

Kingspointe of Naperville

Balance Sheet

Accrual Basis

As of September 30, 2020

	Sep 30, 20
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Bank Checking	281,376.85
1101 · Chase Checking	1,500.00
1104 · Fifth Third Bank MM	18,196.13
Total Checking/Savings	301,072.98
Accounts Receivable	
1190 · Interfund Receivable	27,060.00
1160 · Accounts Receivable	
1161 · Allowance for Doubtful Accounts	-3,000.00
1160 · Accounts Receivable - Other	48,223.43
Total 1160 · Accounts Receivable	45,223.43
Total Accounts Receivable	72,283.43
Other Current Assets	
1180 · Prepaid Insurance	9,997.00
Total Other Current Assets	9,997.00
Total Current Assets	383,353.41
TOTAL ASSETS	383,353.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1300 · Interfund Payable	27,060.00
1200 · Accounts Payable	-211,657.14
Total Accounts Payable	-184,597.14

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As of September 30, 2020

Accrual Basis

	<u>Sep 30, 20</u>
Other Current Liabilities	
1205 · Prepaid Assessments	38,720.35
1270 · Satellite Dish Deposits	400.00
Total Other Current Liabilities	<u>39,120.35</u>
Total Current Liabilities	<u>-145,476.79</u>
Total Liabilities	-145,476.79
Equity	
3001 · Contingency Reserve	269,653.12
3002 · Roof Reserve	115,526.52
3003 · Asphalt Replacement	-14,481.28
3004 · Sealcoating	9,166.95
3005 · Exterior Staining/Painting	-68,994.46
3007 · Mulch Reserve	26,425.20
3008 · IDOT	-0.12
3010 · Roof Replacement Project	237,309.64
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	-64,978.24
Net Income	<u>19,202.54</u>
Total Equity	<u>528,830.20</u>
TOTAL LIABILITIES & EQUITY	<u><u>383,353.41</u></u>

Kingspointe of Naperville
Profit & Loss Budget Performance

Accrual Basis

September 2020

	Sep 20	Budget	\$ Over Budget	Jan - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	44,516.64	44,542.58	-25.94	400,649.76	400,883.22	-233.46	534,511.00
Total Income	44,516.64	44,542.58	-25.94	400,649.76	400,883.22	-233.46	534,511.00
Other Income							
4010 · Late Fees	500.00	203.58	296.42	2,900.00	1,832.22	1,067.78	2,443.00
4008 · Interest Income	1.49	762.75	-761.26	3,456.61	6,864.75	-3,408.14	9,153.00
4040 · Miscellaneous Income	800.00	500.00	300.00	2,378.41	4,500.00	-2,121.59	6,000.00
Total Other Income	1,301.49	1,466.33	-164.84	8,735.02	13,196.97	-4,461.95	17,596.00
Total Income	45,818.13	46,008.91	-190.78	409,384.78	414,080.19	-4,695.41	552,107.00
Gross Profit	45,818.13	46,008.91	-190.78	409,384.78	414,080.19	-4,695.41	552,107.00
Expense							
Professional Services							
5080 · Management Fee	2,276.00	2,276.00	0.00	20,484.00	20,484.00	0.00	27,312.00
5085 · Legal	175.00	225.00	-50.00	1,700.00	2,025.00	-325.00	2,700.00
5084 · Audit	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Total Professional Services	2,451.00	2,501.00	-50.00	22,184.00	22,509.00	-325.00	34,012.00
Outside Services							
5070 · Site Signage	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
5000 · Gardening and Lawn Maintena...	8,346.43	7,303.13	1,043.30	53,231.58	43,818.78	9,412.80	58,425.00
5002 · Landscape Improvements	607.23	10,126.00	-9,518.77	20,967.44	50,630.00	-29,662.56	50,630.00
5005 · Snow Removal	0.00	0.00	0.00	26,100.00	34,800.00	-8,700.00	43,500.00
5067 · Fire Alarm Monitoring	0.00	1,504.33	-1,504.33	4,600.89	13,538.97	-8,938.08	18,052.00
5066 · Fire Alarm Repair & Maintenance	1,784.17	1,250.00	534.17	14,561.16	11,250.00	3,311.16	15,000.00
Total Outside Services	10,737.83	20,183.46	-9,445.63	119,461.07	155,037.75	-35,576.68	186,607.00
Office Expense							
5091 · Postage	0.00	100.00	-100.00	612.32	900.00	-287.68	1,200.00
5090 · Duplicating	0.00	25.00	-25.00	0.00	225.00	-225.00	300.00
5096 · Miscellaneous Administrative	258.09	445.33	-187.24	2,888.53	4,007.97	-1,119.44	5,344.00
5094 · Balance Write Off	0.00			-14.06			
Total Office Expense	258.09	570.33	-312.24	3,486.79	5,132.97	-1,646.18	6,844.00
Insurance							
5082 · Insurance	0.00	4,059.60	-4,059.60	43,551.00	43,621.00	-70.00	46,000.00
Total Insurance	0.00	4,059.60	-4,059.60	43,551.00	43,621.00	-70.00	46,000.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	857.45	4,166.67	-3,309.22	29,243.68	37,500.03	-8,256.35	50,000.00
5069 · Roof Repair & Maintenance	0.00	20.83	-20.83	0.00	187.47	-187.47	250.00
5065 · Exterior Light Repair & Mainten	0.00	383.33	-383.33	3,677.48	3,449.97	227.51	4,600.00
5010 · Asphalt Repair & Maintenance	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
5011 · Concrete Repair & Maintenance	0.00	0.00	0.00	565.53	6,000.00	-5,434.47	6,000.00
Total Miscellaneous Repairs	857.45	4,570.83	-3,713.38	33,486.69	48,137.47	-14,650.78	61,850.00

Kingspointe of Naperville
Profit & Loss Budget Performance

Accrual Basis

September 2020

	Sep 20	Budget	\$ Over Budget	Jan - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
Utilities							
5060 - Electricity	0.00	0.00	0.00	14,680.76	14,736.00	-55.24	14,736.00
5061 - Water & Sewer	3,021.63	575.00	2,446.63	6,963.40	5,175.00	1,788.40	6,900.00
Total Utilities	3,021.63	575.00	2,446.63	21,644.16	19,911.00	1,733.16	21,636.00
Reserve Funding							
7000 - Reserve Funding	16,263.17	16,263.17	0.00	146,368.53	146,368.53	0.00	195,158.00
Total Reserve Funding	16,263.17	16,263.17	0.00	146,368.53	146,368.53	0.00	195,158.00
Total Expense	33,589.17	48,723.39	-15,134.22	390,182.24	440,717.72	-50,535.48	552,107.00
Net Income	12,228.96	-2,714.48	14,943.44	19,202.54	-26,637.53	45,840.07	0.00