

FLD
Balance Sheet
As of April 30, 2021

Accrual Basis

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	-11,959.27
Total Operating Fund	-11,959.27
Reserve Funds	
1102 · Evergreen Bank Money Market	66,046.45
1103 · Lisle Savings Bank MM	1,156.76
1105 · Fifth Third Bank MM	226,124.87
Total Reserve Funds	293,328.08
Total Checking/Savings	281,368.81
Accounts Receivable	
1160 · Accounts Receivable	60,694.33
Total Accounts Receivable	60,694.33
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	341,963.14
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	346,981.39

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Balance Sheet
As of April 30, 2021

Accrual Basis

	Apr 30, 21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	641.95
	641.95
Total Accounts Payable	641.95
Other Current Liabilities	
1205 · Prepaid Assessments	23,991.07
1207 · Security Deposits Rental Units	126.00
	24,117.07
Total Other Current Liabilities	24,117.07
Total Current Liabilities	24,759.02
Total Liabilities	24,759.02
Equity	
3000 · Homeowners Equity	455,725.00
3001 · Reserves	-121,513.01
Net Income	-11,989.62
	322,222.37
Total Equity	322,222.37
TOTAL LIABILITIES & EQUITY	346,981.39

FLD
Profit & Loss Budget Performance

Accrual Basis

April 2021

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	44,070.54	44,070.67	(0.13)	176,282.16	176,282.64	(0.48)	528,848.00
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	43,149.12	43,149.00	0.12	129,447.00
4008 · Interest Income	11.60	41.67	(30.07)	50.97	166.64	(115.67)	500.00
4010 · Late Fees	200.00	500.00	(300.00)	1,600.00	2,000.00	(400.00)	6,000.00
4015 · Move- In fees Income	0.00	400.00	(400.00)	750.00	1,600.00	(850.00)	4,800.00
4020 · Gas Income	12,625.34	6,500.00	6,125.34	44,892.66	26,000.00	18,892.66	78,000.00
4025 · Miscellaneous Income	50.00	708.33	(658.33)	50.00	2,833.36	(2,783.36)	8,500.00
Total Income	67,744.76	63,007.92	4,736.84	266,774.91	252,031.64	14,743.27	756,095.00
Total Income	67,744.76	63,007.92	4,736.84	266,774.91	252,031.64	14,743.27	756,095.00
Expense							
66900 · Reconciliation Discrepancies	0.00	0.00	0.00	(535.48)	0.00	(535.48)	0.00
Administrative Expense							
5085 · Legal Expense	0.00	583.33	(583.33)	1,562.50	2,333.36	(770.86)	7,000.00
5080 · Management Fees	2,083.33	2,125.00	(41.67)	8,333.32	8,500.00	(166.68)	25,500.00
5096 · Postage	110.45	70.83	39.62	463.52	283.36	180.16	850.00
5097 · Misc Administrative Expense	201.75	214.00	(12.25)	1,566.45	856.00	710.45	2,568.00
5090 · Audit Expense	0.00	291.67	(291.67)	350.00	1,166.64	(816.64)	3,500.00
5099 · Allowance for Bad Debt	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
Total Administrative Expense	2,395.53	3,534.83	(1,139.30)	12,275.79	14,139.36	(1,863.57)	42,418.00
Operating Expenses							
5082 · Insurance	0.00	3,063.92	(3,063.92)	7,651.30	12,255.64	(4,604.34)	36,767.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	43,149.12	43,149.00	0.12	129,447.00
Total Operating Expenses	10,787.28	13,851.17	(3,063.89)	50,800.42	55,404.64	(4,604.22)	166,214.00
Maintenance Expenses							
5000 · Landscape Contract	3,217.00	8,645.26	(5,428.26)	3,217.00	8,645.26	(5,428.26)	60,517.00
5003 · Snow Removal	0.00	0.00	0.00	16,273.00	14,449.80	1,823.20	24,083.00
5067 · Fire Alarm Monitoring	1,501.50	1,450.00	51.50	2,788.50	2,900.00	(111.50)	5,800.00
5066 · Fire Alarm Repairs	0.00	916.67	(916.67)	3,679.98	3,666.64	13.34	11,000.00
5062 · Electric Repairs	2,875.13	416.67	2,458.46	3,473.12	1,666.64	1,806.48	5,000.00
5063 · Plumbing Repairs	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
5065 · Janitorial Expense	5,450.56	2,975.00	2,475.56	14,206.06	11,900.00	2,306.06	35,700.00
5040 · Electric Expense	430.67	541.67	(111.00)	1,866.43	2,166.64	(300.21)	6,500.00
5041 · Gas Expense	7,649.94	6,500.00	1,149.94	41,222.75	26,000.00	15,222.75	78,000.00
5042 · Water/Sewer Expense	8,225.24	6,500.00	1,725.24	28,708.85	26,000.00	2,708.85	78,000.00
5045 · Scavenger Expense	0.00	2,116.67	(2,116.67)	8,448.00	8,466.64	(18.64)	25,400.00
5070 · General Repairs	19,910.80	1,823.33	18,087.47	27,589.11	7,293.36	20,295.75	21,880.00
5072 · Pest Control	0.00	337.50	(337.50)	0.00	1,350.00	(1,350.00)	4,050.00
5069 · Common Area Painting	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
5074 · Special Projects	0.00	916.67	(916.67)	5,879.00	3,666.64	2,212.36	11,000.00
5100 · Storage Space	129.00	70.83	58.17	311.00	283.36	27.64	850.00
Total Maintenance Expenses	49,389.84	33,543.61	15,846.23	157,662.80	119,788.26	37,874.54	371,780.00

FLD
Profit & Loss Budget Performance

April 2021

Accrual Basis

	Apr 21	Budget	\$ Over Budget	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding Expense							
7000 - Reserve Funding	14,640.25	14,640.25	0.00	58,561.00	58,561.00	0.00	175,683.00
Total Reserve Funding Expense	14,640.25	14,640.25	0.00	58,561.00	58,561.00	0.00	175,683.00
Total Expense	77,212.90	65,569.86	11,643.04	278,764.53	247,893.26	30,871.27	756,095.00
Net Income	(9,468.14)	(2,561.94)	(6,906.20)	(11,989.62)	4,138.38	(16,128.00)	0.00