

2

Kingspointe of Naperville
Balance Sheet
As of October 31, 2021

Accrual Basis

	<u>Oct 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Bank Checking	142,463.67
1101 · Chase Checking	1,500.00
1104 · Fifth Third Bank MM	<u>18,212.06</u>
Total Checking/Savings	162,175.73
Accounts Receivable	
1190 · Interfund Receivable	27,060.00
1160 · Accounts Receivable	
1161 · Allowance for Doubtful Accou...	-3,000.00
1160 · Accounts Receivable - Other	<u>50,335.06</u>
Total 1160 · Accounts Receivable	47,335.06
Total Accounts Receivable	74,395.06
Other Current Assets	
1180 · Prepaid Insurance	<u>9,997.00</u>
Total Other Current Assets	9,997.00
Total Current Assets	<u>246,567.79</u>
TOTAL ASSETS	<u>246,567.79</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1300 · Interfund Payable	27,060.00
1200 · Accounts Payable	<u>42,419.24</u>
Total Accounts Payable	69,479.24

5

Kingspointe of Naperville
Balance Sheet
As of October 31, 2021

Accrual Basis

	<u>Oct 31, 21</u>
Other Current Liabilities	
1205 · Prepaid Assessments	31,866.52
1270 · Satellite Dish Deposits	400.00
Total Other Current Liabilities	32,266.52
Total Current Liabilities	101,745.76
Total Liabilities	101,745.76
 Equity	
3001 · Contingency Reserve	278,150.61
3002 · Roof Reserve	80,814.13
3003 · Asphalt Replacement	-55,524.04
3004 · Sealcoating	14,000.25
3005 · Exterior Staining/Painting	-49,411.15
3006 · Siding Reserve	-860.47
3007 · Mulch Reserve	5,441.96
3008 · IDOT	-0.12
3010 · Roof Replacement Project	-111,336.36
3011 · Trim Reserve	56,666.70
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	-27,745.46
Net Income	-45,374.35
Total Equity	144,822.03
TOTAL LIABILITIES & EQUITY	<u><u>246,567.79</u></u>

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

Accrual Basis

October 2021

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	45,376.83	45,376.67	0.16	453,764.74	453,766.66	-1.92	544,520.00
Total Income	45,376.83	45,376.67	0.16	453,764.74	453,766.66	-1.92	544,520.00
Other Income							
4002 · Rental Income	0.00	500.00	-500.00	0.00	5,000.00	-5,000.00	6,000.00
4010 · Late Fees	225.00	216.00	9.00	4,025.00	2,160.00	1,865.00	2,592.00
4008 · Interest Income	0.77	250.00	-249.23	11.36	2,500.00	-2,488.64	3,000.00
4040 · Miscellaneous Income	0.00	0.00	0.00	3,403.90	0.00	3,403.90	0.00
Total Other Income	225.77	966.00	-740.23	7,440.26	9,660.00	-2,219.74	11,592.00
Total Income	45,602.60	46,342.67	-740.07	461,205.00	463,426.66	-2,221.66	556,112.00
Gross Profit	45,602.60	46,342.67	-740.07	461,205.00	463,426.66	-2,221.66	556,112.00
Expense							
Professional Services							
5080 · Management Fee	2,344.00	2,344.25	-0.25	23,440.00	23,442.50	-2.50	28,131.00
5085 · Legal	0.00	250.00	-250.00	1,850.00	2,500.00	-650.00	3,000.00
5084 · Audit	0.00	333.33	-333.33	4,000.00	3,333.34	666.66	4,000.00
Total Professional Services	2,344.00	2,927.58	-583.58	29,290.00	29,275.84	14.16	35,131.00
Outside Services							
5070 · Site Signage	0.00	83.33	-83.33	0.00	833.34	-833.34	1,000.00
5000 · Gardening and Lawn Maintenance	0.00	0.00	0.00	72,480.50	58,425.00	14,055.50	58,425.00
5002 · Landscape Improvements	0.00	0.00	0.00	26,635.00	47,630.00	-20,995.00	47,630.00
5005 · Snow Removal	0.00	0.00	0.00	28,341.25	26,100.00	2,241.25	43,500.00
5067 · Fire Alarm Monitoring	1,533.63	1,564.67	-31.04	15,336.30	15,646.66	-310.36	18,776.00
5066 · Fire Alarm Repair & Maintenance	9,612.00	1,250.00	8,362.00	14,782.44	12,500.00	2,282.44	15,000.00
Total Outside Services	11,145.63	2,898.00	8,247.63	157,575.49	161,135.00	-3,559.51	184,331.00
Office Expense							
5091 · Postage	119.11	172.75	-53.64	1,015.62	1,727.50	-711.88	2,073.00
5090 · Duplicating	0.00	18.67	-18.67	66.24	186.66	-120.42	224.00
5096 · Miscellaneous Administrative	75.34	601.67	-526.33	2,946.91	6,016.66	-3,069.75	7,220.00
Total Office Expense	194.45	793.09	-598.64	4,028.77	7,930.82	-3,902.05	9,517.00
Insurance							
5082 · Insurance	0.00	3,791.67	-3,791.67	65,059.00	37,916.66	27,142.34	45,500.00
Total Insurance	0.00	3,791.67	-3,791.67	65,059.00	37,916.66	27,142.34	45,500.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	3,783.25	3,333.33	449.92	43,347.91	33,333.34	10,014.57	40,000.00
5069 · Roof Repair & Maintenance	4,643.00	20.83	4,622.17	11,333.50	208.34	11,125.16	250.00
5065 · Exterior Light Repair & Mainten	45.00	83.33	-38.33	492.82	833.34	-340.52	1,000.00
5010 · Asphalt Repair & Maintenance	425.25	83.33	341.92	425.25	833.34	-408.09	1,000.00
5011 · Concrete Repair & Maintenance	0.00	708.33	-708.33	0.00	7,083.34	-7,083.34	8,500.00
Total Miscellaneous Repairs	8,896.50	4,229.15	4,667.35	55,599.48	42,291.70	13,307.78	50,750.00

Kingspointe of Naperville
Profit & Loss Budget Performance

Accrual Basis

October 2021

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
Utilities							
5060 · Electricity	0.00	1,228.00	-1,228.00	14,009.64	12,280.00	1,729.64	14,736.00
5061 · Water & Sewer	444.09	575.00	-130.91	6,571.30	5,750.00	821.30	6,900.00
Total Utilities	444.09	1,803.00	-1,358.91	20,580.94	18,030.00	2,550.94	21,636.00
Reserve Funding							
7000 · Reserve Funding	17,437.25	17,437.25	0.00	174,372.50	174,372.50	0.00	209,247.00
Total Reserve Funding	17,437.25	17,437.25	0.00	174,372.50	174,372.50	0.00	209,247.00
66900 · Reconciliation Item	0.00	0.00	0.00	73.17	0.00	73.17	0.00
Total Expense	40,461.92	33,879.74	6,582.18	506,579.35	470,952.52	35,626.83	556,112.00
Net Income	5,140.68	12,462.93	-7,322.25	-45,374.35	-7,525.86	-37,848.49	0.00