

Kingspointe of Naperville
Balance Sheet
As of November 30, 2023

Accrual Basis

	<u>Nov 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · 5/3 Bank Checking Operating	165,713.62
1101 · Chase Checking	1,500.00
1104 · Fifth Third Bank MM	<u>18,258.72</u>
Total Checking/Savings	185,472.34
Accounts Receivable	
1190 · Interfund Receivable	27,304.00
1160 · Accounts Receivable	
1161 · Allowance for Doubtful Accounts	-3,000.00
1160 · Accounts Receivable - Other	<u>54,376.42</u>
Total 1160 · Accounts Receivable	<u>51,376.42</u>
Total Accounts Receivable	<u>78,680.42</u>
Total Current Assets	<u>264,152.76</u>
TOTAL ASSETS	<u>264,152.76</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1300 · Interfund Payable	27,304.00
1200 · Accounts Payable	<u>-12,508.00</u>
Total Accounts Payable	14,796.00
Other Current Liabilities	
1201 · Accounts Payable - Reserve	35,000.00

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	Nov 30, 23
1205 · Prepaid Assessments	48,369.13
1270 · Satellite Dish Deposits	400.00
Total Other Current Liabilities	83,769.13
Total Current Liabilities	98,565.13
Total Liabilities	98,565.13
Equity	
3001 · Contingency Reserve	204,250.33
3002 · Roof Reserve	-98,239.47
3003 · Asphalt Replacement	-46,955.04
3004 · Sealcoating	6,401.91
3005 · Exterior Staining/Painting	-154,087.27
3006 · Siding Reserve	-17,668.22
3007 · Mulch Reserve	13,518.96
3008 · IDOT	-0.12
3010 · Roof Replacement Project	-40,000.36
3011 · Trim Reserve	14,554.92
3012 · Lake Shore Stabilization	21,758.00
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	330,467.53
Net Income	-68,413.87
Total Equity	165,587.63
TOTAL LIABILITIES & EQUITY	264,152.76

Kingspointe of Naperville Profit & Loss Budget Performance

Accrual Basis

November 2023

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	50,728.50	50,728.58	-0.08	558,013.50	558,014.38	-0.88	608,743.00
Total Income	50,728.50	50,728.58	-0.08	558,013.50	558,014.38	-0.88	608,743.00
Other Income							
4010 · Late Fees	400.00	216.00	184.00	4,425.00	2,376.00	2,049.00	2,592.00
4008 · Interest Income	9.72	250.00	-240.28	30.79	2,750.00	-2,719.21	3,000.00
4040 · Miscellaneous Income	350.00	416.67	-66.67	6,050.09	4,583.37	1,466.72	5,000.00
Total Other Income	759.72	882.67	-122.95	10,505.88	9,709.37	796.51	10,592.00
Total Income	51,488.22	51,611.25	-123.03	568,519.38	567,723.75	795.63	619,335.00
Gross Profit	51,488.22	51,611.25	-123.03	568,519.38	567,723.75	795.63	619,335.00
Expense							
Professional Services							
5080 · Management Fee	2,344.00	2,344.00	0.00	25,784.00	25,784.00	0.00	28,128.00
5085 · Legal	2,434.63	291.67	2,142.96	8,288.38	3,208.37	5,080.01	3,500.00
5084 · Audit	0.00	0.00	0.00	0.00	500.00	-500.00	500.00
Total Professional Services	4,778.63	2,635.67	2,142.96	34,072.38	29,492.37	4,580.01	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 Maintena...	19,764.50	0.00	19,764.50	92,189.67	65,289.00	26,900.67	65,289.00
5002 · Landscape Improvements	19,730.00	0.00	19,730.00	87,758.00	64,356.00	23,402.00	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	8,900.00	8,900.00	0.00	35,000.00	35,600.00	-600.00	44,500.00
5067 · Fire Alarm Monitoring	0.00	1,565.00	-1,565.00	14,735.87	17,215.00	-2,479.13	18,780.00
5066 · Fire Alarm Repair & Maintenance	0.00	1,301.33	-1,301.33	25,509.75	14,314.63	11,195.12	15,616.00
Total Outside Services	48,394.50	11,766.33	36,628.17	255,193.29	240,194.63	14,998.66	251,961.00
Office Expense							
5091 · Postage	0.00	83.33	-83.33	1,146.13	916.63	229.50	1,000.00
5090 · Duplicating	0.00	14.58	-14.58	0.00	160.38	-160.38	175.00
5096 · Miscellaneous Administrative	291.43	616.67	-325.24	2,798.49	6,783.37	-3,984.88	7,400.00
5094 · Balance Write Off/ Bad Debt	0.00	83.33	-83.33	0.00	916.63	-916.63	1,000.00
Total Office Expense	291.43	797.91	-506.48	3,944.62	8,777.01	-4,832.39	9,575.00
Insurance							
5082 · Insurance	0.00	5,596.25	-5,596.25	81,408.00	61,558.75	19,849.25	67,155.00
Total Insurance	0.00	5,596.25	-5,596.25	81,408.00	61,558.75	19,849.25	67,155.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	5,824.00	3,583.33	2,240.67	58,486.05	39,416.63	19,069.42	43,000.00
5069 · Roof Repair & Maintenance	0.00	183.33	-183.33	6,006.75	2,016.63	3,990.12	2,200.00
5065 · Exterior Light Repair & Mainten	1,930.00	83.33	1,846.67	5,121.85	916.63	4,205.22	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	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	7,754.00	3,849.99	3,904.01	78,018.15	52,949.89	25,068.26	56,800.00

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

Accrual Basis

November 2023

	Nov 23	Budget	\$ Over Budget	Jan - Nov 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	462.08	308.08	154.00	3,973.80	3,388.88	584.92	3,697.00
Total Utilities	462.08	308.08	154.00	16,104.06	17,924.88	-1,820.82	18,233.00
Reserve Funding							
7000 · Reserve Funding	15,290.25	15,290.25	0.00	168,192.75	168,192.75	0.00	183,483.00
Total Reserve Funding	15,290.25	15,290.25	0.00	168,192.75	168,192.75	0.00	183,483.00
Total Expense	76,970.89	40,244.48	36,726.41	636,933.25	579,090.28	57,842.97	619,335.00
Net Income	-25,482.67	11,366.77	-36,849.44	-68,413.87	-11,366.53	-57,047.34	0.00