

Kingspointe of Naperville
Balance Sheet
As of October 31, 2023

Accrual Basis

	<u>Oct 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · 5/3 Bank Checking - Operating	188,165.11
1101 · Chase Checking	1,500.00
1104 · Fifth Third Bank MM	<u>18,249.00</u>
Total Checking/Savings	207,914.11
Accounts Receivable	
1190 · Interfund Receivable	27,304.00
1160 · Accounts Receivable	
1161 · Allowance for Doubtful Accounts	-3,000.00
1160 · Accounts Receivable - Other	<u>55,097.04</u>
Total 1160 · Accounts Receivable	<u>52,097.04</u>
Total Accounts Receivable	<u>79,401.04</u>
Total Current Assets	<u>287,315.15</u>
TOTAL ASSETS	<u>287,315.15</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1300 · Interfund Payable	27,304.00
1200 · Accounts Payable	<u>-12,936.00</u>
Total Accounts Payable	14,368.00
Other Current Liabilities	
1201 · Accounts Payable - Reserve	35,000.00

Kingspointe of Naperville
Balance Sheet
As of October 31, 2023

Accrual Basis

	Oct 31, 23
1205 · Prepaid Assessments	48,908.46
1270 · Satellite Dish Deposits	400.00
Total Other Current Liabilities	84,308.46
Total Current Liabilities	98,676.46
Total Liabilities	98,676.46
Equity	
3001 · Contingency Reserve	204,244.33
3002 · Roof Reserve	-102,128.64
3003 · Asphalt Replacement	-51,955.04
3004 · Sealcoating	27,041.91
3005 · Exterior Staining/Painting	-155,545.60
3006 · Siding Reserve	-17,668.22
3007 · Mulch Reserve	12,429.21
3008 · IDOT	-0.12
3010 · Roof Replacement Project	-40,000.36
3011 · Trim Reserve	68,881.04
3012 · Lake Shore Stabilization	19,780.00
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	330,467.53
Net Income	-106,907.68
Total Equity	188,638.69
TOTAL LIABILITIES & EQUITY	287,315.15

Kingspointe of Naperville Profit & Loss Budget Performance

Accrual Basis

October 2023

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	50,728.50	50,728.58	-0.08	507,285.00	507,285.80	-0.80	608,743.00
Total Income	50,728.50	50,728.58	-0.08	507,285.00	507,285.80	-0.80	608,743.00
Other Income							
4010 · Late Fees	500.00	216.00	284.00	4,050.00	2,160.00	1,890.00	2,592.00
4008 · Interest Income	10.04	250.00	-239.96	21.07	2,500.00	-2,478.93	3,000.00
4040 · Miscellaneous Income	1,400.00	416.67	983.33	5,700.09	4,166.70	1,533.39	5,000.00
Total Other Income	1,910.04	882.67	1,027.37	9,771.16	8,826.70	944.46	10,592.00
Total Income	52,638.54	51,611.25	1,027.29	517,056.16	516,112.50	943.66	619,335.00
Gross Profit	52,638.54	51,611.25	1,027.29	517,056.16	516,112.50	943.66	619,335.00
Expense							
Professional Services							
5080 · Management Fee	2,344.00	2,344.00	0.00	23,440.00	23,440.00	0.00	28,128.00
5085 · Legal	2,871.00	291.67	2,579.33	5,853.75	2,916.70	2,937.05	3,500.00
5084 · Audit	0.00	500.00	-500.00	0.00	500.00	-500.00	500.00
Total Professional Services	5,215.00	3,135.67	2,079.33	29,293.75	26,856.70	2,437.05	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	8,062.50	9,327.00	-1,264.50	72,425.17	65,289.00	7,136.17	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	26,228.00	0.00	26,228.00	52,328.00	26,700.00	25,628.00	44,500.00
5067 · Fire Alarm Monitoring	9,720.98	1,565.00	8,155.98	14,735.87	15,650.00	-914.13	18,780.00
5066 · Fire Alarm Repair & Maintenance	0.00	1,301.33	-1,301.33	25,509.75	13,013.30	12,496.45	15,616.00
Total Outside Services	44,011.48	12,193.33	31,818.15	233,026.79	228,428.30	4,598.49	251,961.00
Office Expense							
5091 · Postage	0.00	83.33	-83.33	922.12	833.30	88.82	1,000.00
5090 · Duplicating	0.00	14.58	-14.58	0.00	145.80	-145.80	175.00
5096 · Miscellaneous Administrative	219.65	616.67	-397.02	2,357.06	6,166.70	-3,809.64	7,400.00
5094 · Balance Write Off/ Bad Debt	0.00	83.33	-83.33	0.00	833.30	-833.30	1,000.00
Total Office Expense	219.65	797.91	-578.26	3,279.18	7,979.10	-4,699.92	9,575.00
Insurance							
5082 · Insurance	5,678.00	5,596.25	81.75	81,408.00	55,962.50	25,445.50	67,155.00
Total Insurance	5,678.00	5,596.25	81.75	81,408.00	55,962.50	25,445.50	67,155.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	11,297.29	3,583.33	7,713.96	69,294.54	35,833.30	33,461.24	43,000.00
5069 · Roof Repair & Maintenance	0.00	183.33	-183.33	6,006.75	1,833.30	4,173.45	2,200.00
5065 · Exterior Light Repair & Mainten	25.00	83.33	-58.33	3,191.85	833.30	2,358.55	1,000.00
5010 · Asphalt Repair & Maintenance	21,515.00	0.00	21,515.00	21,515.00	1,000.00	20,515.00	1,000.00
5011 · Concrete Repair & Maintenance	0.00	0.00	0.00	1,049.75	3,000.00	-1,950.25	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	32,837.29	3,849.99	28,987.30	108,411.64	49,099.90	59,311.74	56,800.00

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

Accrual Basis

October 2023

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
Utilities							
5060 · Electricity	0.00	0.00	0.00	12,130.26	14,536.00	-2,405.74	14,536.00
5061 · Water & Sewer	-196.97	308.08	-505.05	3,511.72	3,080.80	430.92	3,697.00
Total Utilities	-196.97	308.08	-505.05	15,641.98	17,616.80	-1,974.82	18,233.00
Reserve Funding							
7000 · Reserve Funding	15,290.25	15,290.25	0.00	152,902.50	152,902.50	0.00	183,483.00
Total Reserve Funding	15,290.25	15,290.25	0.00	152,902.50	152,902.50	0.00	183,483.00
Total Expense	103,054.70	41,171.48	61,883.22	623,963.84	538,845.80	85,118.04	619,335.00
Net Income	-50,416.16	10,439.77	-60,855.93	-106,907.68	-22,733.30	-84,174.38	0.00