Kingspointe of Naperville

Balance Sheet

Accrual Basis | **As of August 31, 2023**

		Aug 31, 23
ASSETS		
Current Assets		
Checking/Savings		
1100 · FIfth Third Bank Checking		233,503.77
1101 · Chase Checking		1,500.00
1104 · Fifth Third Bank MM		18,229.25
Total Checking/Savings		253,233.02
Accounts Receivable		
1190 · Interfund Receivable		27,304.00
1160 · Accounts Receivable		
1161 · Alowance for Doubtful Accounts	-3,000.00	
1160 · Accounts Receivable - Other	51,298.26	
Total 1160 · Accounts Receivable		48,298.26
Total Accounts Receivable		75,602.26
Total Current Assets		328,835.28
TOTAL ASSETS		**328,835.28**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
1300 · Interfund Payable		27,304.00
1200 · Accounts Payable		-12,936.00
Total Accounts Payable		14,368.00
Other Current Liabilities		
1201 · Accounts Payable - Reserve		35,000.00

Kingspointe of Naperville

Balance Sheet

Accrual Basis — **As of August 31, 2023**

	Aug 31, 23
1205 · Prepaid Assessments	41,694.31
1270 · Satelite Dish Deposits	400.00
Total Other Current Liabilities	77,094.31
Total Current Liabilities	91,462.31
Total Liabilities	91,462.31
Equity	
3001 · Contingency Reserve	204,232.33
3002 · Roof Reserve	-109,906.98
3003 · Asphalt Replacement	-31,469.04
3004 · Sealcoating	25,291.91
3005 · Exterior Staining/Painting	-158,462.26
3006 · Siding Reserve	-17,668.22
3007 · Mulch Reserve	10,249.71
3008 · IDOT	-0.12
3010 · Roof Replacement Project	-40,000.36
3011 · Trim Reserve	67,381.04
3012 · Lake Shore Stabilization	15,824.00
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	330,467.53
Net Income	-58,566.90
Total Equity	237,372.97
TOTAL LIABILITIES & EQUITY	**328,835.28**

Kingspointe of Naperville
Profit & Loss Budget Performance

Accrual Basis | **August 2023**

	Aug 23	Budget	$ Over Budget	Jan - Aug 23	YTD Budget	$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	50,735.79	50,728.58	7.21	405,417.43	405,828.64	-411.21	608,743.00
Total Income	50,735.79	50,728.58	7.21	405,417.43	405,828.64	-411.21	608,743.00
Other Income							
4010 · Late Fees	400.00	216.00	184.00	3,375.00	1,728.00	1,647.00	2,592.00
4008 · Interest Income	0.45	250.00	-249.55	1.32	2,000.00	-1,998.68	3,000.00
4040 · Miscellaneous Income	700.09	416.67	283.42	3,575.09	3,333.36	241.73	5,000.00
Total Other Income	1,100.54	882.67	217.87	6,951.41	7,061.36	-109.95	10,592.00
Total Income	51,836.33	51,611.25	225.08	412,368.84	412,890.00	-521.16	619,335.00
Gross Profit	51,836.33	51,611.25	225.08	412,368.84	412,890.00	-521.16	619,335.00
Expense							
Professional Services							
5080 · Management Fee	2,344.00	2,344.00	0.00	18,752.00	18,752.00	0.00	28,128.00
5085 · Legal	0.00	291.67	-291.67	2,982.75	2,333.36	649.39	3,500.00
5084 · Audit	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total Professional Services	2,344.00	2,635.67	-291.67	21,734.75	21,085.36	649.39	32,128.00
Outside Services							
5070 · Site Signage	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
5000 · Gardening and Lawn Maintenance	0.00	9,327.00	-9,327.00	47,679.17	46,635.00	1,044.17	65,289.00
5002 · Landscape Improvements	0.00	0.00	0.00	68,028.00	64,356.00	3,672.00	64,356.00
5008 · Additional Landscape Projects	0.00	0.00	0.00	0.00	42,420.00	-42,420.00	42,420.00
5005 · Snow Removal	0.00	0.00	0.00	26,100.00	26,700.00	-600.00	44,500.00
5067 · Fire Alarm Monitoring	0.00	1,565.00	-1,565.00	5,014.89	12,520.00	-7,505.11	18,780.00
5066 · Fire Alarm Repair & Maintenance	399.10	1,301.33	-902.23	25,509.75	10,410.64	15,099.11	15,616.00
Total Outside Services	399.10	12,193.33	-11,794.23	172,331.81	204,041.64	-31,709.83	251,961.00
Office Expense							
5091 · Postage	0.00	83.33	-83.33	733.92	666.64	67.28	1,000.00
5090 · Duplicating	0.00	14.58	-14.58	0.00	116.64	-116.64	175.00
5096 · Miscellaneous Administrative	186.91	616.67	-429.76	1,987.59	4,933.36	-2,945.77	7,400.00
5094 · Balance Write Off/ Bad Debt	0.00	83.33	-83.33	0.00	666.64	-666.64	1,000.00
Total Office Expense	186.91	797.91	-611.00	2,721.51	6,383.28	-3,661.77	9,575.00
Insurance							
5082 · Insurance	5,678.00	5,596.25	81.75	70,052.00	44,770.00	25,282.00	67,155.00
Total Insurance	5,678.00	5,596.25	81.75	70,052.00	44,770.00	25,282.00	67,155.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	3,342.00	3,583.33	-241.33	49,746.25	28,666.64	21,079.61	43,000.00
5069 · Roof Repair & Maintenance	0.00	183.33	-183.33	6,006.75	1,466.64	4,540.11	2,200.00
5065 · Exterior Light Repair & Mainten	50.00	83.33	-33.33	3,141.85	666.64	2,475.21	1,000.00
5010 · Asphalt Repair & Maintenance	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
5011 · Concrete Repair & Maintenance	543.00	0.00	543.00	1,049.75	0.00	1,049.75	3,000.00
5012 · Building Power Washing	0.00	0.00	0.00	7,353.75	6,600.00	753.75	6,600.00
Total Miscellaneous Repairs	3,935.00	3,849.99	85.01	67,298.35	38,399.92	28,898.43	56,800.00

Kingspointe of Naperville
Profit & Loss Budget Performance

Accrual Basis — **August 2023**

	Aug 23	Budget	$ Over Budget	Jan - Aug 23	YTD Budget	$ Over Budget	Annual Budget
Utilities							
5060 · Electricity	5,029.62	0.00	5,029.62	12,130.26	14,536.00	-2,405.74	14,536.00
5061 · Water & Sewer	465.44	308.08	157.36	2,345.06	2,464.64	-119.58	3,697.00
Total Utilities	5,495.06	308.08	5,186.98	14,475.32	17,000.64	-2,525.32	18,233.00
Reserve Funding							
7000 · Reserve Funding	15,290.25	15,290.25	0.00	122,322.00	122,322.00	0.00	183,483.00
Total Reserve Funding	15,290.25	15,290.25	0.00	122,322.00	122,322.00	0.00	183,483.00
Total Expense	33,328.32	40,671.48	-7,343.16	470,935.74	454,002.84	16,932.90	619,335.00
Net Income	**18,508.01**	**10,939.77**	**7,568.24**	**-58,566.90**	**-41,112.84**	**-17,454.06**	**0.00**