

AW
Balance Sheet
As of July 31, 2018

Accrual Basis

	<u>Jul 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1107 · Old Second Checking 7123	117,181.80
1101 · Old Second MM 1014	3,171.13
1110 · Sigma Financial Corporation	<u>264,193.60</u>
Total Checking/Savings	384,546.53
Accounts Receivable	
1160 · Accounts Receivable	<u>16,588.29</u>
Total Accounts Receivable	<u>16,588.29</u>
Total Current Assets	401,134.82
Other Assets	
1162 · Prepaid Insurance	<u>70,636.95</u>
Total Other Assets	<u>70,636.95</u>
TOTAL ASSETS	<u><u>471,771.77</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	<u>283.05</u>
Total Accounts Payable	283.05
Other Current Liabilities	
1205 · Prepaid Assessments	36,054.68

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	<u>Jul 31, 18</u>
1208 · Club Rental Security Deposit	-810.00
1209 · Rental Unit Security Deposits	-1,950.00
Total Other Current Liabilities	<u>33,294.68</u>
Total Current Liabilities	<u>33,577.73</u>
Total Liabilities	33,577.73
Equity	
3000 · Homeowners Equity	605,030.26
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	-3,742.34
Total Equity	<u>438,194.04</u>
TOTAL LIABILITIES & EQUITY	<u><u>471,771.77</u></u>

AW
Profit & Loss Budget Performance

July 2018

Accrual Basis

	Jul 18	Budget	\$ Over Budget	Jan - Jul 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	32,776.43	32,776.33	0.10	229,435.01	229,434.31	0.70	393,316.00
4003 · Rental Income	0.00	650.00	-650.00	0.00	4,550.00	-4,550.00	7,800.00
4006 · Dividend Income	750.13	1,083.33	-333.20	6,453.70	7,583.31	-1,129.61	13,000.00
4010 · Late Fees	100.00	125.00	-25.00	1,029.00	875.00	154.00	1,500.00
4015 · Laundry Income	1,476.75	1,141.66	335.09	6,367.73	7,991.62	-1,623.89	13,700.00
4018 · Clubhouse Rental	0.00	50.00	-50.00	650.00	350.00	300.00	600.00
4020 · Move-in/Move-out Fees	0.00	83.33	-83.33	100.00	583.31	-483.31	1,000.00
4025 · Miscellaneous Income	470.00	0.00	470.00	9,440.00	0.00	9,440.00	0.00
Total Income	35,573.31	35,909.65	-336.34	253,475.44	251,367.55	2,107.89	430,916.00
Expense							
Administration							
5080 · Management Fees	1,506.92	1,507.00	-0.08	10,548.44	10,549.00	-0.56	18,084.00
5081 · Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	900.00
5082 · Postage	206.84	137.50	69.34	1,215.43	962.50	252.93	1,650.00
5085 · Legal Fees	-351.00	125.00	-476.00	188.75	875.00	-686.25	1,500.00
5095 · Office Expense	0.00	50.00	-50.00	8.12	350.00	-341.88	600.00
5097 · Bad Debt Write Off	0.00	166.66	-166.66	6,162.38	1,166.62	4,995.76	2,000.00
5099 · Miscellaneous Administration	277.26	441.66	-164.40	2,396.82	3,091.62	-694.80	5,300.00
Total Administration	1,640.02	2,427.82	-787.80	20,519.94	16,994.74	3,525.20	30,034.00
Building Expenses							
5050 · Intercom	0.00	83.33	-83.33	0.00	583.31	-583.31	1,000.00
5051 · Telephone	183.63	491.66	-308.03	2,255.84	3,441.62	-1,185.78	5,900.00
5053 · Alarm Contract	825.00	475.00	350.00	3,855.00	3,325.00	530.00	5,700.00
5054 · Alarm Maintenance	0.00	137.50	-137.50	558.38	962.50	-404.12	1,650.00
5055 · Doors & Locks	0.00	62.50	-62.50	464.02	437.50	26.52	750.00
5056 · Exterminating	0.00	250.00	-250.00	464.00	1,750.00	-1,286.00	3,000.00
5058 · A/C and Heating	0.00	41.66	-41.66	0.00	291.62	-291.62	500.00
5059 · Plumbing	1,409.09	250.00	1,159.09	3,389.08	1,750.00	1,639.08	3,000.00
5060 · Supplies & Light Bulbs	742.72	250.00	492.72	4,140.63	1,750.00	2,390.63	3,000.00
5061 · Carpet Cleaning	150.00	0.00	150.00	150.00	500.00	-350.00	1,000.00
5067 · General Maintenance	1,812.55	4,166.66	-2,354.11	31,027.68	29,166.62	1,861.06	50,000.00
5068 · Roof Repair	0.00	750.00	-750.00	9,050.00	5,250.00	3,800.00	9,000.00
5069 · Miscellaneous Repairs	4,618.00	83.33	4,534.67	5,128.00	583.31	4,544.69	1,000.00
Total Building Expenses	9,740.99	7,041.64	2,699.35	60,482.63	49,791.48	10,691.15	85,500.00
Common Area							
5000 · Landscape Contract	1,540.00	1,662.50	-122.50	6,160.00	8,312.50	-2,152.50	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	3,053.40	1,527.00	1,526.40	10,686.90	10,689.00	-2.10	18,324.00
5040 · Water	0.00	5,175.00	-5,175.00	31,703.85	36,225.00	-4,521.15	62,100.00
5041 · Sewer	0.00	2,656.08	-2,656.08	16,613.70	18,592.56	-1,978.86	31,873.00
5042 · Gas	1,189.29	2,916.66	-1,727.37	20,489.84	20,416.62	73.22	35,000.00
5043 · Electricity	639.15	916.66	-277.51	5,575.77	6,416.62	-840.85	11,000.00
5045 · Scavenger	1,612.98	1,625.00	-12.02	11,342.95	11,375.00	-32.05	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	583.31	-463.31	1,000.00
5092 · Insurance	5,489.00	1,692.36	3,796.64	62,478.00	65,154.16	-2,676.16	73,616.00
Total Common Area	13,523.82	18,254.59	-4,730.77	176,215.21	189,364.77	-13,149.56	281,813.00

AW
Profit & Loss Budget Performance
 July 2018

Accrual Basis

	Jul 18	Budget	\$ Over Budget	Jan - Jul 18	YTD Budget	\$ Over Budget	Annual Budget
Operating Expenses							
7000 - Reserve Funding	0.00	2,797.41	-2,797.41	0.00	19,581.87	-19,581.87	33,569.00
Total Operating Expenses	0.00	2,797.41	-2,797.41	0.00	19,581.87	-19,581.87	33,569.00
Total Expense	24,904.83	30,521.46	-5,616.63	257,217.78	275,732.86	-18,515.08	430,916.00
Net Income	10,668.48	5,388.19	5,280.29	-3,742.34	-24,365.31	20,622.97	0.00