

RECONCILIATION SUMMARY

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:		6,232.71
		-----
Checks and Payments:	4 Items	-55.24
Deposits and Other Credits:	3 Items	225.40
		-----
Ending Balance of Bank Statement:		6,402.87

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:		6,402.87
		-----
Checks and Payments:	5 Items	-162.77
Deposits and Other Credits:	1 Item	582.00
		-----
Register Balance as of 4/10/93:		6,822.10
		-----
Checks and Payments:	7 Items	-679.56
Deposits and Other Credits:	5 Items	1,539.37
		-----
Register Ending Balance:		7,681.91

## Reconciliation Report

ROIA CHECKING  
5/ 1/93

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## UNCLEARED TRANSACTION DETAIL UP TO 4/10/93

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
4/ 3/93	1216	J. LANUTE	DUES CARDS	[TREASURER-POST]		-11.50
4/ 3/93	1217	M. SINNOTT		[NEWSLETTER]		-40.38
4/ 3/93	1218	C. SOLKE	EASTER PARTY	[ENTERTAINMENT]		-48.54
4/ 3/93	1219	K. COSTLOW	BUNNY OUTFIT	[ENTERTAINMENT]		-50.00
4/ 3/93	1220	LMT		[TREASURER-POST]		-12.35
Total Uncleared Checks and Payments				5 Items		-162.77
Uncleared Deposits and Other Credits						
4/10/93	DEP			DUES		582.00
Total Uncleared Deposits and Other Credits				1 Item		582.00
Total Uncleared Transactions				6 Items		=====
						419.23

ROIA CHECKING  
9/ 9/93

Reconciliation Report

Page 1

RECONCILIATION SUMMARY

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:		8,571.08
		-----
Checks and Payments:	6 Items	-553.61
Deposits and Other Credits:	5 Items	703.67
		-----
Ending Balance of Bank Statement:		8,721.14

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:		8,721.14
		-----
Checks and Payments:	3 Items	-1,833.34
Deposits and Other Credits:	2 Items	210.00
		-----
Register Balance as of 9/ 9/93:		7,097.80
		-----
Checks and Payments:	0 Items	0.00
Deposits and Other Credits:	0 Items	0.00
		-----
Register Ending Balance:		7,097.80

ROIA CHECKING  
9/ 9/93

Reconciliation Report

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CLEARED TRANSACTION DETAIL

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
7/27/93	1240	DAVEY		[LANDSCAPING]	X	-345.00
8/ 4/93	1241	PRESS REP	NEWSPA GARAGE SALE	[ENTERTAINMENT]	X	-20.00
9/ 9/93	1238	MARK MOORE		[LANDSCAPING]	X	-53.67
8/23/93	1242	TOM SINNOTT	*	[LANDSCAPING]	X	-91.95
8/23/93	1242	TOM SINNOTT	*	[NEWSLETTER]	X	-28.66
8/30/93		Service Charge			X	-14.33
Total Cleared Checks and Payments				6 Items		-553.61
Cleared Deposits and Other Credits						
8/ 2/93		DEP		DUES	X	300.00
8/ 4/93		DEP		DUES	X	150.00
8/ 9/93		DEP		DUES	X	180.00
8/23/93		DEP		DUES	X	60.00
8/30/93		Interest Earned			X	13.67
Total Cleared Deposits and Other Credits				5 Items		703.67
Total Cleared Transactions				11 Items		150.06

ROIA CHECKING  
9/ 9/93

Reconciliation Report

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RECONCILIATION SUMMARY

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:		8,571.08
		-----
Checks and Payments:	6 Items	-553.61
Deposits and Other Credits:	5 Items	703.67
		-----
Ending Balance of Bank Statement:		8,721.14

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:		8,721.14
		-----
Checks and Payments:	3 Items	-1,833.34
Deposits and Other Credits:	2 Items	210.00
		-----
Register Balance as of 9/ 9/93:		7,097.80
		-----
Checks and Payments:	0 Items	0.00
Deposits and Other Credits:	0 Items	0.00
		-----
Register Ending Balance:		7,097.80

