

FLD
Balance Sheet

As of September 30, 2017

Accrual Basis

	Sep 30, 17
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	76,026.33
Total Operating Fund	76,026.33
Reserve Funds	
1102 · Evergreen Bank Money Market	137,551.22
1103 · Lisle Savings Bank MM	179,797.52
1105 · Fifth Third Bank MM	46,860.73
Total Reserve Funds	364,209.47
Total Checking/Savings	440,235.80
Accounts Receivable	
1160 · Accounts Receivable	28,708.14
Total Accounts Receivable	28,708.14
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	468,843.94
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	473,862.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	3,090.00
Total Accounts Payable	3,090.00

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As of September 30, 2017

Accrual Basis

	Sep 30, 17
Other Current Liabilities	
1205 · Prepaid Assessments	14,874.72
1207 · Security Deposits Rental Units	-874.00
Total Other Current Liabilities	14,000.72
Total Current Liabilities	17,090.72
Total Liabilities	17,090.72
Equity	
3000 · Homeowners Equity	507,757.63
3001 · Reserves	-14,937.82
Net Income	-36,048.34
Total Equity	456,771.47
TOTAL LIABILITIES & EQUITY	473,862.19

FLD
Profit & Loss Budget Performance

Accrual Basis

September 2017

	Sep 17	Budget	\$ Over Budget	Jan - Sep 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	40,414.12	40,397.45	16.67	363,727.08	363,577.05	150.03	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	201.61	250.00	(48.39)	1,735.85	2,250.00	(514.15)	3,000.00
4010 · Late Fees	450.00	500.00	(50.00)	3,325.00	4,500.00	(1,175.00)	6,000.00
4020 · Gas Income	359.13	8,172.00	(7,812.87)	61,300.73	73,548.00	(12,247.27)	98,064.00
4025 · Miscellaneous Income	1,325.00	8.33	1,316.67	9,275.00	74.97	9,200.03	100.00
Total Income	53,537.14	60,115.03	(6,577.89)	536,449.18	541,035.27	(4,586.09)	721,380.40
Total Income	53,537.14	60,115.03	(6,577.89)	536,449.18	541,035.27	(4,586.09)	721,380.40
Gross Profit	53,537.14	60,115.03	(6,577.89)	536,449.18	541,035.27	(4,586.09)	721,380.40
Expense							
66900 · Reconciliation Discrepancies	0.00	0.00	0.00	(277.45)	0.00	(277.45)	0.00
Administrative Expense							
5085 · Legal Expense	297.00	625.00	(328.00)	4,989.41	5,625.00	(635.59)	7,500.00
5080 · Management Fees	2,023.33	2,023.33	0.00	27,441.82	18,209.97	9,231.85	24,280.00
5096 · Postage	290.13	216.53	73.60	2,574.35	1,948.77	625.58	2,598.40
5097 · Misc Administrative Expense	177.21	209.58	(32.37)	1,941.74	1,886.22	55.52	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	166.67	(166.67)	0.00	1,500.03	(1,500.03)	2,000.00
Total Administrative Expense	2,787.67	3,241.11	(453.44)	44,034.82	33,669.99	10,364.83	43,393.40
Operating Expenses							
5082 · Insurance	2,140.00	2,914.00	(774.00)	27,021.20	26,226.00	795.20	34,968.00
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	12,927.28	13,701.25	(773.97)	124,106.72	123,311.25	795.47	164,415.00
Maintenance Expenses							
5000 · Landscape Contract	22,875.00	6,224.00	16,651.00	53,143.00	43,568.00	9,575.00	49,792.00
5003 · Snow Removal	0.00	0.00	0.00	2,766.02	6,500.00	(3,733.98)	13,000.00
5067 · Fire Alarm Monitoring	0.00	419.25	(419.25)	4,010.25	3,773.25	237.00	5,031.00
5066 · Fire Alarm Repairs	1,968.27	0.00	1,968.27	14,482.85	9,000.00	5,482.85	9,000.00
5062 · Electric Repairs	0.00	291.67	(291.67)	1,017.72	2,625.03	(1,607.31)	3,500.00
5063 · Plumbing Repairs	(155.04)	416.67	(571.71)	1,259.96	3,750.03	(2,490.07)	5,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.67	(41.67)	0.00	375.03	(375.03)	500.00
5065 · Janitorial Expense	2,725.00	2,708.33	16.67	25,158.00	24,374.97	783.03	32,500.00
5040 · Electric Expense	522.66	791.67	(269.01)	5,318.95	7,125.03	(1,806.08)	9,500.00
5041 · Gas Expense	1,054.20	8,172.00	(7,117.80)	58,485.13	73,548.00	(15,062.87)	98,064.00
5042 · Water/Sewer Expense	6,381.10	5,270.83	1,110.27	45,745.24	47,437.47	(1,692.23)	63,250.00
5045 · Scavenger Expense	0.00	2,791.67	(2,791.67)	25,024.20	25,125.03	(100.83)	33,500.00
5070 · General Repairs	1,798.89	1,670.42	128.47	21,717.67	15,033.78	6,683.89	20,045.00
5072 · Pest Control	400.00	300.00	100.00	400.00	2,700.00	(2,300.00)	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	17,280.00	22,136.00	23,040.00
Total Maintenance Expenses	37,570.08	31,018.18	6,551.90	297,944.99	284,215.62	13,729.37	371,322.00

FLD
Profit & Loss Budget Performance

September 2017

Accrual Basis

	Sep 17	Budget	\$ Over Budget	Jan - Sep 17	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding Expense							
7000 - Reserve Funding	10,188.00	10,187.50	0.50	91,688.00	91,687.50	0.50	122,250.00
7001 - Village Code Enforcement	1,666.66	1,666.67	(0.01)	15,000.44	15,000.03	0.41	20,000.00
Total Reserve Funding Expense	11,854.66	11,854.17	0.49	106,688.44	106,687.53	0.91	142,250.00
Total Expense	65,139.69	59,814.71	5,324.98	572,497.52	547,884.39	24,613.13	721,380.40
Net Income	<u>(11,602.55)</u>	<u>300.32</u>	<u>(11,902.87)</u>	<u>(36,048.34)</u>	<u>(6,849.12)</u>	<u>(29,199.22)</u>	<u>0.00</u>