

FLD
Balance Sheet
As of February 28, 2019

Accrual Basis

	Feb 28, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1104 · Fifth Third Checking	79,265.45
Total Operating Fund	79,265.45
Reserve Funds	
1102 · Evergreen Bank Money Market	65,328.27
1103 · Lisle Savings Bank MM	1,149.83
1105 · Fifth Third Bank MM	72,091.43
Total Reserve Funds	138,569.53
Total Checking/Savings	217,834.98
Accounts Receivable	
1160 · Accounts Receivable	19,797.16
Total Accounts Receivable	19,797.16
Other Current Assets	
12000 · Undeposited Funds	-100.00
Total Other Current Assets	-100.00
Total Current Assets	237,532.14
Other Assets	
1165 · A/R Equity/Com Ed	5,018.25
Total Other Assets	5,018.25
TOTAL ASSETS	242,550.39

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As of February 28, 2019

Accrual Basis

	Feb 28, 19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	14,510.00
Total Accounts Payable	14,510.00
Other Current Liabilities	
1205 · Prepaid Assessments	18,059.87
1207 · Security Deposits Rental Units	-874.00
Total Other Current Liabilities	17,185.87
Total Current Liabilities	31,695.87
Total Liabilities	31,695.87
Equity	
3000 · Homeowners Equity	468,396.02
3001 · Reserves	-238,618.44
Net Income	-18,923.06
Total Equity	210,854.52
TOTAL LIABILITIES & EQUITY	242,550.39

FLD
Profit & Loss Budget Performance

February 2019

Accrual Basis

	Feb 19	Budget	\$ Over Budget	Jan - Feb 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Monthly Assessments	41,462.26	41,463.92	(1.66)	82,924.52	82,927.84	(3.32)	497,567.00
4002 · HOA Assessment Income	10,787.28	10,787.28	0.00	21,574.56	21,574.56	0.00	129,447.00
4008 · Interest Income	34.80	100.00	(65.20)	72.88	200.00	(127.12)	1,200.00
4010 · Late Fees	325.00	291.67	33.33	600.00	583.34	16.66	3,500.00
4015 · Move- In fees Income	0.00	416.67	(416.67)	0.00	833.34	(833.34)	5,000.00
4020 · Gas Income	0.00	7,500.00	(7,500.00)	10,330.85	15,000.00	(4,669.15)	90,000.00
4025 · Miscellaneous Income	50.00	541.67	(491.67)	(40.00)	1,083.34	(1,123.34)	6,500.00
Total Income	52,659.34	61,101.21	(8,441.87)	115,462.81	122,202.42	(6,739.61)	733,214.00
Total Income	52,659.34	61,101.21	(8,441.87)	115,462.81	122,202.42	(6,739.61)	733,214.00
Expense							
Administrative Expense							
5085 · Legal Expense	725.00	583.33	141.67	1,225.00	1,166.66	58.34	7,000.00
5080 · Management Fees	2,023.33	2,130.42	(107.09)	4,046.66	4,260.84	(214.18)	25,565.00
5096 · Postage	309.92	256.67	53.25	660.85	513.34	147.51	3,080.00
5097 · Misc Administrative Exp...	267.42	304.58	(37.16)	893.60	609.16	284.44	3,655.00
5090 · Audit Expense	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
5099 · Allowance for Bad Debt	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00
Total Administrative Expense	3,325.67	3,358.33	(32.66)	6,826.11	6,716.66	109.45	43,800.00
Operating Expenses							
5082 · Insurance	2,584.31	2,840.58	(256.27)	5,168.62	5,681.16	(512.54)	34,087.00
8000 · HOA Dues	10,787.28	10,787.28	0.00	21,574.56	21,574.56	0.00	129,447.00
Total Operating Expenses	13,371.59	13,627.86	(256.27)	26,743.18	27,255.72	(512.54)	163,534.00
Maintenance Expenses							
5000 · Landscape Contract	1,675.00	0.00	1,675.00	2,853.00	0.00	2,853.00	58,950.00
5003 · Snow Removal	2,856.00	2,000.00	856.00	2,856.00	4,000.00	(1,144.00)	8,000.00
5067 · Fire Alarm Monitoring	0.00	475.00	(475.00)	1,345.50	950.00	395.50	5,700.00
5066 · Fire Alarm Repairs	991.64	916.67	74.97	1,173.64	1,833.34	(659.70)	11,000.00
5062 · Electric Repairs	494.00	150.00	344.00	1,775.00	300.00	1,475.00	1,800.00
5063 · Plumbing Repairs	0.00	416.67	(416.67)	0.00	833.34	(833.34)	5,000.00
5064 · Carpet Repairs/Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5065 · Janitorial Expense	2,725.00	2,956.67	(231.67)	5,450.00	5,913.34	(463.34)	35,480.00
5040 · Electric Expense	774.31	666.67	107.64	1,348.87	1,333.34	15.53	8,000.00
5041 · Gas Expense	21,777.26	7,500.00	14,277.26	22,581.69	15,000.00	7,581.69	90,000.00
5042 · Water/Sewer Expense	4,430.18	4,583.33	(153.15)	11,304.69	9,166.66	2,138.03	55,000.00
5045 · Scavenger Expense	2,125.00	2,610.83	(485.83)	4,075.00	5,221.66	(1,146.66)	31,330.00
5070 · General Repairs	933.85	1,800.00	(866.15)	2,373.85	3,600.00	(1,226.15)	21,600.00
5072 · Pest Control	0.00	333.33	(333.33)	0.00	666.66	(666.66)	4,000.00
5069 · Common Area Painting	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00

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Profit & Loss Budget Performance

February 2019

Accrual Basis

	Feb 19	Budget	\$ Over Budget	Jan - Feb 19	YTD Budget	\$ Over Budget	Annual Budget
5074 · Special Projects	12,260.00	0.00	12,260.00	12,260.00	0.00	12,260.00	0.00
5100 · Storage Space	43.00	43.33	(0.33)	86.00	86.66	(0.66)	520.00
Total Maintenance Expenses	51,085.24	24,452.50	26,632.74	69,483.24	48,905.00	20,578.24	337,880.00
Reserve Funding Expense							
7000 · Reserve Funding	14,000.00	14,000.00	0.00	28,000.00	28,000.00	0.00	168,000.00
7001 · Village Code Enforcement	1,666.67	1,666.67	0.00	3,333.34	3,333.34	0.00	20,000.00
Total Reserve Funding Expense	15,666.67	15,666.67	0.00	31,333.34	31,333.34	0.00	188,000.00
Total Expense	83,449.17	57,105.36	26,343.81	134,385.87	114,210.72	20,175.15	733,214.00
Net Income	(30,789.83)	3,995.85	(34,785.68)	(18,923.06)	7,991.70	(26,914.76)	0.00