ROIA CHECKING  
9/ 9/93

Reconciliation Report

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CLEARED TRANSACTION DETAIL

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
7/27/93	1240	DAVEY		[LANDSCAPING]	X	-345.00
8/ 4/93	1241	PRESS REP NEWSPA	GARAGE SALE	[ENTERTAINMENT]	X	-20.00
8/ 9/93	1238	MARK MOORE		[LANDSCAPING]	X	-53.67
8/23/93	1242	TOM SINNOTT	*	[LANDSCAPING]	X	-91.95
8/23/93	1242	TOM SINNOTT	*	[NEWSLETTER]	X	-28.66
8/30/93		Service Charge			X	-14.33
Total Cleared Checks and Payments				6 Items		-553.61
Cleared Deposits and Other Credits						
8/ 2/93		DEP		DUES	X	300.00
8/ 4/93		DEP		DUES	X	150.00
8/ 9/93		DEP		DUES	X	180.00
8/23/93		DEP		DUES	X	60.00
8/30/93		Interest Earned			X	13.67
Total Cleared Deposits and Other Credits				5 Items		703.67
Total Cleared Transactions				11 Items		150.06

# Reconciliation Report

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ROIA CHECKING  
9/ 9/93

UNCLEARED TRANSACTION DETAIL UP TO 9/ 9/93

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
6/ 4/93	1234	DAVEY		[LANDSCAPING]		-885.00
9/ 9/93	1244	LMT		[TREASURER-POST]		-13.34
9/ 9/93	1245	DAVEY		[LANDSCAPING]		-935.00
Total Uncleared Checks and Payments				3 Items		-1,833.34
Uncleared Deposits and Other Credits						
8/30/93		DEP		DUES		210.00
9/ 9/93	1243	VOID				0.00
Total Uncleared Deposits and Other Credits				2 Items		210.00
Total Uncleared Transactions				5 Items		=====
						-1,623.34

ROIA-Selected Accounts  
10/16/93

ROIA BUDGET UPDATE  
As of 10/16/93

Page

Acct	10/16/93 Balance
-----	
ASSETS	0.00
LIABILITIES & EQUITY	
LIABILITIES	
Other Liabilities	
ENTERTAINMENT	-118.54
FIN REVIEW	-475.00
INSURANCE	-207.00
LANDSCAPING	-3,797.65
NEWSLETTER	-295.26
NOMINATING	-106.35
PARKWAY TREE	-8.44
PO BOX	-7.25
ROIA PROP. TAX	-72.38
TREASURER-POST	-58.22
	-----
Total Other Liabilities	-5,146.09

+ 1.00



ROIA-Selected Accounts  
10/16/93

ROIA BUDGET UPDATE  
As of 10/16/93

Page

Acct	10/16/93 Balance
-----	-----
ASSETS	0.00
LIABILITIES & EQUITY	
LIABILITIES	
Other Liabilities	
ENTERTAINMENT	-118.54
FIN REVIEW	-475.00
INSURANCE	-207.00
LANDSCAPING	-3,797.65
NEWSLETTER	-295.26
NOMINATING	-106.35
PARKWAY TREE	-8.44
PO BOX	-7.25
ROIA PROP. TAX	-72.38
TREASURER-POST	-58.22
	-----
Total Other Liabilities	-5,146.09

ROIA CHECKING  
10/16/93

Reconciliation Report

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RECONCILIATION SUMMARY

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:		8,721.14
		-----
Checks and Payments:	2 Items	-162.58
Deposits and Other Credits:	4 Items	222.73
		-----
Ending Balance of Bank Statement:		8,781.29

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:		8,781.29
		-----
Checks and Payments:	3 Items	-2,293.34
Deposits and Other Credits:	1 Item	30.00
		-----
Register Balance as of 10/16/93:		6,517.95
		-----
Checks and Payments:	0 Items	0.00
Deposits and Other Credits:	0 Items	0.00
		-----
Register Ending Balance:		6,517.95

