

**FLD**  
**Balance Sheet**  
As of February 28, 2018

Accrual Basis

	Feb 28, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1104 · Fifth Third Checking	100,664.14
<b>Total Operating Fund</b>	100,664.14
<b>Reserve Funds</b>	
1102 · Evergreen Bank Money Market	137,990.24
1103 · Lisle Savings Bank MM	79,961.61
1105 · Fifth Third Bank MM	70,937.30
<b>Total Reserve Funds</b>	288,889.15
<b>Total Checking/Savings</b>	389,553.29
<b>Accounts Receivable</b>	
1160 · Accounts Receivable	23,397.47
<b>Total Accounts Receivable</b>	23,397.47
<b>Other Current Assets</b>	
12000 · Undeposited Funds	-100.00
<b>Total Other Current Assets</b>	-100.00
<b>Total Current Assets</b>	412,850.76
<b>Other Assets</b>	
1165 · A/R Equity/Com Ed	5,018.25
<b>Total Other Assets</b>	5,018.25
<b>TOTAL ASSETS</b>	<b>417,869.01</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
1200 · Accounts Payable	3,091.70
<b>Total Accounts Payable</b>	3,091.70

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	<b>Feb 28, 18</b>
<b>Other Current Liabilities</b>	
1205 · Prepaid Assessments	13,805.09
1207 · Security Deposits Rental Units	-874.00
<b>Total Other Current Liabilities</b>	12,931.09
<b>Total Current Liabilities</b>	16,022.79
<b>Total Liabilities</b>	16,022.79
<b>Equity</b>	
3000 · Homeowners Equity	483,955.54
3001 · Reserves	-90,871.06
Net Income	8,761.74
<b>Total Equity</b>	401,846.22
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>417,869.01</b>

