Kingspointe of Naperville
Balance Sheet
As of February 28, 2022

Accrual Basis

		Feb 28, 22
ASSETS		
Current Assets		
Checking/Savings		
1100 · FIfth Third Bank Checking		193,323.70
1101 · Chase Checking		1,500.00
1104 · Fifth Third Bank MM		18,215.05
Total Checking/Savings		213,038.75
Accounts Receivable		
1190 · Interfund Receivable		27,304.00
1160 · Accounts Receivable		
1161 · Alowance for Doubtful Accou...	-3,000.00	
1160 · Accounts Receivable - Other	31,236.34	
Total 1160 · Accounts Receivable		28,236.34
Total Accounts Receivable		55,540.34
Total Current Assets		268,579.09
TOTAL ASSETS		**268,579.09**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
1300 · Interfund Payable		27,304.00
1200 · Accounts Payable		-12,986.00
Total Accounts Payable		14,318.00
Other Current Liabilities		
1201 · Accounts Payable - Reserve		35,000.00

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Balance Sheet
As of February 28, 2022

Accrual Basis

	Feb 28, 22
1205 · Prepaid Assessments	34,000.83
1270 · Satelite Dish Deposits	400.00
Total Other Current Liabilities	69,400.83
Total Current Liabilities	83,718.83
Total Liabilities	83,718.83
Equity	
3001 · Contingency Reserve	238,901.61
3002 · Roof Reserve	-176,022.87
3003 · Asphalt Replacement	-75,463.04
3004 · Sealcoating	10,416.91
3005 · Exterior Staining/Painting	-63,577.83
3006 · Siding Reserve	-860.47
3007 · Mulch Reserve	-8,276.04
3008 · IDOT	-0.12
3010 · Roof Replacement Project	-40,000.36
3011 · Trim Reserve	69,500.04
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	249,210.29
Net Income	-18,968.19
Total Equity	184,860.26
TOTAL LIABILITIES & EQUITY	**268,579.09**

Kingspointe of Naperville
Profit & Loss Budget Performance

Accrual Basis — February 2022

	Feb 22	Budget	$ Over Budget	Jan - Feb 22	YTD Budget	$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	46,539.84	46,540.00	-0.16	93,079.68	93,080.00	-0.32	558,480.00
Total Income	46,539.84	46,540.00	-0.16	93,079.68	93,080.00	-0.32	558,480.00
Other Income							
4010 · Late Fees	450.00	216.00	234.00	875.00	432.00	443.00	2,592.00
4008 · Interest Income	0.70	129.17	-128.47	1.47	258.30	-256.83	1,550.00
4040 · Miscellaneous Income	200.00	416.67	-216.67	150.00	833.30	-683.30	5,000.00
Total Other Income	650.70	761.84	-111.14	1,026.47	1,523.60	-497.13	9,142.00
Total Income	47,190.54	47,301.84	-111.30	94,106.15	94,603.60	-497.45	567,622.00
Gross Profit	47,190.54	47,301.84	-111.30	94,106.15	94,603.60	-497.45	567,622.00
Expense							
Professional Services							
5080 · Management Fee	2,344.00	2,344.00	0.00	4,688.00	4,688.00	0.00	28,128.00
5085 · Legal	0.00	166.67	-166.67	0.00	333.30	-333.30	2,000.00
5084 · Audit	0.00	41.67	-41.67	0.00	83.30	-83.30	500.00
Total Professional Services	2,344.00	2,552.34	-208.34	4,688.00	5,104.60	-416.60	30,628.00
Outside Services							
5070 · Site Signage	0.00	83.33	-83.33	0.00	166.70	-166.70	1,000.00
5000 · Gardening and Lawn Maintenance	0.00	0.00	0.00	165.00	0.00	165.00	65,289.00
5002 · Landscape Improvements	0.00	0.00	0.00	0.00	0.00	0.00	59,313.00
5005 · Snow Removal	845.00	8,700.00	-7,855.00	18,245.00	17,400.00	845.00	43,500.00
5067 · Fire Alarm Monitoring	1,533.63	1,564.67	-31.04	3,067.26	3,129.30	-62.04	18,776.00
5066 · Fire Alarm Repair & Maintenance	1,001.00	1,250.00	-249.00	1,001.00	2,500.00	-1,499.00	15,000.00
Total Outside Services	3,379.63	11,598.00	-8,218.37	22,478.26	23,196.00	-717.74	202,878.00
Office Expense							
5091 · Postage	287.30	83.33	203.97	361.40	166.70	194.70	1,000.00
5090 · Duplicating	0.00	18.67	-18.67	0.00	37.30	-37.30	224.00
5096 · Miscellaneous Administrative	154.64	691.67	-537.03	517.10	1,383.30	-866.20	8,300.00
5094 · Balance Write Off/ Bad Debt	0.00	83.33	-83.33	0.00	166.70	-166.70	1,000.00
Total Office Expense	441.94	877.00	-435.06	878.50	1,754.00	-875.50	10,524.00
Insurance							
5082 · Insurance	606.00	1,498.80	-892.80	48,103.00	49,498.80	-1,395.80	64,487.00
Total Insurance	606.00	1,498.80	-892.80	48,103.00	49,498.80	-1,395.80	64,487.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	6,657.94	3,333.33	3,324.61	6,657.94	6,666.70	-8.76	40,000.00
5069 · Roof Repair & Maintenance	2,683.50	20.83	2,662.67	2,683.50	41.70	2,641.80	250.00
5065 · Exterior Light Repair & Mainten	311.00	83.33	227.67	311.00	166.70	144.30	1,000.00
5010 · Asphalt Repair & Maintenance	0.00	83.33	-83.33	0.00	166.70	-166.70	1,000.00
5011 · Concrete Repair & Maintenance	0.00	250.00	-250.00	0.00	500.00	-500.00	3,000.00
5012 · Building Power Washing	0.00	2,750.00	-2,750.00	0.00	5,500.00	-5,500.00	33,000.00
Total Miscellaneous Repairs	9,652.44	6,520.82	3,131.62	9,652.44	13,041.80	-3,389.36	78,250.00