

**FLD**  
**Balance Sheet**  
As of October 31, 2017

Accrual Basis

	Oct 31, 17
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Fund</b>	
1104 · Fifth Third Checking	88,306.00
<b>Total Operating Fund</b>	88,306.00
<b>Reserve Funds</b>	
1102 · Evergreen Bank Money Market	137,650.51
1103 · Lisle Savings Bank MM	179,843.34
1105 · Fifth Third Bank MM	58,717.11
<b>Total Reserve Funds</b>	376,210.96
<b>Total Checking/Savings</b>	464,516.96
<b>Accounts Receivable</b>	
1160 · Accounts Receivable	20,177.68
<b>Total Accounts Receivable</b>	20,177.68
<b>Other Current Assets</b>	
12000 · Undeposited Funds	-100.00
<b>Total Other Current Assets</b>	-100.00
<b>Total Current Assets</b>	484,594.64
<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>489,612.89</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
1200 · Accounts Payable	3,510.00
<b>Total Accounts Payable</b>	3,510.00

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**Balance Sheet**  
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Accrual Basis

	<b>Oct 31, 17</b>
<b>Other Current Liabilities</b>	
1205 · Prepaid Assessments	18,410.07
1207 · Security Deposits Rental Units	-874.00
<b>Total Other Current Liabilities</b>	17,536.07
<b>Total Current Liabilities</b>	21,046.07
<b>Total Liabilities</b>	21,046.07
<b>Equity</b>	
3000 · Homeowners Equity	507,757.63
3001 · Reserves	-6,404.16
Net Income	-32,786.65
<b>Total Equity</b>	468,566.82
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>489,612.89</b>

