

FLD
Balance Sheet
As of December 31, 2017

Accrual Basis

	Dec 31, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	94,850.48
Total Operating Fund	94,850.48
Reserve Funds	
1102 · Evergreen Bank Money Market	137,823.10
1103 · Lisle Savings Bank MM	79,922.19
1105 · Fifth Third Bank MM	51,814.11
Total Reserve Funds	269,559.40
Total Checking/Savings	364,409.88
Accounts Receivable	
1160 · Accounts Receivable	16,814.99
Total Accounts Receivable	16,814.99
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	381,124.87
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	386,143.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	2,728.41
Total Accounts Payable	2,728.41

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	Dec 31, 17
Other Current Liabilities	
1205 · Prepaid Assessments	10,723.63
1207 · Security Deposits Rental Units	-874.00
Total Other Current Liabilities	9,849.63
Total Current Liabilities	12,578.04
Total Liabilities	12,578.04
Equity	
3000 · Homeowners Equity	507,757.63
3001 · Reserves	-109,990.46
Net Income	-24,202.09
Total Equity	373,565.08
TOTAL LIABILITIES & EQUITY	386,143.12

FLD
Profit & Loss Budget Performance

Accrual Basis

December 2017

	Dec 17	Budget	\$ Over Budget	Jan - Dec 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	40,414.12	40,397.45	16.67	484,969.44	484,769.40	200.04	484,769.40
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	129,447.36	129,447.00	0.36	129,447.00
4008 · Interest Income	124.75	250.00	(125.25)	2,138.42	3,000.00	(861.58)	3,000.00
4010 · Late Fees	100.00	500.00	(400.00)	3,725.00	6,000.00	(2,275.00)	6,000.00
4020 · Gas Income	1,715.68	8,172.00	(6,456.32)	64,830.60	98,064.00	(33,233.40)	98,064.00
4025 · Miscellaneous Income	1,500.00	8.37	1,491.63	11,925.00	100.00	11,825.00	100.00
Total Income	54,641.83	60,115.07	(5,473.24)	697,035.82	721,380.40	(24,344.58)	721,380.40
Total Income	54,641.83	60,115.07	(5,473.24)	697,035.82	721,380.40	(24,344.58)	721,380.40
Gross Profit	54,641.83	60,115.07	(5,473.24)	697,035.82	721,380.40	(24,344.58)	721,380.40
Expense							
66900 · Reconciliation Discrepancies	0.00	0.00	0.00	(321.33)	0.00	(321.33)	0.00
Administrative Expense							
5085 · Legal Expense	43.00	625.00	(582.00)	6,527.41	7,500.00	(972.59)	7,500.00
5080 · Management Fees	2,023.33	2,023.37	(0.04)	33,511.81	24,280.00	9,231.81	24,280.00
5096 · Postage	249.20	216.57	32.63	3,463.11	2,598.40	864.71	2,598.40
5097 · Misc Administrative Expense	(1,552.84)	209.62	(1,762.46)	762.34	2,515.00	(1,752.66)	2,515.00
5090 · Audit Expense	0.00	0.00	0.00	7,087.50	4,500.00	2,587.50	4,500.00
5099 · Allowance for Bad Debt	0.00	166.63	(166.63)	0.00	2,000.00	(2,000.00)	2,000.00
Total Administrative Expense	762.69	3,241.19	(2,478.50)	51,352.17	43,393.40	7,958.77	43,393.40
Operating Expenses							
5082 · Insurance	2,140.00	2,914.00	(774.00)	33,441.20	34,968.00	(1,526.80)	34,968.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	129,447.36	129,447.00	0.36	129,447.00
Total Operating Expenses	12,927.28	13,701.25	(773.97)	162,888.56	164,415.00	(1,526.44)	164,415.00
Maintenance Expenses							
5000 · Landscape Contract	0.00	0.00	0.00	68,987.00	49,792.00	19,195.00	49,792.00
5003 · Snow Removal	0.00	3,250.00	(3,250.00)	2,766.02	13,000.00	(10,233.98)	13,000.00
5067 · Fire Alarm Monitoring	120.00	419.25	(299.25)	5,475.75	5,031.00	444.75	5,031.00
5066 · Fire Alarm Repairs	0.00	0.00	0.00	15,466.73	9,000.00	6,466.73	9,000.00
5062 · Electric Repairs	135.68	291.63	(155.95)	2,404.12	3,500.00	(1,095.88)	3,500.00
5063 · Plumbing Repairs	0.00	416.63	(416.63)	874.96	5,000.00	(4,125.04)	5,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.63	(41.63)	0.00	500.00	(500.00)	500.00
5065 · Janitorial Expense	2,725.00	2,708.37	16.63	33,333.00	32,500.00	833.00	32,500.00
5040 · Electric Expense	630.36	791.63	(161.27)	7,058.98	9,500.00	(2,441.02)	9,500.00
5041 · Gas Expense	5,145.74	8,172.00	(3,026.26)	66,260.92	98,064.00	(31,803.08)	98,064.00
5042 · Water/Sewer Expense	3,985.91	5,270.87	(1,284.96)	59,557.92	63,250.00	(3,692.08)	63,250.00
5045 · Scavenger Expense	2,594.08	2,791.63	(197.55)	35,522.08	33,500.00	2,022.08	33,500.00
5070 · General Repairs	4,950.46	1,670.38	3,280.08	27,183.61	20,045.00	7,138.61	20,045.00
5072 · Pest Control	0.00	300.00	(300.00)	760.00	3,600.00	(2,840.00)	3,600.00
5069 · Common Area Painting	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)	2,000.00
5074 · Special Projects	0.00	1,920.00	(1,920.00)	39,416.00	23,040.00	16,376.00	23,040.00
Total Maintenance Expenses	20,287.23	28,044.02	(7,756.79)	365,067.09	371,322.00	(6,254.91)	371,322.00

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Profit & Loss Budget Performance

December 2017

Accrual Basis

	Dec 17	Budget	\$ Over Budget	Jan - Dec 17	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding Expense							
7000 - Reserve Funding	10,187.50	10,187.50	0.00	122,250.50	122,250.00	0.50	122,250.00
7001 - Village Code Enforcement	1,666.66	1,666.63	0.03	20,000.92	20,000.00	0.92	20,000.00
Total Reserve Funding Expense	11,854.16	11,854.13	0.03	142,251.42	142,250.00	1.42	142,250.00
Total Expense	45,831.36	56,840.59	(11,009.23)	721,237.91	721,380.40	(142.49)	721,380.40
Net Income	8,810.47	3,274.48	5,535.99	(24,202.09)	0.00	(24,202.09)	0.00