## Reconciliation Report

ROIA CHECKING  
10/16/93

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## CLEARED TRANSACTION DETAIL

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
9/13/93	1246	B. CHRISTIANSEN		[PARKWAY TREE]	X	-149.39
9/30/93		Service Charge			X	-13.19
						-----
Total Cleared Checks and Payments				2 Items		-162.58
Cleared Deposits and Other Credits						
6/ 4/93	1234	DAVEY	VOID !!!!!		X	0.00
8/30/93		DEP		DUES	X	210.00
9/ 9/93	1243	VOID			X	0.00
9/30/93		Interest Earned			X	12.73
						-----
Total Cleared Deposits and Other Credits				4 Items		222.73
						=====
Total Cleared Transactions				6 Items		60.15

## Reconciliation Report

Page 3

ROIA CHECKING  
10/16/93

## UNCLEARED TRANSACTION DETAIL UP TO 10/16/93

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
9/ 9/93	1244	LMT		[TREASURER-POST]		-13.34
9/ 9/93	1245	DAVEY		[LANDSCAPING]		-935.00
10/ 5/93	1247	DAVEY	REPLACE CK 1234	[LANDSCAPING]		-1,345.00
Total Uncleared Checks and Payments						3 Items -2,293.34
Uncleared Deposits and Other Credits						
10/ 5/93		DEP		DUES		30.00
Total Uncleared Deposits and Other Credits						1 Item 30.00
Total Uncleared Transactions						4 Items -2,263.34

ROIA-Selected Accounts  
11/ 9/93

Pag

Acct	11/ 9/93 Balance
-----	-----
ASSETS	0.00
LIABILITIES & EQUITY	
LIABILITIES	
Other Liabilities	
ENTERTAINMENT	-203.42
FIN REVIEW	-475.00
INSURANCE	-207.00
LANDSCAPING	-3,797.65
NEWSLETTER	-323.76
NOMINATING	-106.35
PARKWAY TREE	-39.70
PO BOX	-7.25
ROIA PROP. TAX	-72.38
TREASURER-POST	-66.01
	-----
Total Other Liabilities	-5,298.52
	-----
TOTAL LIABILITIES	-5,298.52
EQUITY	5,298.52
	-----
TOTAL LIABILITIES & EQUITY	0.00
	=====

RECONCILIATION SUMMARY

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:		8,781.29
		-----
Checks and Payments:	6 Items	-2,434.92
Deposits and Other Credits:	3 Items	221.29
		-----
Ending Balance of Bank Statement:		6,567.66

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:		6,567.66
		-----
Checks and Payments:	2 Items	-21.13
Deposits and Other Credits:	3 Items	900.00
		-----
Register Balance as of 11/ 9/93:		7,446.53
		-----
Checks and Payments:	0 Items	0.00
Deposits and Other Credits:	0 Items	0.00
		-----
Register Ending Balance:		7,446.53

ROIA CHECKING  
 11/ 9/93

## CLEARED TRANSACTION DETAIL

Date	Num	Payee	Memo	Category	Clr	Amount	
Cleared Checks and Payments							
9/ 9/93	1245	DAVEY		[LANDSCAPING]	X	-935.00	
10/ 5/93	1247	DAVEY	REPLACE CK 1234	[LANDSCAPING]	X	-1,345.00	
10/22/93	1248	K.COSTLOW		[ENTERTAINMENT]	X	-84.88	
10/22/93	1249	B. CHRISTIANSEN		[PARKWAY TREE]	X	-31.26	
10/22/93	1251	TOM SINNOTT		[NEWSLETTER]	X	-28.50	
10/30/93		Service Charge			X	-10.28	
Total Cleared Checks and Payments						6 Items	-2,434.92
Cleared Deposits and Other Credits							
10/22/93		DEP		DUES	X	60.00	
10/23/93		DEP		DUES	X	150.00	
10/30/93		Interest Earned			X	11.29	
Total Cleared Deposits and Other Credits						3 Items	221.29
Total Cleared Transactions						9 Items	-2,213.63

