

Kingspointe of Naperville
Balance Sheet
As of February 28, 2018

Accrual Basis

	<u>Feb 28, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Bank Checking	32,824.01
1104 · MB Bank MM	50,042.20
1106 · FMW CD 8344 12/30/2017	100,000.00
1107 · FMW CD6520 11/26/2017	150,030.09
Total Checking/Savings	<u>332,896.30</u>
Accounts Receivable	
1160 · Accounts Receivable	24,824.04
Total Accounts Receivable	<u>24,824.04</u>
Total Current Assets	<u>357,720.34</u>
TOTAL ASSETS	<u>357,720.34</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	191,204.12
Total Accounts Payable	<u>191,204.12</u>
Other Current Liabilities	
1205 · Prepaid Assessments	27,566.11
1270 · Satellite Dish Deposits	200.00
Total Other Current Liabilities	<u>27,766.11</u>
Total Current Liabilities	<u>218,970.23</u>
Total Liabilities	218,970.23

**Kingspointe of Naperville
Balance Sheet
As of February 28, 2018**

Accrual Basis

	<u>Feb 28, 18</u>
Equity	
3001 · Contingency Reserve	-233,067.12
3002 · Roof Reserve	188,076.27
3003 · Asphalt Replacement	1,250.00
3004 · Sealcoating	333.33
3005 · Exterior Staining/Painting	-140,210.26
3007 · Mulch Reserve	22,550.24
3008 · IDOT	279,205.88
3015 · Current Year's Earning	28,165.33
3000 · Homeowners Equity	-58,079.56
Net Income	50,526.00
Total Equity	<u>138,750.11</u>
TOTAL LIABILITIES & EQUITY	<u><u>357,720.34</u></u>

Kingspointe of Naperville **Profit & Loss Budget Performance**

February 2018

Accrual Basis

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	44,516.64	44,542.58	-25.94	89,033.28	89,085.16	-51.88	534,511.00
Total Income	44,516.64	44,542.58	-25.94	89,033.28	89,085.16	-51.88	534,511.00
Other Income							
4010 · Late Fees	-25.00	250.00	-275.00	0.00	500.00	-500.00	3,000.00
4008 · Interest Income	7.68	360.41	-352.73	11.24	720.82	-709.58	4,325.00
4025 · Water Income	10,589.09	0.00	10,589.09	21,021.88	0.00	21,021.88	0.00
4040 · Miscellaneous Income	1,600.00	916.66	683.34	1,350.00	1,833.32	-483.32	11,000.00
Total Other Income	12,171.77	1,527.07	10,644.70	22,383.12	3,054.14	19,328.98	18,325.00
Total Income	56,688.41	46,069.65	10,618.76	111,416.40	92,139.30	19,277.10	552,836.00
Gross Profit	56,688.41	46,069.65	10,618.76	111,416.40	92,139.30	19,277.10	552,836.00
Expense							
Professional Services							
5080 · Management Fee	2,231.68	2,233.00	-1.32	4,463.36	4,466.00	-2.64	26,796.00
5085 · Legal	4,735.00	166.66	4,568.34	4,798.75	333.32	4,465.43	2,000.00
5084 · Audit	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Total Professional Services	6,966.68	2,399.66	4,567.02	9,262.11	4,799.32	4,462.79	31,296.00
Outside Services							
5070 · Site Signage	0.00	166.66	-166.66	0.00	333.32	-333.32	2,000.00
5000 · Gardening and Lawn Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	58,905.00
5002 · Landscape Improvements	0.00	0.00	0.00	0.00	0.00	0.00	57,587.00
5005 · Snow Removal	8,700.00	8,700.00	0.00	17,400.00	17,400.00	0.00	43,500.00
5067 · Fire Alarm Monitoring	1,533.63	1,482.00	51.63	3,067.26	2,964.00	103.26	17,784.00
5066 · Fire Alarm Repair & Maintenance	647.51	1,358.33	-710.82	842.51	2,716.66	-1,874.15	16,300.00
Total Outside Services	10,881.14	11,706.99	-825.85	21,309.77	23,413.98	-2,104.21	196,076.00
Office Expense							
5091 · Postage	0.00	156.41	-156.41	144.14	312.82	-168.68	1,877.00
5090 · Duplicating	0.00	78.66	-78.66	0.00	157.32	-157.32	944.00
5096 · Miscellaneous Administrative	279.60	370.16	-90.56	686.50	740.32	-53.82	4,442.00
Total Office Expense	279.60	605.23	-325.63	830.64	1,210.46	-379.82	7,263.00
Insurance							
5082 · Insurance	0.00	4,324.00	-4,324.00	0.00	8,648.00	-8,648.00	51,888.00
Total Insurance	0.00	4,324.00	-4,324.00	0.00	8,648.00	-8,648.00	51,888.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	1,141.75	5,000.00	-3,858.25	12,964.25	10,000.00	2,964.25	45,000.00
5069 · Roof Repair & Maintenance	0.00	83.33	-83.33	0.00	166.66	-166.66	1,000.00
5065 · Exterior Light Repair & Mainten	0.00	83.33	-83.33	0.00	166.66	-166.66	1,000.00
5010 · Asphalt Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
5011 · Concrete Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Total Miscellaneous Repairs	1,141.75	5,166.66	-4,024.91	12,964.25	10,333.32	2,630.93	51,000.00
Utilities							
5060 · Electricity	0.00	12,663.00	-12,663.00	0.00	12,663.00	-12,663.00	12,663.00
5061 · Water & Sewer	11,510.18	575.00	10,935.18	22,967.64	1,150.00	21,817.64	6,900.00
Total Utilities	11,510.18	13,238.00	-1,727.82	22,967.64	13,813.00	9,154.64	19,563.00

**Kingspointe of Naperville
Profit & Loss Budget Performance**

February 2018

Accrual Basis

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
Reserve Funding							
7000 · Reserve Funding	0.00	16,312.50	-16,312.50	0.00	32,625.00	-32,625.00	195,750.00
Total Reserve Funding	0.00	16,312.50	-16,312.50	0.00	32,625.00	-32,625.00	195,750.00
66900 · Reconciliation Discrepancies	19,147.87			-6,444.01			
Total Expense	49,927.22	53,753.04	-3,825.82	60,890.40	94,843.08	-33,952.68	552,836.00
Net Income	6,761.19	-7,683.39	14,444.58	50,526.00	-2,703.78	53,229.78	0.00