

Kingspointe of Naperville
Balance Sheet
As of January 31, 2019

Accrual Basis

	<u>Jan 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Bank Checking	9,940.01
1104 · MB Bank MM	43,087.26
1106 · FMW CD 9192	100,000.00
1107 · FMW CD 9228	150,030.09
Total Checking/Savings	303,057.36
Accounts Receivable	
1160 · Accounts Receivable	12,920.21
Total Accounts Receivable	12,920.21
Total Current Assets	315,977.57
TOTAL ASSETS	<u><u>315,977.57</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	155,955.27
Total Accounts Payable	155,955.27
Other Current Liabilities	
1205 · Prepaid Assessments	29,948.65
1270 · Satellite Dish Deposits	400.00
Total Other Current Liabilities	30,348.65
Total Current Liabilities	186,303.92
Total Liabilities	186,303.92

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Accrual Basis

	<u>Jan 31, 19</u>
Equity	
3001 · Contingency Reserve	-245,123.45
3002 · Roof Reserve	219,060.95
3003 · Asphalt Replacement	-55,725.00
3004 · Sealcoating	1,999.99
3005 · Exterior Staining/Painting	-239,267.53
3006 · Siding Reserve	1,500.00
3007 · Mulch Reserve	5,606.42
3008 · IDOT	279,205.88
3015 · Current Year's Earning	28,165.33
3000 · Homeowners Equity	114,488.27
Net Income	19,762.79
Total Equity	129,673.65
TOTAL LIABILITIES & EQUITY	<u>315,977.57</u>

Kingspointe of Naperville
Profit & Loss Budget Performance

Accrual Basis

January 31, 2019

	Jan 31, 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	0.00	1,436.76	-1,436.76	44,516.64	44,539.50	-22.86	534,474.00
Total Income	0.00	1,436.76	-1,436.76	44,516.64	44,539.50	-22.86	534,474.00
Other Income							
4010 · Late Fees	0.00	6.92	-6.92	200.00	214.67	-14.67	2,576.00
4008 · Interest Income	7.47	15.65	-8.18	7.47	485.17	-477.70	5,822.00
4025 · Water Income	0.00	0.00	0.00	11,369.80	0.00	11,369.80	0.00
4040 · Miscellaneous Income	0.00	29.57	-29.57	75.00	916.67	-841.67	11,000.00
Total Other Income	7.47	52.14	-44.67	11,652.27	1,616.51	10,035.76	19,398.00
Total Income	7.47	1,488.90	-1,481.43	56,168.91	46,156.01	10,012.90	553,872.00
Gross Profit	7.47	1,488.90	-1,481.43	56,168.91	46,156.01	10,012.90	553,872.00
Expense							
Professional Services							
5080 · Management Fee	0.00	73.43	-73.43	2,276.00	2,276.33	-0.33	27,316.00
5085 · Legal	0.00	6.72	-6.72	361.72	208.33	153.39	2,500.00
5084 · Audit	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Total Professional Services	0.00	80.15	-80.15	2,637.72	2,484.66	153.06	33,816.00
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	52,000.00
5002 · Landscape Improvements	0.00	0.00	0.00	0.00	0.00	0.00	60,833.00
5005 · Snow Removal	0.00	280.65	-280.65	8,700.00	8,700.00	0.00	43,500.00
5067 · Fire Alarm Monitoring	0.00	50.47	-50.47	0.00	1,564.67	-1,564.67	18,776.00
5066 · Fire Alarm Repair & Maintenance	0.00	45.70	-45.70	3,955.95	1,416.67	2,539.28	17,000.00
Total Outside Services	0.00	376.82	-376.82	12,655.95	11,681.34	974.61	193,109.00
Office Expense							
5091 · Postage	0.00	5.05	-5.05	110.78	156.42	-45.64	1,877.00
5090 · Duplicating	0.00	2.02	-2.02	24.29	62.50	-38.21	750.00
5096 · Miscellaneous Administrative	0.00	13.58	-13.58	382.35	420.83	-38.48	5,050.00
Total Office Expense	0.00	20.65	-20.65	517.42	639.75	-122.33	7,677.00
Insurance							
5082 · Insurance	0.00	142.47	-142.47	7,574.80	4,416.67	3,158.13	53,000.00
Total Insurance	0.00	142.47	-142.47	7,574.80	4,416.67	3,158.13	53,000.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	185.82	127.42	58.40	936.58	3,950.00	-3,013.42	47,400.00
5069 · Roof Repair & Maintenance	0.00	2.69	-2.69	185.82	83.33	102.49	1,000.00
5065 · Exterior Light Repair & Mainten	0.00	2.69	-2.69	79.19	83.33	-4.14	1,000.00
5010 · Asphalt Repair & Maintenance	0.00	0.00	0.00	175.08	0.00	175.08	1,000.00
5011 · Concrete Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Total Miscellaneous Repairs	185.82	132.80	53.02	1,376.67	4,116.66	-2,739.99	51,400.00

Kingspointe of Naperville
Profit & Loss Budget Performance

Accrual Basis

January 31, 2019

	Jan 31, 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
Utilities							
5060 · Electricity	0.00	29.38	-29.38	0.00	910.83	-910.83	10,930.00
5061 · Water & Sewer	366.00	18.55	347.45	11,643.56	575.00	11,068.56	6,900.00
Total Utilities	366.00	47.93	318.07	11,643.56	1,485.83	10,157.73	17,830.00
Reserve Funding							
7000 · Reserve Funding	0.00	529.68	-529.68	0.00	16,420.00	-16,420.00	197,040.00
Total Reserve Funding	0.00	529.68	-529.68	0.00	16,420.00	-16,420.00	197,040.00
Total Expense	551.82	1,330.50	-778.68	36,406.12	41,244.91	-4,838.79	553,872.00
Net Income	-544.35	158.40	-702.75	19,762.79	4,911.10	14,851.69	0.00