## Reconciliation Report

ROIA CHECKING  
11/ 9/93

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## UNCLEARED TRANSACTION DETAIL UP TO 11/ 9/93

Date	Num	Payee	Memo	Category	Clr	Amount
Uncleared Checks and Payments						
9/ 9/93	1244	LMT		[TREASURER-POST]		-13.34
10/22/93	1250	LMT		[TREASURER-POST]		-7.79
Total Uncleared Checks and Payments						-21.13
Uncleared Deposits and Other Credits						
10/ 5/93		DEP		DUES		30.00
10/30/93		DEP		DUES		540.00
11/ 4/93		DEP		DUES		330.00
Total Uncleared Deposits and Other Credits						900.00
Total Uncleared Transactions						878.87





**BD&A Certified Public Accountants, Ltd.**  
110 Cottage Hill • Suite 200  
Elmhurst, Illinois 60126  
(708) 834-7880 • Telefax (708) 834-7878

***RIVER OAKS IMPROVEMENT ASSOCIATION***

***FINANCIAL STATEMENTS***

***YEAR ENDED DECEMBER 31, 1993***

**RIVER OAKS IMPROVEMENT ASSOCIATION  
FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 1993**

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**BD&A Certified Public Accountants, Ltd.**  
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Board of Directors  
River Oaks Improvement Association  
Warranville, IL. 60555

We have compiled the accompanying statement of assets, liabilities, and fund balances of the River Oaks Homeowners Association (an Illinois not-for-profit corporation) as of December 31, 1993, and the related statements of revenues and expenses and changes in fund balances and statement of cash flows for the year then ended, in accordance with the standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of the association. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or any other form of assurance on them.

Bretl, Davey & Associates, Ltd.

Elmhurst, Illinois  
August 23, 1995

**RIVER OAKS IMPROVEMENT ASSOCIATION  
STATEMENT OF ASSETS, LIABILITIES AND FUND BALANCES  
DECEMBER 31, 1993**

**ASSETS**

Current Assets	
Cash	<u>\$7,319</u>
Total Assets	<u>\$7,319</u>

**LIABILITIES AND FUND BALANCES**

Fund Balances	
Contributed Capital	1,433
Operating Fund	<u>5,886</u>
Total Fund Balances	<u>7,319</u>
Total Liabilities and Fund Balances	<u>\$7,319</u>

See Accountants' Report

**RIVER OAKS IMPROVEMENT ASSOCIATION  
STATEMENTS OF REVENUES AND EXPENSES  
AND CHANGES IN FUND BALANCES  
FOR THE YEAR ENDED DECEMBER 31, 1993**

**STATEMENT OF REVENUES AND EXPENSES**

**REVENUES**

Maintenance Assessment	\$8,592
Interest Income	<u>130</u>
Total Revenues	<u>8,722</u>

**EXPENSES**

Parkway Trees	40
Landscaping	4,735
Professional Fees	475
Newsletter	375
Entertainment	203
Insurance	207
Miscellaneous	30
Nominate	106
Office	8
Bank Charges	136
Property Taxes	72
Postage	<u>85</u>
Total Expenses	<u>6,472</u>

Excess Of Revenues over Expenses	<u>\$ 2,250</u>
----------------------------------	-----------------

**STATEMENT OF CHANGES IN FUND BALANCE**

Balance - Beginning of Year	\$3,636
Excess of Revenues over Expenses	<u>2,250</u>
Balance - End of Year	<u>\$5,886</u>

**RIVER OAKS IMPROVEMENT ASSOCIATION  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 1993**

Excess of expenses over revenues	\$2,250
Decrease in assessment receivables	150
Decrease in prepaid assessment	(36)
Cash balance - beginning of year	<u>4,955</u>
Cash balance - end of year	<u>\$7,319</u>

See Accountants' Report

**RIVER OAKS IMPROVEMENT ASSOCIATION  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 1993**

**1. Organization**

River Oaks Improvement Association was incorporated in January 1988 as a not-for-profit corporation for purposes of maintaining and preserving common property of the association, and portions of the members units. The association operates on a not-for-profit basis with all benefits of the maintenance and improvements passed to the unit owners, as set forth in their Declaration of Covenants, Conditions, and Restrictions.

