

**Kingspointe of Naperville**  
**Balance Sheet**  
As of August 31, 2022

Accrual Basis

|                                         | <u>Aug 31, 22</u>        |
|-----------------------------------------|--------------------------|
| <b>ASSETS</b>                           |                          |
| <b>Current Assets</b>                   |                          |
| <b>Checking/Savings</b>                 |                          |
| 1100 · Fifth Third Bank Checking        | 230,626.28               |
| 1101 · Chase Checking                   | 1,500.00                 |
| 1104 · Fifth Third Bank MM              | <u>18,230.51</u>         |
| <b>Total Checking/Savings</b>           | 250,356.79               |
| <b>Accounts Receivable</b>              |                          |
| 1190 · Interfund Receivable             | 27,304.00                |
| 1160 · Accounts Receivable              |                          |
| 1161 · Allowance for Doubtful Accounts  | -3,000.00                |
| 1160 · Accounts Receivable - Other      | <u>28,291.35</u>         |
| <b>Total 1160 · Accounts Receivable</b> | <u>25,291.35</u>         |
| <b>Total Accounts Receivable</b>        | <u>52,595.35</u>         |
| <b>Total Current Assets</b>             | <u>302,952.14</u>        |
| <b>TOTAL ASSETS</b>                     | <b><u>302,952.14</u></b> |
| <b>LIABILITIES &amp; EQUITY</b>         |                          |
| <b>Liabilities</b>                      |                          |
| <b>Current Liabilities</b>              |                          |
| <b>Accounts Payable</b>                 |                          |
| 1300 · Interfund Payable                | 27,304.00                |
| 1200 · Accounts Payable                 | <u>-12,986.00</u>        |
| <b>Total Accounts Payable</b>           | 14,318.00                |
| <b>Other Current Liabilities</b>        |                          |
| 1201 · Accounts Payable - Reserve       | 35,000.00                |
| 1205 · Prepaid Assessments              | 33,466.26                |
| 1270 · Satellite Dish Deposits          | <u>400.00</u>            |
| <b>Total Other Current Liabilities</b>  | <u>68,866.26</u>         |
| <b>Total Current Liabilities</b>        | <u>83,184.26</u>         |

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|                                       | <u>Aug 31, 22</u>        |
|---------------------------------------|--------------------------|
| <b>Total Liabilities</b>              | 83,184.26                |
| <b>Equity</b>                         |                          |
| 3001 · Contingency Reserve            | 228,176.06               |
| 3002 · Roof Reserve                   | -152,687.85              |
| 3003 · Asphalt Replacement            | -45,463.04               |
| 3004 · Sealcoating                    | 15,666.91                |
| 3005 · Exterior Staining/Painting     | -116,765.50              |
| 3006 · Siding Reserve                 | -7,475.47                |
| 3007 · Mulch Reserve                  | -1,737.54                |
| 3008 · IDOT                           | -0.12                    |
| 3010 · Roof Replacement Project       | -40,000.36               |
| 3011 · Trim Reserve                   | 74,000.04                |
| 3015 · Current Year's Earning         | 0.33                     |
| 3000 · Homeowners Equity              | 249,210.29               |
| Net Income                            | 16,844.13                |
| <b>Total Equity</b>                   | <u>219,767.88</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><u>302,952.14</u></u> |