FLD  
Profit & Loss Budget Performance

February 2018

Accrual Basis

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
<b>Income</b>							
4000 · Monthly Assessments	40,414.12	40,397.45	16.67	80,828.24	80,794.90	33.34	484,769.40
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	21,574.56	21,574.50	0.06	129,447.00
4008 · Interest Income	99.78	166.66	(66.88)	210.35	333.32	(122.97)	2,000.00
4010 · Late Fees	225.00	333.33	(108.33)	575.00	666.66	(91.66)	4,000.00
4015 · Move- In fees Income	0.00	333.33	(333.33)	0.00	666.66	(666.66)	4,000.00
4020 · Gas Income	8,912.49	7,930.33	982.16	14,514.17	15,860.66	(1,346.49)	95,164.00
4025 · Miscellaneous Income	4,600.00	166.66	4,433.34	7,150.00	333.32	6,816.68	2,000.00
<b>Total Income</b>	<b>65,038.67</b>	<b>60,115.01</b>	<b>4,923.66</b>	<b>124,852.32</b>	<b>120,230.02</b>	<b>4,622.30</b>	<b>721,380.40</b>
<b>Total Income</b>	<b>65,038.67</b>	<b>60,115.01</b>	<b>4,923.66</b>	<b>124,852.32</b>	<b>120,230.02</b>	<b>4,622.30</b>	<b>721,380.40</b>
<b>Gross Profit</b>	<b>65,038.67</b>	<b>60,115.01</b>	<b>4,923.66</b>	<b>124,852.32</b>	<b>120,230.02</b>	<b>4,622.30</b>	<b>721,380.40</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
5085 · Legal Expense	962.45	583.33	379.12	1,462.45	1,166.66	295.79	7,000.00
5080 · Management Fees	2,023.33	2,023.33	0.00	4,046.66	4,046.66	0.00	24,280.00
5096 · Postage	0.00	256.66	(256.66)	412.40	513.32	(100.92)	3,080.00
5097 · Misc Administrative Expense	531.79	226.33	305.46	1,010.34	452.66	557.68	2,716.00
5090 · Audit Expense	0.00	0.00	0.00	450.00	0.00	450.00	7,000.00
5099 · Allowance for Bad Debt	0.00	166.66	(166.66)	0.00	333.32	(333.32)	2,000.00
<b>Total Administrative Expense</b>	<b>3,517.57</b>	<b>3,256.31</b>	<b>261.26</b>	<b>7,381.85</b>	<b>6,512.62</b>	<b>869.23</b>	<b>46,076.00</b>
<b>Operating Expenses</b>							
5082 · Insurance	2,142.00	2,355.50	(213.50)	4,282.00	4,711.00	(429.00)	28,266.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	21,574.56	21,574.50	0.06	129,447.00
<b>Total Operating Expenses</b>	<b>12,929.28</b>	<b>13,142.75</b>	<b>(213.47)</b>	<b>25,856.56</b>	<b>26,285.50</b>	<b>(428.94)</b>	<b>157,713.00</b>
<b>Maintenance Expenses</b>							
5000 · Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	53,360.00
5003 · Snow Removal	1,784.00	2,000.00	(216.00)	3,082.40	4,000.00	(917.60)	8,000.00
5067 · Fire Alarm Monitoring	0.00	439.16	(439.16)	1,345.50	878.32	467.18	5,270.00
5066 · Fire Alarm Repairs	1,343.40	0.00	1,343.40	2,732.76	0.00	2,732.76	11,000.00
5062 · Electric Repairs	0.00	150.00	(150.00)	326.99	300.00	26.99	1,800.00
5063 · Plumbing Repairs	0.00	416.66	(416.66)	(878.98)	833.32	(1,712.30)	5,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.66	(41.66)	0.00	83.32	(83.32)	500.00
5065 · Janitorial Expense	0.00	2,658.33	(2,658.33)	2,725.00	5,316.66	(2,591.66)	31,900.00
5040 · Electric Expense	651.38	708.33	(56.95)	1,187.18	1,416.66	(229.48)	8,500.00
5041 · Gas Expense	14,077.64	7,083.33	6,994.31	22,656.81	14,166.66	8,490.15	85,000.00
5042 · Water/Sewer Expense	9,633.66	5,270.83	4,362.83	9,633.66	10,541.66	(908.00)	63,250.00
5045 · Scavenger Expense	2,634.60	2,634.58	0.02	5,344.20	5,269.16	75.04	31,615.00
5070 · General Repairs	4,244.78	1,548.33	2,696.45	5,227.25	3,096.66	2,130.59	18,580.00
5072 · Pest Control	0.00	375.00	(375.00)	0.00	750.00	(750.00)	4,500.00
5069 · Common Area Painting	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5074 · Special Projects	0.00	958.33	(958.33)	0.00	1,916.66	(1,916.66)	11,500.00
<b>Total Maintenance Expenses</b>	<b>34,369.46</b>	<b>24,284.54</b>	<b>10,084.92</b>	<b>53,382.77</b>	<b>48,569.08</b>	<b>4,813.69</b>	<b>340,775.00</b>

FLD  
**Profit & Loss Budget Performance**

February 2018

Accrual Basis

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Reserve Funding Expense</b>							
7000 · Reserve Funding	13,068.03	13,068.03	0.00	26,136.06	26,136.06	0.00	156,816.40
7001 · Village Code Enforcement	1,666.67	1,666.66	0.01	3,333.34	3,333.32	0.02	20,000.00
<b>Total Reserve Funding Expense</b>	14,734.70	14,734.69	0.01	29,469.40	29,469.38	0.02	176,816.40
<b>Total Expense</b>	65,551.01	55,418.29	10,132.72	116,090.58	110,836.58	5,254.00	721,380.40
<b>Net Income</b>	<b>(512.34)</b>	<b>4,696.72</b>	<b>(5,209.06)</b>	<b>8,761.74</b>	<b>9,393.44</b>	<b>(631.70)</b>	<b>0.00</b>