

FLD
Balance Sheet

As of September 30, 2018

Accrual Basis

	Sep 30, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	100,643.39
Total Operating Fund	100,643.39
Reserve Funds	
1102 · Evergreen Bank Money Market	65,143.82
1103 · Lisle Savings Bank MM	1,147.92
1105 · Fifth Third Bank MM	3,948.32
Total Reserve Funds	70,240.06
Total Checking/Savings	170,883.45
Accounts Receivable	
1160 · Accounts Receivable	17,084.31
Total Accounts Receivable	17,084.31
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	187,867.76
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	192,886.01

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Balance Sheet

As of September 30, 2018

Accrual Basis

	Sep 30, 18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	4,437.00
Total Accounts Payable	4,437.00
Other Current Liabilities	
1205 · Prepaid Assessments	14,169.24
1207 · Security Deposits Rental Units	-874.00
Total Other Current Liabilities	13,295.24
Total Current Liabilities	17,732.24
Total Liabilities	17,732.24
Equity	
3000 · Homeowners Equity	480,348.61
3001 · Reserves	-306,755.87
Net Income	1,561.03
Total Equity	175,153.77
TOTAL LIABILITIES & EQUITY	192,886.01

FLD
Profit & Loss Budget Performance

September 2018

Accrual Basis

	Sep 18	Budget	\$ Over Budget	Jan - Sep 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	40,042.18	40,397.45	(355.27)	363,355.14	363,577.05	(221.91)	484,769.40
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	88.31	166.66	(78.35)	994.07	1,499.94	(505.87)	2,000.00
4010 · Late Fees	100.00	333.33	(233.33)	2,375.00	2,999.97	(624.97)	4,000.00
4015 · Move- In fees Income	0.00	333.33	(333.33)	0.00	2,999.97	(2,999.97)	4,000.00
4020 · Gas Income	1,667.85	7,930.33	(6,262.48)	63,359.36	71,372.97	(8,013.61)	95,164.00
4025 · Miscellaneous Income	625.00	166.66	458.34	18,175.00	1,499.94	16,675.06	2,000.00
Total Income	53,310.62	60,115.01	(6,804.39)	545,344.09	541,035.09	4,309.00	721,380.40
Total Income	53,310.62	60,115.01	(6,804.39)	545,344.09	541,035.09	4,309.00	721,380.40
Gross Profit	53,310.62	60,115.01	(6,804.39)	545,344.09	541,035.09	4,309.00	721,380.40
Expense							
66900 · Reconciliation Discrepancies	(331.65)			(331.65)			
Administrative Expense							
5085 · Legal Expense	1,387.11	583.33	803.78	6,147.11	5,249.97	897.14	7,000.00
5080 · Management Fees	2,023.33	2,023.33	0.00	18,209.97	18,209.97	0.00	24,280.00
5096 · Postage	192.38	256.66	(64.28)	1,859.44	2,309.94	(450.50)	3,080.00
5097 · Misc Administrative Expense	241.48	226.33	15.15	2,132.06	2,036.97	95.09	2,716.00
5090 · Audit Expense	0.00	0.00	0.00	850.00	7,000.00	(6,150.00)	7,000.00
5099 · Allowance for Bad Debt	0.00	166.66	(166.66)	0.00	1,499.94	(1,499.94)	2,000.00
Total Administrative Expense	3,844.30	3,256.31	587.99	29,198.58	36,306.79	(7,108.21)	46,076.00
Operating Expenses							
5082 · Insurance	2,581.22	2,355.50	225.72	23,950.61	21,199.50	2,751.11	28,266.00
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	13,368.50	13,142.75	225.75	121,036.13	118,284.75	2,751.38	157,713.00
Maintenance Expenses							
5000 · Landscape Contract	14,260.00	6,670.00	7,590.00	51,453.00	46,690.00	4,763.00	53,360.00
5003 · Snow Removal	0.00	0.00	0.00	6,177.40	4,000.00	2,177.40	8,000.00
5067 · Fire Alarm Monitoring	0.00	439.16	(439.16)	4,317.86	3,952.44	365.42	5,270.00
5066 · Fire Alarm Repairs	1,886.20	0.00	1,886.20	12,151.12	11,000.00	1,151.12	11,000.00
5062 · Electric Repairs	98.00	150.00	(52.00)	10,673.33	1,350.00	9,323.33	1,800.00
5063 · Plumbing Repairs	0.00	416.66	(416.66)	1,558.50	3,749.94	(2,191.44)	5,000.00
5064 · Carpet Repairs/Cleaning	95.00	41.66	53.34	(1,090.00)	374.94	(1,464.94)	500.00
5065 · Janitorial Expense	2,725.00	2,658.33	66.67	21,800.00	23,924.97	(2,124.97)	31,900.00
5040 · Electric Expense	463.55	708.33	(244.78)	5,140.88	6,374.97	(1,234.09)	8,500.00
5041 · Gas Expense	1,785.85	7,083.33	(5,297.48)	58,144.68	63,749.97	(5,605.29)	85,000.00
5042 · Water/Sewer Expense	8,021.44	5,270.83	2,750.61	47,041.24	47,437.47	(396.23)	63,250.00
5045 · Scavenger Expense	6,576.00	2,634.58	3,941.42	22,568.60	23,711.22	(1,142.62)	31,615.00
5070 · General Repairs	2,748.14	1,548.33	1,199.81	16,232.45	13,934.97	2,297.48	18,580.00
5072 · Pest Control	299.00	375.00	(76.00)	3,842.20	3,375.00	467.20	4,500.00
5069 · Common Area Painting	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
5074 · Special Projects	900.00	958.33	(58.33)	1,020.00	8,624.97	(7,604.97)	11,500.00
5100 · Storage Space	36.00			236.44			
Total Maintenance Expenses	39,894.18	28,954.54	10,939.64	261,267.70	263,250.86	(1,983.16)	340,775.00

FLD
Profit & Loss Budget Performance
 September 2018

Accrual Basis

	Sep 18	Budget	\$ Over Budget	Jan - Sep 18	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding Expense							
7000 · Reserve Funding	13,068.04	13,068.03	0.01	117,612.34	117,612.27	0.07	156,816.40
7001 · Village Code Enforcement	1,666.66	1,666.66	0.00	14,999.96	14,999.94	0.02	20,000.00
Total Reserve Funding Expense	14,734.70	14,734.69	0.01	132,612.30	132,612.21	0.09	176,816.40
Total Expense	71,510.03	60,088.29	11,421.74	543,783.06	550,454.61	(6,671.55)	721,380.40
Net Income	(18,199.41)	26.72	(18,226.13)	1,561.03	(9,419.52)	10,980.55	0.00