

Kingspointe of Naperville
Balance Sheet
As of February 28, 2023

Accrual Basis

	<u>Feb 28, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Flfth Third Bank Checking	266,379.03
1101 · Chase Checking	1,500.00
1104 · Fifth Third Bank MM	<u>18,230.69</u>
Total Checking/Savings	286,109.72
Accounts Receivable	
1190 · Interfund Receivable	27,304.00
1160 · Accounts Receivable	
1161 · Allowance for Doubtful Accounts	-3,000.00
1160 · Accounts Receivable - Other	<u>43,288.87</u>
Total 1160 · Accounts Receivable	<u>40,288.87</u>
Total Accounts Receivable	<u>67,592.87</u>
Total Current Assets	<u>353,702.59</u>
TOTAL ASSETS	<u>353,702.59</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1300 · Interfund Payable	27,304.00
1200 · Accounts Payable	<u>59,705.83</u>
Total Accounts Payable	87,009.83
Other Current Liabilities	
1201 · Accounts Payable - Reserve	35,000.00

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	Feb 28, 23
1205 · Prepaid Assessments	38,169.52
1270 · Satellite Dish Deposits	400.00
Total Other Current Liabilities	73,569.52
Total Current Liabilities	160,579.35
Total Liabilities	160,579.35
Equity	
3001 · Contingency Reserve	203,952.33
3002 · Roof Reserve	-133,242.00
3003 · Asphalt Replacement	-61,469.04
3004 · Sealcoating	20,041.91
3005 · Exterior Staining/Painting	-167,212.24
3006 · Siding Reserve	-17,268.22
3007 · Mulch Reserve	3,711.21
3008 · IDOT	-0.12
3010 · Roof Replacement Project	-40,000.36
3011 · Trim Reserve	62,881.04
3012 · Lake Shore Stabilization	3,956.00
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	324,889.89
Net Income	-7,117.49
Total Equity	193,123.24
TOTAL LIABILITIES & EQUITY	353,702.59

Kingspointe of Naperville Profit & Loss Budget Performance

Accrual Basis

February 2023

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 - Assessment Income	50,728.50	50,728.58	-0.08	101,457.00	101,457.16	-0.16	608,743.00
Total Income	50,728.50	50,728.58	-0.08	101,457.00	101,457.16	-0.16	608,743.00
Other Income							
4010 - Late Fees	375.00	216.00	159.00	600.00	432.00	168.00	2,592.00
4008 - Interest Income	0.00	250.00	-250.00	0.00	500.00	-500.00	3,000.00
4040 - Miscellaneous Income	0.00	416.67	-416.67	-50.00	833.34	-883.34	5,000.00
Total Other Income	375.00	882.67	-507.67	550.00	1,765.34	-1,215.34	10,592.00
Total Income	51,103.50	51,611.25	-507.75	102,007.00	103,222.50	-1,215.50	619,335.00
Gross Profit	51,103.50	51,611.25	-507.75	102,007.00	103,222.50	-1,215.50	619,335.00
Expense							
Professional Services							
5080 - Management Fee	2,344.00	2,344.00	0.00	4,688.00	4,688.00	0.00	28,128.00
5085 - Legal	0.00	291.67	-291.67	1,968.75	583.34	1,385.41	3,500.00
5084 - Audit	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total Professional Services	2,344.00	2,635.67	-291.67	6,656.75	5,271.34	1,385.41	32,128.00
Outside Services							
5070 - Site Signage	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5000 - Gardening and Lawn Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	65,289.00
5002 - Landscape Improvements	0.00	0.00	0.00	3,751.00	0.00	3,751.00	64,356.00
5008 - Additional Landscape Projects	0.00	0.00	0.00	0.00	0.00	0.00	42,420.00
5005 - Snow Removal	8,700.00	8,900.00	-200.00	17,400.00	17,800.00	-400.00	44,500.00
5067 - Fire Alarm Monitoring	0.00	1,565.00	-1,565.00	3,343.26	3,130.00	213.26	18,780.00
5066 - Fire Alarm Repair & Maintenance	291.08	1,301.33	-1,010.25	949.76	2,602.66	-1,652.90	15,616.00
Total Outside Services	8,991.08	11,766.33	-2,775.25	25,444.02	23,532.66	1,911.36	251,961.00
Office Expense							
5091 - Postage	177.31	83.33	93.98	241.48	166.66	74.82	1,000.00
5090 - Duplicating	0.00	14.58	-14.58	0.00	29.16	-29.16	175.00
5096 - Miscellaneous Administrative	224.31	616.67	-392.36	399.00	1,233.34	-834.34	7,400.00
5094 - Balance Write Off/ Bad Debt	0.00	83.33	-83.33	0.00	166.66	-166.66	1,000.00
Total Office Expense	401.62	797.91	-396.29	640.48	1,595.82	-955.34	9,575.00
Insurance							
5082 - Insurance	10,079.00	5,596.25	4,482.75	35,984.00	11,192.50	24,791.50	67,155.00
Total Insurance	10,079.00	5,596.25	4,482.75	35,984.00	11,192.50	24,791.50	67,155.00
Miscellaneous Repairs							
5068 - Building Maintenance & Repair	5,321.50	3,583.33	1,738.17	8,991.25	7,166.66	1,824.59	43,000.00
5069 - Roof Repair & Maintenance	0.00	183.33	-183.33	0.00	366.66	-366.66	2,200.00
5065 - Exterior Light Repair & Mainten	180.00	83.33	96.67	608.75	166.66	442.09	1,000.00
5010 - Asphalt Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5011 - Concrete Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
5012 - Building Power Washing	0.00	0.00	0.00	0.00	0.00	0.00	6,600.00
Total Miscellaneous Repairs	5,501.50	3,849.99	1,651.51	9,600.00	7,699.98	1,900.02	56,800.00

Kingspointe of Naperville
Profit & Loss Budget Performance

Accrual Basis

February 2023

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
Utilities							
5060 - Electricity	0.00	0.00	0.00	0.00	0.00	0.00	14,536.00
5061 - Water & Sewer	1,543.78	308.08	1,235.70	218.74	616.16	-397.42	3,697.00
Total Utilities	1,543.78	308.08	1,235.70	218.74	616.16	-397.42	18,233.00
Reserve Funding							
7000 - Reserve Funding	15,290.25	15,290.25	0.00	30,580.50	30,580.50	0.00	183,483.00
Total Reserve Funding	15,290.25	15,290.25	0.00	30,580.50	30,580.50	0.00	183,483.00
Total Expense	44,151.23	40,244.48	3,906.75	109,124.49	80,488.96	28,635.53	619,335.00
Net Income	6,952.27	11,366.77	-4,414.50	-7,117.49	22,733.54	-29,851.03	0.00