FLD  
Profit & Loss Budget Performance

October 2017

Accrual Basis

	Oct 17	Budget	\$ Over Budget	Jan - Oct 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
<b>Income</b>							
4000 · Monthly Assessments	40,414.12	40,397.45	16.67	404,141.20	403,974.50	166.70	484,769.40
4002 · HOA Assessment Income	10,787.28	10,787.25	0.03	107,872.80	107,872.50	0.30	129,447.00
4008 · Interest Income	146.83	250.00	(103.17)	1,882.68	2,500.00	(617.32)	3,000.00
4010 · Late Fees	250.00	500.00	(250.00)	3,575.00	5,000.00	(1,425.00)	6,000.00
4020 · Gas Income	1,367.84	8,172.00	(6,804.16)	62,668.57	81,720.00	(19,051.43)	98,064.00
4025 · Miscellaneous Income	(175.00)	8.33	(183.33)	9,100.00	83.30	9,016.70	100.00
<b>Total Income</b>	<b>52,791.07</b>	<b>60,115.03</b>	<b>(7,323.96)</b>	<b>589,240.25</b>	<b>601,150.30</b>	<b>(11,910.05)</b>	<b>721,380.40</b>
<b>Total Income</b>	<b>52,791.07</b>	<b>60,115.03</b>	<b>(7,323.96)</b>	<b>589,240.25</b>	<b>601,150.30</b>	<b>(11,910.05)</b>	<b>721,380.40</b>
<b>Gross Profit</b>	<b>52,791.07</b>	<b>60,115.03</b>	<b>(7,323.96)</b>	<b>589,240.25</b>	<b>601,150.30</b>	<b>(11,910.05)</b>	<b>721,380.40</b>
<b>Expense</b>							
66900 · Reconciliation Discrepancies	(43.88)	0.00	(43.88)	(321.33)	0.00	(321.33)	0.00
<b>Administrative Expense</b>							
5085 · Legal Expense	500.00	625.00	(125.00)	5,489.41	6,250.00	(760.59)	7,500.00
5080 · Management Fees	2,023.33	2,023.33	0.00	29,465.15	20,233.30	9,231.85	24,280.00
5096 · Postage	364.05	216.53	147.52	2,938.40	2,165.30	773.10	2,598.40
5097 · Misc Administrative Expense	292.31	209.58	82.73	2,234.05	2,095.80	138.25	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	1,666.70	(1,666.70)	2,000.00
<b>Total Administrative Expense</b>	<b>3,179.69</b>	<b>3,241.11</b>	<b>(61.42)</b>	<b>47,214.51</b>	<b>36,911.10</b>	<b>10,303.41</b>	<b>43,393.40</b>
<b>Operating Expenses</b>							
5082 · Insurance	2,140.00	2,914.00	(774.00)	29,161.20	29,140.00	21.20	34,968.00
8000 · HOA Dues	10,787.28	10,787.25	0.03	107,872.80	107,872.50	0.30	129,447.00
<b>Total Operating Expenses</b>	<b>12,927.28</b>	<b>13,701.25</b>	<b>(773.97)</b>	<b>137,034.00</b>	<b>137,012.50</b>	<b>21.50</b>	<b>164,415.00</b>
<b>Maintenance Expenses</b>							
5000 · Landscape Contract	6,095.00	6,224.00	(129.00)	59,238.00	49,792.00	9,446.00	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	1,345.50	419.25	926.25	5,355.75	4,192.50	1,163.25	5,031.00
5066 · Fire Alarm Repairs	0.00	0.00	0.00	14,482.85	9,000.00	5,482.85	9,000.00
5062 · Electric Repairs	285.12	291.67	(6.55)	1,302.84	2,916.70	(1,613.86)	3,500.00
5063 · Plumbing Repairs	(385.00)	416.67	(801.67)	874.96	4,166.70	(3,291.74)	5,000.00
5064 · Carpet Repairs/Cleaning	0.00	41.67	(41.67)	0.00	416.70	(416.70)	500.00
5065 · Janitorial Expense	2,725.00	2,708.33	16.67	27,883.00	27,083.30	799.70	32,500.00
5040 · Electric Expense	546.57	791.67	(245.10)	5,865.52	7,916.70	(2,051.18)	9,500.00
5041 · Gas Expense	1,139.60	8,172.00	(7,032.40)	59,624.73	81,720.00	(22,095.27)	98,064.00
5042 · Water/Sewer Expense	3,725.48	5,270.83	(1,545.35)	49,470.72	52,708.30	(3,237.58)	63,250.00
5045 · Scavenger Expense	5,269.20	2,791.67	2,477.53	30,293.40	27,916.70	2,376.70	33,500.00
5070 · General Repairs	505.16	1,670.42	(1,165.26)	22,222.83	16,704.20	5,518.63	20,045.00
5072 · Pest Control	360.00	300.00	60.00	760.00	3,000.00	(2,240.00)	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	19,200.00	20,216.00	23,040.00
<b>Total Maintenance Expenses</b>	<b>21,611.63</b>	<b>31,018.18</b>	<b>(9,406.55)</b>	<b>319,556.62</b>	<b>315,233.80</b>	<b>4,322.82</b>	<b>371,322.00</b>

FLD  
**Profit & Loss Budget Performance**

October 2017

Accrual Basis

	Oct 17	Budget	\$ Over Budget	Jan - Oct 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Reserve Funding Expense</b>							
7000 - Reserve Funding	10,188.00	10,187.50	0.50	101,875.50	101,875.00	0.50	122,250.00
7001 - Village Code Enforcement	1,666.66	1,666.67	(0.01)	16,667.60	16,666.70	0.90	20,000.00
<b>Total Reserve Funding Expense</b>	11,854.66	11,854.17	0.49	118,543.10	118,541.70	1.40	142,250.00
<b>Total Expense</b>	49,529.38	59,814.71	(10,285.33)	622,026.90	607,699.10	14,327.80	721,380.40
<b>Net Income</b>	<b>3,261.69</b>	<b>300.32</b>	<b>2,961.37</b>	<b>(32,786.65)</b>	<b>(6,548.80)</b>	<b>(26,237.85)</b>	<b>0.00</b>