Performance
September 2019

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding Expense							
7000 · Reserve Funding	14,000.00	14,000.00	0.00	126,000.00	126,000.00	0.00	168,000.00
7001 · Village Code Enforcement	1,666.67	1,666.67	0.00	15,000.03	15,000.03	0.00	20,000.00
Total Reserve Funding Expense	15,666.67	15,666.67	0.00	141,000.03	141,000.03	0.00	188,000.00
Total Expense	49,585.07	62,974.11	(13,389.04)	539,204.64	547,660.74	(8,456.10)	733,214.00
Net Income	6,678.68	(1,872.90)	8,551.58	9,921.89	2,250.15	7,671.74	0.00