

FLD
Balance Sheet
As of December 31, 2018

Accrual Basis

	Dec 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	83,381.48
Total Operating Fund	83,381.48
Reserve Funds	
1102 · Evergreen Bank Money Market	65,259.68
1103 · Lisle Savings Bank MM	1,149.09
1105 · Fifth Third Bank MM	48,154.54
Total Reserve Funds	114,563.31
Total Checking/Savings	197,944.79
Accounts Receivable	
1160 · Accounts Receivable	20,191.71
Total Accounts Receivable	20,191.71
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	218,036.50
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	223,054.75

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Balance Sheet

As of December 31, 2018

Accrual Basis

	Dec 31, 18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	2,324.00
	2,324.00
Other Current Liabilities	
1205 · Prepaid Assessments	15,265.51
1207 · Security Deposits Rental Units	-874.00
	14,391.51
Total Other Current Liabilities	14,391.51
Total Current Liabilities	16,715.51
Total Liabilities	16,715.51
Equity	
3000 · Homeowners Equity	483,955.54
3001 · Reserves	-262,551.78
Net Income	-15,064.52
	206,339.24
TOTAL LIABILITIES & EQUITY	223,054.75

FLD
Profit & Loss Budget Performance

December 2018

Accrual Basis

	Dec 18	Budget	\$ Over Budget	Jan - Dec 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	40,352.13	40,397.45	(45.32)	484,411.53	484,769.40	(357.87)	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	37.55	166.74	(129.19)	1,113.23	2,000.00	(886.77)	2,000.00
4010 · Late Fees	350.00	333.37	16.63	3,000.00	4,000.00	(1,000.00)	4,000.00
4015 · Move- In fees Income	0.00	333.37	(333.37)	(250.00)	4,000.00	(4,250.00)	4,000.00
4020 · Gas Income	4,886.04	7,930.37	(3,044.33)	71,351.24	95,164.00	(23,812.76)	95,164.00
4025 · Miscellaneous Income	1,675.00	166.74	1,508.26	22,390.00	2,000.00	20,390.00	2,000.00
Total Income	58,088.00	60,115.29	(2,027.29)	711,463.36	721,380.40	(9,917.04)	721,380.40
Total Income	58,088.00	60,115.29	(2,027.29)	711,463.36	721,380.40	(9,917.04)	721,380.40
Gross Profit	58,088.00	60,115.29	(2,027.29)	711,463.36	721,380.40	(9,917.04)	721,380.40
Expense							
66900 · Reconciliation Discrepancies	331.65			0.00			
Administrative Expense							
5085 · Legal Expense	465.00	583.37	(118.37)	7,841.71	7,000.00	841.71	7,000.00
5080 · Management Fees	2,023.33	2,023.37	(0.04)	24,279.96	24,280.00	(0.04)	24,280.00
5096 · Postage	176.31	256.74	(80.43)	2,435.38	3,080.00	(644.62)	3,080.00
5097 · Misc Administrative Expense	35.03	226.37	(191.34)	2,545.90	2,716.00	(170.10)	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	166.74	(166.74)	0.00	2,000.00	(2,000.00)	2,000.00
Total Administrative Expense	2,699.67	3,256.59	(556.92)	37,952.95	46,076.00	(8,123.05)	46,076.00
Operating Expenses							
5082 · Insurance	2,581.22	2,355.50	225.72	31,694.27	28,266.00	3,428.27	28,266.00
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	13,368.50	13,142.75	225.75	161,141.63	157,713.00	3,428.63	157,713.00
Maintenance Expenses							
5000 · Landscape Contract	2,544.00	0.00	2,544.00	71,946.00	53,360.00	18,586.00	53,360.00
5003 · Snow Removal	1,820.98	2,000.00	(179.02)	7,998.38	8,000.00	(1.62)	8,000.00
5067 · Fire Alarm Monitoring	0.00	439.24	(439.24)	6,041.72	5,270.00	771.72	5,270.00
5066 · Fire Alarm Repairs	890.56	0.00	890.56	14,754.15	11,000.00	3,754.15	11,000.00
5062 · Electric Repairs	661.00	150.00	511.00	13,723.18	1,800.00	11,923.18	1,800.00
5063 · Plumbing Repairs	85.00	416.74	(331.74)	1,643.50	5,000.00	(3,356.50)	5,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.74	(41.74)	(1,090.00)	500.00	(1,590.00)	500.00
5065 · Janitorial Expense	2,918.50	2,658.37	260.13	30,168.50	31,900.00	(1,731.50)	31,900.00
5040 · Electric Expense	573.17	708.37	(135.20)	7,012.51	8,500.00	(1,487.49)	8,500.00
5041 · Gas Expense	10,319.12	7,083.37	3,235.75	74,970.28	85,000.00	(10,029.72)	85,000.00
5042 · Water/Sewer Expense	3,711.10	5,270.87	(1,559.77)	60,818.58	63,250.00	(2,431.42)	63,250.00
5045 · Scavenger Expense	1,987.50	2,634.62	(647.12)	29,888.10	31,615.00	(1,726.90)	31,615.00
5070 · General Repairs	729.92	1,548.37	(818.45)	19,475.37	18,580.00	895.37	18,580.00
5072 · Pest Control	0.00	375.00	(375.00)	6,681.20	4,500.00	2,181.20	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	0.00	958.37	(958.37)	6,220.00	11,500.00	(5,280.00)	11,500.00
5100 · Storage Space	43.00	0.00	43.00	365.44	0.00	365.44	0.00
Total Maintenance Expenses	26,283.85	24,285.06	1,998.79	350,616.91	340,775.00	9,841.91	340,775.00

FLD
Profit & Loss Budget Performance

December 2018

Accrual Basis

	Dec 18	Budget	\$ Over Budget	Jan - Dec 18	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding Expense							
7000 · Reserve Funding	13,068.04	13,068.07	(0.03)	156,816.45	156,816.40	0.05	156,816.40
7001 · Village Code Enforcement	1,666.66	1,666.74	(0.08)	19,999.94	20,000.00	(0.06)	20,000.00
Total Reserve Funding Expense	14,734.70	14,734.81	(0.11)	176,816.39	176,816.40	(0.01)	176,816.40
Total Expense	57,418.37	55,419.21	1,999.16	726,527.88	721,380.40	5,147.48	721,380.40
Net Income	669.63	4,696.08	(4,026.45)	(15,064.52)	0.00	(15,064.52)	0.00