

**FLD
Balance Sheet**

As of February 28, 2017

Accrual Basis

	Feb 28, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	86,990.29
Total Operating Fund	86,990.29
Reserve Funds	
1102 · Evergreen Bank Money Market	208,085.41
1103 · Lisle Savings Bank MM	226,848.22
1105 · Fifth Third Bank MM	54,262.40
Total Reserve Funds	489,196.03
Total Checking/Savings	576,186.32
Accounts Receivable	
1160 · Accounts Receivable	53,963.96
Total Accounts Receivable	53,963.96
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	630,050.28
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	635,068.53
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	7,511.00
Total Accounts Payable	7,511.00

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As of February 28, 2017

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	Feb 28, 17
Other Current Liabilities	
1205 · Prepaid Assessments	14,647.03
1207 · Security Deposits Rental Units	-874.00
Total Other Current Liabilities	13,773.03
Total Current Liabilities	21,284.03
Total Liabilities	21,284.03
Equity	
3000 · Homeowners Equity	507,782.63
3001 · Reserves	105,267.66
Net Income	734.21
Total Equity	613,784.50
TOTAL LIABILITIES & EQUITY	635,068.53

FLD
Profit & Loss Budget Performance

February 2017

Accrual Basis

	Feb 17	Budget	\$ Over Budget	Jan - Feb 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
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	180.75	250.00	(69.25)	380.48	500.00	(119.52)	3,000.00
4010 · Late Fees	450.00	500.00	(50.00)	750.00	1,000.00	(250.00)	6,000.00
4020 · Gas Income	11,246.52	8,172.00	3,074.52	15,539.90	16,344.00	(804.10)	98,064.00
4025 · Miscellaneous Income	0.00	8.33	(8.33)	50.00	16.66	33.34	100.00
Total Income	<u>63,078.67</u>	<u>60,115.03</u>	<u>2,963.64</u>	<u>119,123.18</u>	<u>120,230.06</u>	<u>(1,106.88)</u>	<u>721,380.40</u>
Total Income	63,078.67	60,115.03	2,963.64	119,123.18	120,230.06	(1,106.88)	721,380.40
Gross Profit	63,078.67	60,115.03	2,963.64	119,123.18	120,230.06	(1,106.88)	721,380.40
Expense							
66900 · Reconciliation Discrepancies	(271.67)	0.00	(271.67)	0.00	0.00	0.00	0.00
Administrative Expense							
5085 · Legal Expense	500.00	625.00	(125.00)	1,255.00	1,250.00	5.00	7,500.00
5080 · Management Fees	1,926.92	2,023.33	(96.41)	3,853.84	4,046.66	(192.82)	24,280.00
5096 · Postage	99.59	216.53	(116.94)	245.16	433.06	(187.90)	2,598.40
5097 · Misc Administrative Expense	113.23	209.58	(96.35)	568.72	419.16	149.56	2,515.00
5090 · Audit Expense	0.00	0.00	0.00	2,437.50	0.00	2,437.50	4,500.00
5099 · Allowance for Bad Debt	0.00	166.67	(166.67)	0.00	333.34	(333.34)	2,000.00
Total Administrative Expense	<u>2,639.74</u>	<u>3,241.11</u>	<u>(601.37)</u>	<u>8,360.22</u>	<u>6,482.22</u>	<u>1,878.00</u>	<u>43,393.40</u>
Operating Expenses							
5082 · Insurance	0.00	2,914.00	(2,914.00)	0.00	5,828.00	(5,828.00)	34,968.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	21,574.56	21,574.50	0.06	129,447.00
Total Operating Expenses	<u>10,787.28</u>	<u>13,701.25</u>	<u>(2,913.97)</u>	<u>21,574.56</u>	<u>27,402.50</u>	<u>(5,827.94)</u>	<u>164,415.00</u>
Maintenance Expenses							
5000 · Landscape Contract	150.00	0.00	150.00	5,737.00	0.00	5,737.00	49,792.00
5003 · Snow Removal	226.40	3,250.00	(3,023.60)	2,050.92	6,500.00	(4,449.08)	13,000.00
5067 · Fire Alarm Monitoring	0.00	419.25	(419.25)	1,296.75	838.50	458.25	5,031.00
5066 · Fire Alarm Repairs	953.06	750.00	203.06	1,556.42	1,500.00	56.42	9,000.00
5062 · Electric Repairs	0.00	291.67	(291.67)	0.00	583.34	(583.34)	3,500.00
5063 · Plumbing Repairs	0.00	416.67	(416.67)	0.00	833.34	(833.34)	5,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.67	(41.67)	0.00	83.34	(83.34)	500.00
5065 · Janitorial Expense	3,358.00	2,708.33	649.67	6,083.00	5,416.66	666.34	32,500.00
5040 · Electric Expense	713.43	791.67	(78.24)	1,423.77	1,583.34	(159.57)	9,500.00
5041 · Gas Expense	13,341.12	8,172.00	5,169.12	24,575.80	16,344.00	8,231.80	98,064.00
5042 · Water/Sewer Expense	3,901.07	5,270.83	(1,369.76)	9,787.58	10,541.66	(754.08)	63,250.00
5045 · Scavenger Expense	2,914.60	2,791.67	122.93	8,555.68	5,583.34	2,972.34	33,500.00
5070 · General Repairs	(219.56)	1,670.42	(1,889.98)	3,678.95	3,340.84	338.11	20,045.00
5072 · Pest Control	0.00	300.00	(300.00)	0.00	600.00	(600.00)	3,600.00
5069 · Common Area Painting	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
5074 · Special Projects	0.00	1,920.00	(1,920.00)	0.00	3,840.00	(3,840.00)	23,040.00
Total Maintenance Expenses	<u>25,338.12</u>	<u>28,794.18</u>	<u>(3,456.06)</u>	<u>64,745.87</u>	<u>57,588.36</u>	<u>7,157.51</u>	<u>371,322.00</u>

FLD
Profit & Loss Budget Performance

February 2017

Accrual Basis

	Feb 17	Budget	\$ Over Budget	Jan - Feb 17	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding Expense							
7000 - Reserve Funding	20,375.00	10,187.50	10,187.50	20,375.00	20,375.00	0.00	122,250.00
7001 - Village Code Enforcement	3,333.32	1,666.67	1,666.65	3,333.32	3,333.34	(0.02)	20,000.00
Total Reserve Funding Expense	23,708.32	11,854.17	11,854.15	23,708.32	23,708.34	(0.02)	142,250.00
Total Expense	62,201.79	57,590.71	4,611.08	118,388.97	115,181.42	3,207.55	721,380.40
Net Income	876.88	2,524.32	(1,647.44)	734.21	5,048.64	(4,314.43)	0.00