# Kingspointe of Naperville Profit & Loss Budget Performance

Accrual Basis

August 2022

|                                        | Aug 22    | Budget    | \$ Over Budget | Jan - Aug 22 | YTD Budget | \$ Over Budget | Annual Budget |
|----------------------------------------|-----------|-----------|----------------|--------------|------------|----------------|---------------|
| <b>Income</b>                          |           |           |                |              |            |                |               |
| Income                                 |           |           |                |              |            |                |               |
| 4000 · Assessment Income               | 46,539.84 | 46,540.00 | -0.16          | 372,318.72   | 372,320.00 | -1.28          | 558,480.00    |
| <b>Total Income</b>                    | 46,539.84 | 46,540.00 | -0.16          | 372,318.72   | 372,320.00 | -1.28          | 558,480.00    |
| <b>Other Income</b>                    |           |           |                |              |            |                |               |
| 4010 · Late Fees                       | 425.00    | 216.00    | 209.00         | 2,850.00     | 1,728.00   | 1,122.00       | 2,592.00      |
| 4008 · Interest Income                 | 6.01      | 129.17    | -123.16        | 16.93        | 1,033.32   | -1,016.39      | 1,550.00      |
| 4040 · Miscellaneous Income            | 1,975.00  | 416.67    | 1,558.33       | 6,667.77     | 3,333.32   | 3,334.45       | 5,000.00      |
| <b>Total Other Income</b>              | 2,406.01  | 761.84    | 1,644.17       | 9,534.70     | 6,094.64   | 3,440.06       | 9,142.00      |
| <b>Total Income</b>                    | 48,945.85 | 47,301.84 | 1,644.01       | 381,853.42   | 378,414.64 | 3,438.78       | 567,622.00    |
| <b>Gross Profit</b>                    | 48,945.85 | 47,301.84 | 1,644.01       | 381,853.42   | 378,414.64 | 3,438.78       | 567,622.00    |
| <b>Expense</b>                         |           |           |                |              |            |                |               |
| 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                           | 3,250.00  | 166.67    | 3,083.33       | 4,579.00     | 1,333.32   | 3,245.68       | 2,000.00      |
| 5084 · Audit                           | 0.00      | 41.67     | -41.67         | 0.00         | 333.32     | -333.32        | 500.00        |
| <b>Total Professional Services</b>     | 5,594.00  | 2,552.34  | 3,041.66       | 23,331.00    | 20,418.64  | 2,912.36       | 30,628.00     |
| Outside Services                       |           |           |                |              |            |                |               |
| 5070 · Site Signage                    | 0.00      | 83.33     | -83.33         | 0.00         | 666.68     | -666.68        | 1,000.00      |
| 5000 · Gardening and Lawn Maintena...  | 7,879.00  | 9,327.00  | -1,448.00      | 39,292.00    | 46,635.00  | -7,343.00      | 65,289.00     |
| 5002 · Landscape Improvements          | 0.00      | 0.00      | 0.00           | 0.00         | 0.00       | 0.00           | 59,313.00     |
| 5005 · Snow Removal                    | 0.00      | 0.00      | 0.00           | 26,100.00    | 26,100.00  | 0.00           | 43,500.00     |
| 5067 · Fire Alarm Monitoring           | 1,533.63  | 1,564.67  | -31.04         | 12,269.04    | 12,517.32  | -248.28        | 18,776.00     |
| 5066 · Fire Alarm Repair & Maintenance | 2,534.94  | 1,250.00  | 1,284.94       | 8,078.97     | 10,000.00  | -1,921.03      | 15,000.00     |
| <b>Total Outside Services</b>          | 11,947.57 | 12,225.00 | -277.43        | 85,740.01    | 95,919.00  | -10,178.99     | 202,878.00    |
| Office Expense                         |           |           |                |              |            |                |               |
| 5091 · Postage                         | 141.06    | 83.33     | 57.73          | 1,047.41     | 666.68     | 380.73         | 1,000.00      |
| 5090 · Duplicating                     | 0.00      | 18.67     | -18.67         | 0.00         | 149.32     | -149.32        | 224.00        |
| 5096 · Miscellaneous Administrative    | 0.00      | 691.67    | -691.67        | 1,905.89     | 5,533.32   | -3,627.43      | 8,300.00      |
| 5094 · Balance Write Off/ Bad Debt     | 0.00      | 83.33     | -83.33         | 3,905.25     | 666.68     | 3,238.57       | 1,000.00      |
| <b>Total Office Expense</b>            | 141.06    | 877.00    | -735.94        | 6,858.55     | 7,016.00   | -157.45        | 10,524.00     |
| Insurance                              |           |           |                |              |            |                |               |
| 5082 · Insurance                       | 5,501.00  | 1,498.82  | 4,002.18       | 64,613.00    | 58,491.72  | 6,121.28       | 64,487.00     |
| <b>Total Insurance</b>                 | 5,501.00  | 1,498.82  | 4,002.18       | 64,613.00    | 58,491.72  | 6,121.28       | 64,487.00     |
| Miscellaneous Repairs                  |           |           |                |              |            |                |               |
| 5068 · Building Maintenance & Repair   | 767.48    | 3,333.33  | -2,565.85      | 26,665.98    | 26,666.68  | -0.70          | 40,000.00     |
| 5069 · Roof Repair & Maintenance       | 0.00      | 20.83     | -20.83         | 7,224.50     | 166.68     | 7,057.82       | 250.00        |
| 5065 · Exterior Light Repair & Mainten | 0.00      | 83.33     | -83.33         | 1,580.00     | 666.68     | 913.32         | 1,000.00      |
| 5010 · Asphalt Repair & Maintenance    | 0.00      | 83.33     | -83.33         | 0.00         | 666.68     | -666.68        | 1,000.00      |
| 5011 · Concrete Repair & Maintenance   | 0.00      | 250.00    | -250.00        | 0.00         | 2,000.00   | -2,000.00      | 3,000.00      |
| 5012 · Building Power Washing          | 0.00      | 2,750.00  | -2,750.00      | 23,855.00    | 22,000.00  | 1,855.00       | 33,000.00     |
| <b>Total Miscellaneous Repairs</b>     | 767.48    | 6,520.82  | -5,753.34      | 59,325.48    | 52,166.72  | 7,158.76       | 78,250.00     |

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

Accrual Basis

August 2022

|                              | Aug 22           | Budget          | \$ Over Budget  | Jan - Aug 22     | YTD Budget       | \$ Over Budget   | Annual Budget |
|------------------------------|------------------|-----------------|-----------------|------------------|------------------|------------------|---------------|
| <b>Utilities</b>             |                  |                 |                 |                  |                  |                  |               |
| 5060 · Electricity           | 0.00             | 1,307.17        | -1,307.17       | 12,913.18        | 10,457.32        | 2,455.86         | 15,686.00     |
| 5061 · Water & Sewer         | 382.76           | 451.83          | -69.07          | 5,730.07         | 3,614.68         | 2,115.39         | 5,422.00      |
| <b>Total Utilities</b>       | 382.76           | 1,759.00        | -1,376.24       | 18,643.25        | 14,072.00        | 4,571.25         | 21,108.00     |
| <b>Reserve Funding</b>       |                  |                 |                 |                  |                  |                  |               |
| 7000 · Reserve Funding       | 13,312.25        | 13,312.25       | 0.00            | 106,498.00       | 106,498.00       | 0.00             | 159,747.00    |
| <b>Total Reserve Funding</b> | 13,312.25        | 13,312.25       | 0.00            | 106,498.00       | 106,498.00       | 0.00             | 159,747.00    |
| <b>Total Expense</b>         | 37,646.12        | 38,745.23       | -1,099.11       | 365,009.29       | 354,582.08       | 10,427.21        | 567,622.00    |
| <b>Net Income</b>            | <b>11,299.73</b> | <b>8,556.61</b> | <b>2,743.12</b> | <b>16,844.13</b> | <b>23,832.56</b> | <b>-6,988.43</b> | <b>0.00</b>   |