

**Kingspointe of Naperville**  
**Balance Sheet**  
As of December 31, 2021

Accrual Basis

|                                         | Dec 31, 21        |
|-----------------------------------------|-------------------|
| <b>ASSETS</b>                           |                   |
| <b>Current Assets</b>                   |                   |
| <b>Checking/Savings</b>                 |                   |
| 1100 · Fifth Third Bank Checking        | 175,341.14        |
| 1101 · Chase Checking                   | 1,500.00          |
| 1104 · Fifth Third Bank MM              | 18,213.58         |
| <b>Total Checking/Savings</b>           | 195,054.72        |
| <b>Accounts Receivable</b>              |                   |
| 1190 · Interfund Receivable             | 27,060.00         |
| 1160 · Accounts Receivable              |                   |
| 1161 · Allowance for Doubtful Accou...  | -3,000.00         |
| 1160 · Accounts Receivable - Other      | 48,177.83         |
| <b>Total 1160 · Accounts Receivable</b> | 45,177.83         |
| <b>Total Accounts Receivable</b>        | 72,237.83         |
| <b>Other Current Assets</b>             |                   |
| 1180 · Prepaid Insurance                | 9,997.00          |
| <b>Total Other Current Assets</b>       | 9,997.00          |
| <b>Total Current Assets</b>             | 277,289.55        |
| <b>TOTAL ASSETS</b>                     | <b>277,289.55</b> |
| <b>LIABILITIES &amp; EQUITY</b>         |                   |
| <b>Liabilities</b>                      |                   |
| <b>Current Liabilities</b>              |                   |
| <b>Accounts Payable</b>                 |                   |
| 1300 · Interfund Payable                | 27,060.00         |
| 1200 · Accounts Payable                 | 22,014.00         |
| <b>Total Accounts Payable</b>           | 49,074.00         |

**Kingspointe of Naperville**  
**Balance Sheet**  
As of December 31, 2021

Accrual Basis

|                                        | <u>Dec 31, 21</u>        |
|----------------------------------------|--------------------------|
| Other Current Liabilities              |                          |
| 1205 · Prepaid Assessments             | 39,595.08                |
| 1270 · Satellite Dish Deposits         | 400.00                   |
| <b>Total Other Current Liabilities</b> | <u>39,995.08</u>         |
| <b>Total Current Liabilities</b>       | <u>89,069.08</u>         |
| <b>Total Liabilities</b>               | 89,069.08                |
| Equity                                 |                          |
| 3001 · Contingency Reserve             | 277,662.61               |
| 3002 · Roof Reserve                    | 69,076.79                |
| 3003 · Asphalt Replacement             | -45,524.04               |
| 3004 · Sealcoating                     | 14,666.91                |
| 3005 · Exterior Staining/Painting      | -46,494.49               |
| 3006 · Siding Reserve                  | -860.47                  |
| 3007 · Mulch Reserve                   | 7,621.46                 |
| 3008 · IDOT                            | -0.12                    |
| 3010 · Roof Replacement Project        | -111,336.36              |
| 3011 · Trim Reserve                    | 68,000.04                |
| 3015 · Current Year's Earning          | 0.33                     |
| 3000 · Homeowners Equity               | -27,745.46               |
| Net Income                             | -16,846.73               |
| <b>Total Equity</b>                    | <u>188,220.47</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <u><u>277,289.55</u></u> |

