

Kingspointe of Naperville
Balance Sheet
As of April 30, 2022

Accrual Basis

	<u>Apr 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Flfth Third Bank Checking	223,260.57
1101 · Chase Checking	1,500.00
1104 · Fifth Third Bank MM	<u>18,216.57</u>
Total Checking/Savings	242,977.14
Accounts Receivable	
1190 · Interfund Receivable	27,304.00
1160 · Accounts Receivable	
1161 · Allowance for Doubtful Accou...	-3,000.00
1160 · Accounts Receivable - Other	<u>30,480.12</u>
Total 1160 · Accounts Receivable	<u>27,480.12</u>
Total Accounts Receivable	<u>54,784.12</u>
Total Current Assets	<u>297,761.26</u>
TOTAL ASSETS	<u>297,761.26</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1300 · Interfund Payable	27,304.00
1200 · Accounts Payable	<u>5,411.97</u>
Total Accounts Payable	32,715.97
Other Current Liabilities	
1201 · Accounts Payable - Reserve	35,000.00

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	Apr 30, 22
1205 · Prepaid Assessments	37,492.62
1270 · Satellite Dish Deposits	400.00
Total Other Current Liabilities	72,892.62
Total Current Liabilities	105,608.59
Total Liabilities	105,608.59
Equity	
3001 · Contingency Reserve	239,889.61
3002 · Roof Reserve	-168,244.53
3003 · Asphalt Replacement	-65,463.04
3004 · Sealcoating	12,166.91
3005 · Exterior Staining/Painting	-90,661.17
3006 · Siding Reserve	-860.47
3007 · Mulch Reserve	-6,096.54
3008 · IDOT	-0.12
3010 · Roof Replacement Project	-40,000.36
3011 · Trim Reserve	71,000.04
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	249,210.29
Net Income	-8,788.28
Total Equity	192,152.67
TOTAL LIABILITIES & EQUITY	297,761.26

Kingspointe of Naperville Profit & Loss Budget Performance

Accrual Basis

April 2022

	Apr 22	Budget	\$ Over Budget	Jan - Apr 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	46,539.84	46,540.00	-0.16	186,159.36	186,160.00	-0.64	558,480.00
Total Income	46,539.84	46,540.00	-0.16	186,159.36	186,160.00	-0.64	558,480.00
Other Income							
4010 · Late Fees	475.00	216.00	259.00	1,350.00	864.00	486.00	2,592.00
4008 · Interest Income	0.75	129.17	-128.42	2.99	516.64	-513.65	1,550.00
4040 · Miscellaneous Income	-375.00	416.67	-791.67	6,184.16	1,666.64	4,517.52	5,000.00
Total Other Income	100.75	761.84	-661.09	7,537.15	3,047.28	4,489.87	9,142.00
Total Income	46,640.59	47,301.84	-661.25	193,696.51	189,207.28	4,489.23	567,622.00
Gross Profit	46,640.59	47,301.84	-661.25	193,696.51	189,207.28	4,489.23	567,622.00
Expense							
Professional Services							
5080 · Management Fee	2,344.00	2,344.00	0.00	9,376.00	9,376.00	0.00	28,128.00
5085 · Legal	608.00	166.67	441.33	1,421.06	666.64	754.42	2,000.00
5084 · Audit	0.00	41.67	-41.67	0.00	166.64	-166.64	500.00
Total Professional Services	2,952.00	2,552.34	399.66	10,797.06	10,209.28	587.78	30,628.00
Outside Services							
5070 · Site Signage	0.00	83.33	-83.33	0.00	333.36	-333.36	1,000.00
5000 · Gardening and Lawn Maintenance	3,642.00	9,327.00	-5,685.00	10,579.00	9,327.00	1,252.00	65,289.00
5002 · Landscape Improvements	0.00	8,473.26	-8,473.26	0.00	8,473.26	-8,473.26	59,313.00
5005 · Snow Removal	0.00	0.00	0.00	26,945.00	26,100.00	845.00	43,500.00
5067 · Fire Alarm Monitoring	1,533.63	1,564.67	-31.04	6,134.52	6,258.64	-124.12	18,776.00
5066 · Fire Alarm Repair & Maintenance	1,237.01	1,250.00	-12.99	2,448.01	5,000.00	-2,551.99	15,000.00
Total Outside Services	6,412.64	20,698.26	-14,285.62	46,106.53	55,492.26	-9,385.73	202,878.00
Office Expense							
5091 · Postage	187.30	83.33	103.97	622.15	333.36	288.79	1,000.00
5090 · Duplicating	0.00	18.67	-18.67	0.00	74.64	-74.64	224.00
5096 · Miscellaneous Administrative	211.67	691.67	-480.00	1,117.45	2,766.64	-1,649.19	8,300.00
5094 · Balance Write Off/ Bad Debt	0.00	83.33	-83.33	3,905.14	333.36	3,571.78	1,000.00
Total Office Expense	398.97	877.00	-478.03	5,644.74	3,508.00	2,136.74	10,524.00
Insurance							
5082 · Insurance	0.00	1,498.82	-1,498.82	48,103.00	52,496.44	-4,393.44	64,487.00
Total Insurance	0.00	1,498.82	-1,498.82	48,103.00	52,496.44	-4,393.44	64,487.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	1,829.25	3,333.33	-1,504.08	13,080.94	13,333.36	-252.42	40,000.00
5069 · Roof Repair & Maintenance	2,316.25	20.83	2,295.42	5,201.75	83.36	5,118.39	250.00
5065 · Exterior Light Repair & Mainten	0.00	83.33	-83.33	1,038.50	333.36	705.14	1,000.00
5010 · Asphalt Repair & Maintenance	0.00	83.33	-83.33	0.00	333.36	-333.36	1,000.00
5011 · Concrete Repair & Maintenance	0.00	250.00	-250.00	0.00	1,000.00	-1,000.00	3,000.00
5012 · Building Power Washing	0.00	2,750.00	-2,750.00	0.00	11,000.00	-11,000.00	33,000.00
Total Miscellaneous Repairs	4,145.50	6,520.82	-2,375.32	19,321.19	26,083.44	-6,762.25	78,250.00

Kingspointe of Naperville
Profit & Loss Budget Performance

Accrual Basis

April 2022

	Apr 22	Budget	\$ Over Budget	Jan - Apr 22	YTD Budget	\$ Over Budget	Annual Budget
Utilities							
5060 · Electricity	150.48	1,307.17	-1,156.69	12,913.18	5,228.64	7,684.54	15,686.00
5061 · Water & Sewer	-443.21	451.83	-895.04	4,006.09	1,807.36	2,198.73	5,422.00
Total Utilities	-292.73	1,759.00	-2,051.73	16,919.27	7,036.00	9,883.27	21,108.00
Reserve Funding							
7000 · Reserve Funding	13,312.25	13,312.25	0.00	53,249.00	53,249.00	0.00	159,747.00
Total Reserve Funding	13,312.25	13,312.25	0.00	53,249.00	53,249.00	0.00	159,747.00
66900 · Reconciliation Item	2,344.00			2,344.00			
Total Expense	29,272.63	47,218.49	-17,945.86	202,484.79	208,074.42	-5,589.63	567,622.00
Net Income	17,367.96	83.35	17,284.61	-8,788.28	-18,867.14	10,078.86	0.00