

Kingspointe of Naperville
Balance Sheet
As of June 30, 2021

Accrual Basis

	<u>Jun 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Flfth Third Bank Checking	236,874.11
1101 · Chase Checking	1,500.00
1104 · Fifth Third Bank MM	18,209.00
	<u>256,583.11</u>
Total Checking/Savings	
Accounts Receivable	
1190 · Interfund Receivable	27,060.00
1160 · Accounts Receivable	
1161 · Allowance for Doubtful Accou...	-3,000.00
1160 · Accounts Receivable - Other	53,217.09
	<u>50,217.09</u>
Total 1160 · Accounts Receivable	
Total Accounts Receivable	77,277.09
Other Current Assets	
1180 · Prepaid Insurance	9,997.00
	<u>9,997.00</u>
Total Other Current Assets	
Total Current Assets	343,857.20
TOTAL ASSETS	<u><u>343,857.20</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1300 · Interfund Payable	27,060.00
1200 · Accounts Payable	43,563.75
	<u>70,623.75</u>
Total Accounts Payable	

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Balance Sheet
As of June 30, 2021

Accrual Basis

	<u>Jun 30, 21</u>
Other Current Liabilities	
1205 · Prepaid Assessments	34,571.71
1270 · Satellite Dish Deposits	400.00
	<u>34,971.71</u>
Total Other Current Liabilities	<u>34,971.71</u>
Total Current Liabilities	<u>105,595.46</u>
Total Liabilities	105,595.46
Equity	
3001 · Contingency Reserve	279,126.61
3002 · Roof Reserve	131,737.45
3003 · Asphalt Replacement	-13,104.04
3004 · Sealcoating	12,666.93
3005 · Exterior Staining/Painting	-55,244.47
3006 · Siding Reserve	-443.47
3007 · Mulch Reserve	37,482.96
3008 · IDOT	-0.12
3010 · Roof Replacement Project	-111,336.36
3011 · Trim Reserve	34,000.02
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	-27,970.46
Net Income	-48,653.64
	<u>238,261.74</u>
Total Equity	<u>238,261.74</u>
TOTAL LIABILITIES & EQUITY	<u><u>343,857.20</u></u>

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

Accrual Basis

June 2021

	Jun 21	Budget	\$ Over Budget	Jan - Jun 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	45,376.83	45,376.67	0.16	272,260.98	272,259.98	1.00	544,520.00
Total Income	45,376.83	45,376.67	0.16	272,260.98	272,259.98	1.00	544,520.00
Other Income							
4002 · Rental Income	0.00	500.00	-500.00	0.00	3,000.00	-3,000.00	6,000.00
4010 · Late Fees	450.00	216.00	234.00	2,575.00	1,296.00	1,279.00	2,592.00
4008 · Interest Income	0.75	250.00	-249.25	8.30	1,500.00	-1,491.70	3,000.00
4040 · Miscellaneous Income	-750.00	0.00	-750.00	4,875.00	0.00	4,875.00	0.00
Total Other Income	-299.25	966.00	-1,265.25	7,458.30	5,796.00	1,662.30	11,592.00
Total Income	45,077.58	46,342.67	-1,265.09	279,719.28	278,055.98	1,663.30	556,112.00
Gross Profit	45,077.58	46,342.67	-1,265.09	279,719.28	278,055.98	1,663.30	556,112.00
Expense							
Professional Services							
5080 · Management Fee	2,344.00	2,344.25	-0.25	14,064.00	14,065.50	-1.50	28,131.00
5085 · Legal	75.00	250.00	-175.00	550.00	1,500.00	-950.00	3,000.00
5084 · Audit	0.00	333.33	-333.33	0.00	2,000.02	-2,000.02	4,000.00
Total Professional Services	2,419.00	2,927.58	-508.58	14,614.00	17,565.52	-2,951.52	35,131.00
Outside Services							
5070 · Site Signage	0.00	83.33	-83.33	0.00	500.02	-500.02	1,000.00
5000 · Gardening and Lawn Maintenance	26,368.00	8,346.43	18,021.57	38,056.50	33,385.71	4,670.79	58,425.00
5002 · Landscape Improvements	0.00	6,804.29	-6,804.29	26,148.00	34,021.42	-7,873.42	47,630.00
5005 · Snow Removal	0.00	0.00	0.00	28,341.25	26,100.00	2,241.25	43,500.00
5067 · Fire Alarm Monitoring	4,600.89	1,564.67	3,036.22	9,201.78	9,387.98	-186.20	18,776.00
5066 · Fire Alarm Repair & Maintenance	257.74	1,250.00	-992.26	3,315.29	7,500.00	-4,184.71	15,000.00
Total Outside Services	31,226.63	18,048.72	13,177.91	105,062.82	110,895.13	-5,832.31	184,331.00
Office Expense							
5091 · Postage	0.00	172.75	-172.75	326.24	1,036.50	-710.26	2,073.00
5090 · Duplicating	0.00	18.67	-18.67	33.30	111.98	-78.68	224.00
5096 · Miscellaneous Administrative	123.79	601.67	-477.88	2,141.94	3,609.98	-1,468.04	7,220.00
Total Office Expense	123.79	793.09	-669.30	2,501.48	4,758.46	-2,256.98	9,517.00
Insurance							
5082 · Insurance	6,183.60	3,791.67	2,391.93	46,508.20	22,749.98	23,758.22	45,500.00
Total Insurance	6,183.60	3,791.67	2,391.93	46,508.20	22,749.98	23,758.22	45,500.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	1,490.00	3,333.33	-1,843.33	31,770.80	20,000.02	11,770.78	40,000.00
5069 · Roof Repair & Maintenance	2,972.75	20.83	2,951.92	4,826.25	125.02	4,701.23	250.00
5065 · Exterior Light Repair & Mainten	0.00	83.33	-83.33	330.32	500.02	-169.70	1,000.00
5010 · Asphalt Repair & Maintenance	0.00	83.33	-83.33	0.00	500.02	-500.02	1,000.00
5011 · Concrete Repair & Maintenance	0.00	708.33	-708.33	0.00	4,250.02	-4,250.02	8,500.00
Total Miscellaneous Repairs	4,462.75	4,229.15	233.60	36,927.37	25,375.10	11,552.27	50,750.00

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

Accrual Basis

June 2021

	Jun 21	Budget	\$ Over Budget	Jan - Jun 21	YTD Budget	\$ Over Budget	Annual Budget
Utilities							
5060 · Electricity	0.00	1,228.00	-1,228.00	14,009.64	7,368.00	6,641.64	14,736.00
5061 · Water & Sewer	-1,374.79	575.00	-1,949.79	4,052.74	3,450.00	602.74	6,900.00
Total Utilities	-1,374.79	1,803.00	-3,177.79	18,062.38	10,818.00	7,244.38	21,636.00
Reserve Funding							
7000 · Reserve Funding	17,437.25	17,437.25	0.00	104,623.50	104,623.50	0.00	209,247.00
Total Reserve Funding	17,437.25	17,437.25	0.00	104,623.50	104,623.50	0.00	209,247.00
66900 · Reconciliation Discrepancies	250.00	0.00	250.00	73.17	0.00	73.17	0.00
Total Expense	60,728.23	49,030.46	11,697.77	328,372.92	296,785.69	31,587.23	556,112.00
Net Income	-15,650.65	-2,687.79	-12,962.86	-48,653.64	-18,729.71	-29,923.93	0.00