Kingspointe of Naperville  
Profit & Loss Budget Performance

| Accrual Basis                          |           | December 2021 |                |              |            |                |               |
|----------------------------------------|-----------|---------------|----------------|--------------|------------|----------------|---------------|
|                                        | Dec 21    | Budget        | \$ Over Budget | Jan - Dec 21 | YTD Budget | \$ Over Budget | Annual Budget |
| Income                                 |           |               |                |              |            |                |               |
| Income                                 |           |               |                |              |            |                |               |
| 4000 - Assessment Income               | 45,376.83 | 45,376.67     | 0.16           | 544,518.40   | 544,520.00 | -1.60          | 544,520.00    |
| Total Income                           | 45,376.83 | 45,376.67     | 0.16           | 544,518.40   | 544,520.00 | -1.60          | 544,520.00    |
| Other Income                           |           |               |                |              |            |                |               |
| 4002 - Rental Income                   | 0.00      | 500.00        | -500.00        | 0.00         | 6,000.00   | -6,000.00      | 6,000.00      |
| 4010 - Late Fees                       | 525.00    | 216.00        | 309.00         | 4,650.00     | 2,592.00   | 2,058.00       | 2,592.00      |
| 4008 - Interest Income                 | 0.77      | 250.00        | -249.23        | 12.88        | 3,000.00   | -2,987.12      | 3,000.00      |
| 4040 - Miscellaneous Income            | 200.00    | 0.00          | 200.00         | 3,653.90     | 0.00       | 3,653.90       | 0.00          |
| Total Other Income                     | 725.77    | 966.00        | -240.23        | 8,316.78     | 11,592.00  | -3,275.22      | 11,592.00     |
| Total Income                           | 46,102.60 | 46,342.67     | -240.07        | 552,835.18   | 556,112.00 | -3,276.82      | 556,112.00    |
| Gross Profit                           | 46,102.60 | 46,342.67     | -240.07        | 552,835.18   | 556,112.00 | -3,276.82      | 556,112.00    |
| Expense                                |           |               |                |              |            |                |               |
| Professional Services                  |           |               |                |              |            |                |               |
| 5080 - Management Fee                  | 2,344.00  | 2,344.25      | -0.25          | 28,128.00    | 28,131.00  | -3.00          | 28,131.00     |
| 5085 - Legal                           | 0.00      | 250.00        | -250.00        | 2,350.00     | 3,000.00   | -650.00        | 3,000.00      |
| 5084 - Audit                           | 0.00      | 333.33        | -333.33        | 4,000.00     | 4,000.00   | 0.00           | 4,000.00      |
| Total Professional Services            | 2,344.00  | 2,927.58      | -583.58        | 34,478.00    | 35,131.00  | -653.00        | 35,131.00     |
| Outside Services                       |           |               |                |              |            |                |               |
| 5070 - Site Signage                    | 0.00      | 83.33         | -83.33         | 0.00         | 1,000.00   | -1,000.00      | 1,000.00      |
| 5000 - Gardening and Lawn Maintenance  | 0.00      | 0.00          | 0.00           | 67,745.00    | 58,425.00  | 9,320.00       | 58,425.00     |
| 5002 - Landscape Improvements          | 3,695.00  | 0.00          | 3,695.00       | 35,610.00    | 47,630.00  | -12,020.00     | 47,630.00     |
| 5005 - Snow Removal                    | 8,700.00  | 8,700.00      | 0.00           | 45,741.25    | 43,500.00  | 2,241.25       | 43,500.00     |
| 5067 - Fire Alarm Monitoring           | 1,533.63  | 1,564.67      | -31.04         | 18,403.56    | 18,776.00  | -372.44        | 18,776.00     |
| 5066 - Fire Alarm Repair & Maintenance | 517.11    | 1,250.00      | -732.89        | 15,825.08    | 15,000.00  | 825.08         | 15,000.00     |
| Total Outside Services                 | 14,445.74 | 11,598.00     | 2,847.74       | 183,324.89   | 184,331.00 | -1,006.11      | 184,331.00    |
| Office Expense                         |           |               |                |              |            |                |               |
| 5091 - Postage                         | 106.44    | 172.75        | -66.31         | 1,250.12     | 2,073.00   | -822.88        | 2,073.00      |
| 5090 - Duplicating                     | 0.00      | 18.67         | -18.67         | 70.24        | 224.00     | -153.76        | 224.00        |
| 5096 - Miscellaneous Administrative    | 99.76     | 601.67        | -501.91        | 3,356.41     | 7,220.00   | -3,863.59      | 7,220.00      |
| Total Office Expense                   | 206.20    | 793.09        | -586.89        | 4,676.77     | 9,517.00   | -4,840.23      | 9,517.00      |
| Insurance                              |           |               |                |              |            |                |               |
| 5082 - Insurance                       | 750.00    | 3,791.67      | -3,041.67      | 65,809.00    | 45,500.00  | 20,309.00      | 45,500.00     |
| Total Insurance                        | 750.00    | 3,791.67      | -3,041.67      | 65,809.00    | 45,500.00  | 20,309.00      | 45,500.00     |
| Miscellaneous Repairs                  |           |               |                |              |            |                |               |
| 5068 - Building Maintenance & Repair   | 599.00    | 3,333.33      | -2,734.33      | 44,976.23    | 40,000.00  | 4,976.23       | 40,000.00     |
| 5069 - Roof Repair & Maintenance       | 0.00      | 20.83         | -20.83         | 4,920.00     | 250.00     | 4,670.00       | 250.00        |
| 5065 - Exterior Light Repair & Mainten | 0.00      | 83.33         | -83.33         | 820.32       | 1,000.00   | -179.68        | 1,000.00      |
| 5010 - Asphalt Repair & Maintenance    | 0.00      | 83.33         | -83.33         | 425.25       | 1,000.00   | -574.75        | 1,000.00      |
| 5011 - Concrete Repair & Maintenance   | 0.00      | 708.33        | -708.33        | 0.00         | 8,500.00   | -8,500.00      | 8,500.00      |
| Total Miscellaneous Repairs            | 599.00    | 4,229.15      | -3,630.15      | 51,141.80    | 50,750.00  | 391.80         | 50,750.00     |

Kingspointe of Naperville  
Profit & Loss Budget Performance

| Accrual Basis               | December 2021 |           |                |              |            |                |               |
|-----------------------------|---------------|-----------|----------------|--------------|------------|----------------|---------------|
|                             | Dec 21        | Budget    | \$ Over Budget | Jan - Dec 21 | YTD Budget | \$ Over Budget | Annual Budget |
| Utilities                   |               |           |                |              |            |                |               |
| 5060 - Electricity          | 0.00          | 1,228.00  | -1,228.00      | 14,009.64    | 14,736.00  | -726.36        | 14,736.00     |
| 5061 - Water & Sewer        | -62.31        | 575.00    | -637.31        | 7,110.03     | 6,900.00   | 210.03         | 6,900.00      |
| Total Utilities             | -62.31        | 1,803.00  | -1,865.31      | 21,119.67    | 21,636.00  | -516.33        | 21,636.00     |
| Reserve Funding             |               |           |                |              |            |                |               |
| 7000 - Reserve Funding      | 17,437.25     | 17,437.25 | 0.00           | 209,247.00   | 209,247.00 | 0.00           | 209,247.00    |
| Total Reserve Funding       | 17,437.25     | 17,437.25 | 0.00           | 209,247.00   | 209,247.00 | 0.00           | 209,247.00    |
| 66900 - Reconciliation Item | 0.00          | 0.00      | 0.00           | -115.22      | 0.00       | -115.22        | 0.00          |
| Total Expense               | 35,719.88     | 42,579.74 | -6,859.86      | 569,681.91   | 556,112.00 | 13,569.91      | 556,112.00    |
| Net Income                  | 10,382.72     | 3,762.93  | 6,619.79       | -16,846.73   | 0.00       | -16,846.73     | 0.00          |