**2. Summary of Significant Accounting Policies**

- A. Expenditures made for materials and equipment used for improvement and maintenance purposes are included in the operating fund expenses in the year of the expenditure.
- B. The Association has elected under Internal Revenue Code Section 528 and state income tax statutes to be excluded from taxes on exempt function income. However the Association is subject to taxes on non-exempt income in excess of non-exempt function expenses. The Association files form 1120-H in compliance with this election.

**3. Assessments**

Assessments for the year ending December 31, 1993 were \$36 for the first quarter and \$30 for the three remaining quarters.

The annual budget and owners' assessment are determined by the board of directors. The Association retains any excess operating funds at the end of the operating year, if any, for use in future operating periods.

See Accountants' Report

STATEMENT SAVINGS ACCOUNTS (NOT INCLUDING MINOR ACCOUNTS) NOW  
EARN THE FOLLOWING RATES OF INTEREST: BALANCES OF \$25,000+  
EARN A RATE OF 2.65% (2.63% YIELD). BALANCES OF \$200 -  
\$24,999 EARN A RATE OF 2.50% (2.53% YIELD). BALANCES BELOW  
\$200 EARN 0.00% INTEREST. ACCOUNTS FOR MINORS EARN A RATE  
OF 2.50% (2.53% YIELD) ON ALL BALANCES BELOW \$24,999 AND A  
RATE OF 2.65% (2.68% YIELD) ON BALANCES OF \$25,000+.  
ANNUAL YIELD COMPOUNDED DAILY.



ROIA CHECKING  
2/17/93

Reconciliation Report

Page 1

RECONCILIATION SUMMARY

BANK STATEMENT -- CLEARED TRANSACTIONS:

Previous Balance:		4,893.62
Checks and Payments:	5 Items	-410.46
Deposits and Other Credits:	7 Items	875.69
Ending Balance of Bank Statement:		5,358.85

YOUR RECORDS -- UNCLEARED TRANSACTIONS:

Cleared Balance:		5,358.85
Checks and Payments:	5 Items	-556.72
Deposits and Other Credits:	3 Items	1,428.00
Register Balance as of 2/17/93:		6,230.13
Checks and Payments:	0 Items	0.00
Deposits and Other Credits:	0 Items	0.00
Register Ending Balance:		6,230.13

RDIA CHECKING  
2/17/93

Reconciliation Report

Page :

CLEARED TRANSACTION DETAIL

Date	Num	Payee	Memo	Category	Clr	Amount
Cleared Checks and Payments						
1/ 9/93	1206	B. CHRISTIANSEN	CK 1206 = 53.54	[NEWSLETTER]	X	-24.51
1/ 9/93	1206	B. CHRISTIANSEN	CK 1206 = 53.54	[PARKWAY TREE]	X	-29.03
1/ 9/93	1207	DAVEY		[LANDSCAPING]	X	-294.57
1/10/93	1210	POSTMASTER		[NOMINATING]	X	-49.50
1/31/93		Service Charge			X	-12.85
Total Cleared Checks and Payments						5 Items -410.46
Cleared Deposits and Other Credits						
12/21/92	DEP			DUES	X	60.00
1/ 9/93	1208	VOID			X	0.00
1/ 9/93	DEP		REFUND	[PARKWAY TREE]	X	40.92
1/18/93	DEP			DUES	X	306.00
1/21/93	DEP			DUES	X	36.00
1/25/93	DEP			DUES	X	426.00
1/31/93		Interest Earned			X	6.77
Total Cleared Deposits and Other Credits						7 Items 875.69
Total Cleared Transactions						12 Items 465.23