

AW
Balance Sheet
 As of August 31, 2018

Accrual Basis

	<u>Aug 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1107 · Old Second Checking 7123	118,192.11
1101 · Old Second MM 1014	3,171.13
1110 · Sigma Financial Corporation	<u>271,778.17</u>
Total Checking/Savings	393,141.41
Accounts Receivable	
1160 · Accounts Receivable	<u>14,657.80</u>
Total Accounts Receivable	<u>14,657.80</u>
Total Current Assets	407,799.21
Other Assets	
1162 · Prepaid Insurance	<u>70,636.95</u>
Total Other Assets	<u>70,636.95</u>
TOTAL ASSETS	<u>478,436.16</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	<u>275.00</u>
Total Accounts Payable	275.00
Other Current Liabilities	
1205 · Prepaid Assessments	36,881.02

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1208 · Club Rental Security Deposit	-910.00
1209 · Rental Unit Security Deposits	-1,950.00
Total Other Current Liabilities	<u>34,021.02</u>
Total Current Liabilities	<u>34,296.02</u>
Total Liabilities	34,296.02
Equity	
3000 · Homeowners Equity	610,487.03
3001 · Reserve Fund	43,970.47
3002 · Reserve Additions	93,767.97
3003 · Reserve Expenditures	-395,793.20
3005 · Loan Equity	101,151.77
3006 · Change in Value	-6,190.89
Net Income	-3,253.01
Total Equity	<u>444,140.14</u>
TOTAL LIABILITIES & EQUITY	<u><u>478,436.16</u></u>

AW
Profit & Loss Budget Performance
August 2018

Accrual Basis

	Aug 18	Budget	\$ Over Budget	Jan - Aug 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	32,776.43	32,776.33	0.10	262,211.44	262,210.64	0.80	393,316.00
4003 · Rental Income	0.00	650.00	-650.00	0.00	5,200.00	-5,200.00	7,800.00
4006 · Dividend Income	2,127.80	1,083.33	1,044.47	8,581.50	8,666.64	-85.14	13,000.00
4010 · Late Fees	50.00	125.00	-75.00	1,079.00	1,000.00	79.00	1,500.00
4015 · Laundry Income	1,064.70	1,141.66	-76.96	7,432.43	9,133.28	-1,700.85	13,700.00
4018 · Clubhouse Rental	-50.00	50.00	-100.00	600.00	400.00	200.00	600.00
4020 · Move-in/Move-out Fees	0.00	83.33	-83.33	100.00	666.64	-566.64	1,000.00
4025 · Miscellaneous Income	1,270.00	0.00	1,270.00	10,710.00	0.00	10,710.00	0.00
Total Income	37,238.93	35,909.65	1,329.28	290,714.37	287,277.20	3,437.17	430,916.00
Expense							
Administration							
5080 · Management Fees	1,506.92	1,507.00	-0.08	12,055.36	12,056.00	-0.64	18,084.00
5081 · Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	900.00
5082 · Postage	562.87	137.50	425.37	1,778.30	1,100.00	678.30	1,650.00
5085 · Legal Fees	468.75	125.00	343.75	657.50	1,000.00	-342.50	1,500.00
5095 · Office Expense	0.00	50.00	-50.00	8.12	400.00	-391.88	600.00
5097 · Bad Debt Write Off	0.00	166.66	-166.66	6,162.38	1,333.28	4,829.10	2,000.00
5099 · Miscellaneous Administra...	580.23	441.66	138.57	2,977.05	3,533.28	-556.23	5,300.00
Total Administration	3,118.77	2,427.82	690.95	23,638.71	19,422.56	4,216.15	30,034.00
Building Expenses							
5050 · Intercom	0.00	83.33	-83.33	0.00	666.64	-666.64	1,000.00
5051 · Telephone	183.63	491.66	-308.03	2,439.47	3,933.28	-1,493.81	5,900.00
5053 · Alarm Contract	0.00	475.00	-475.00	3,855.00	3,800.00	55.00	5,700.00
5054 · Alarm Maintenance	418.20	137.50	280.70	976.58	1,100.00	-123.42	1,650.00
5055 · Doors & Locks	75.00	62.50	12.50	539.02	500.00	39.02	750.00
5056 · Exterminating	60.00	250.00	-190.00	524.00	2,000.00	-1,476.00	3,000.00
5058 · A/C and Heating	0.00	41.66	-41.66	0.00	333.28	-333.28	500.00
5059 · Plumbing	0.00	250.00	-250.00	3,389.08	2,000.00	1,389.08	3,000.00
5060 · Supplies & Light Bulbs	847.33	250.00	597.33	4,987.96	2,000.00	2,987.96	3,000.00
5061 · Carpet Cleaning	0.00	0.00	0.00	150.00	500.00	-350.00	1,000.00
5067 · General Maintenance	4,418.05	4,166.66	251.39	40,780.23	33,333.28	7,446.95	50,000.00
5068 · Roof Repair	0.00	750.00	-750.00	9,050.00	6,000.00	3,050.00	9,000.00
5069 · Miscellaneous Repairs	-312.00	83.33	-395.33	4,816.00	666.64	4,149.36	1,000.00
Total Building Expenses	5,690.21	7,041.64	-1,351.43	71,507.34	56,833.12	14,674.22	85,500.00

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Profit & Loss Budget Performance
August 2018

Accrual Basis

	Aug 18	Budget	\$ Over Budget	Jan - Aug 18	YTD Budget	\$ Over Budget	Annual Budget
Common Area							
5000 · Landscape Contract	1,540.00	1,662.50	-122.50	7,700.00	9,975.00	-2,275.00	13,300.00
5005 · Landscape Improvements	0.00	0.00	0.00	3,652.20	5,000.00	-1,347.80	5,000.00
5010 · Snow Removal	0.00	0.00	0.00	7,392.00	4,500.00	2,892.00	9,000.00
5030 · Janitorial	0.00	1,527.00	-1,527.00	10,686.90	12,216.00	-1,529.10	18,324.00
5040 · Water	11,392.90	5,175.00	6,217.90	43,096.75	41,400.00	1,696.75	62,100.00
5041 · Sewer	6,002.87	2,656.08	3,346.79	22,616.57	21,248.64	1,367.93	31,873.00
5042 · Gas	1,354.19	2,916.66	-1,562.47	21,844.03	23,333.28	-1,489.25	35,000.00
5043 · Electricity	703.18	916.66	-213.48	6,278.95	7,333.28	-1,054.33	11,000.00
5045 · Scavenger	1,612.98	1,625.00	-12.02	12,955.93	13,000.00	-44.07	19,500.00
5057 · Pond	0.00	0.00	0.00	0.00	2,100.00	-2,100.00	2,100.00
5070 · Clubhouse	0.00	83.33	-83.33	120.00	666.64	-546.64	1,000.00
5092 · Insurance	0.00	1,692.36	-1,692.36	62,478.00	66,846.52	-4,368.52	73,616.00
Total Common Area	22,606.12	18,254.59	4,351.53	198,821.33	207,619.36	-8,798.03	281,813.00
Operating Expenses							
7000 · Reserve Funding	0.00	2,797.41	-2,797.41	0.00	22,379.28	-22,379.28	33,569.00
Total Operating Expenses	0.00	2,797.41	-2,797.41	0.00	22,379.28	-22,379.28	33,569.00
Total Expense	31,415.10	30,521.46	893.64	293,967.38	306,254.32	-12,286.94	430,916.00
Net Income	5,823.83	5,388.19	435.64	-3,253.01	-18,977.12	15,724.11	0.00