

Balance Sheet

As of January 31, 2017

Accrual Basis

	<u>Jan 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1107 · Old Second Checking 7123	118,674.13
1101 · Old Second MM 1014	3,171.13
1110 · Sigma Financial Corporation	214,836.28
Total Checking/Savings	336,681.54
Accounts Receivable	
1160 · Accounts Receivable	25,897.81
Total Accounts Receivable	25,897.81
Total Current Assets	362,579.35
Other Assets	
1162 · Prepaid Insurance	70,636.95
Total Other Assets	70,636.95
TOTAL ASSETS	<u>433,216.30</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	921.35
Total Accounts Payable	921.35
Other Current Liabilities	
1205 · Prepaid Assessments	23,844.56
1208 · Club Rental Security Deposit	-685.00
1209 · Rental Unit Security Deposits	-1,950.00
Total Other Current Liabilities	21,209.56
Total Current Liabilities	22,130.91
Total Liabilities	22,130.91

Balance Sheet

As of January 31, 2017

Accrual Basis

	<u>Jan 31, 17</u>
Equity	
3000 · Homeowners Equity	562,775.01
3001 · Reserve Fund	51,453.10
3002 · Reserve Additions	93,767.97
3003 · Reserve Expenditures	-374,793.20
3005 · Loan Equity	101,151.77
3006 · Change in Value	8,521.97
Net Income	-31,791.23
Total Equity	<u>411,085.39</u>
TOTAL LIABILITIES & EQUITY	<u>433,216.30</u>

AW
Profit & Loss Budget Performance

Accrual Basis

January 2017

	Jan 17	Budget	\$ Over Budget	Jan 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	33,166.63	32,835.58	331.05	33,166.63	32,835.58	331.05	394,027.00
4003 · Rental Income	650.00	650.00	0.00	650.00	650.00	0.00	7,800.00
4006 · Dividend Income	0.00	1,666.67	-1,666.67	0.00	1,666.67	-1,666.67	20,000.00
4010 · Late Fees	175.00	166.67	8.33	175.00	166.67	8.33	2,000.00
4015 · Laundry Income	1,566.61	1,350.00	216.61	1,566.61	1,350.00	216.61	16,200.00
4018 · Clubhouse Rental	0.00	50.00	-50.00	0.00	50.00	-50.00	600.00
4020 · Move-in/Move-out Fees	0.00	83.33	-83.33	0.00	83.33	-83.33	1,000.00
Total Income	35,558.24	36,802.25	-1,244.01	35,558.24	36,802.25	-1,244.01	441,627.00
Expense							
Administration							
5080 · Management Fees	1,506.92	1,507.00	-0.08	1,506.92	1,507.00	-0.08	18,084.00
5081 · Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	800.00
5082 · Postage	164.86	151.00	13.86	164.86	151.00	13.86	1,812.00
5085 · Legal Fees	0.00	166.67	-166.67	0.00	166.67	-166.67	2,000.00
5095 · Office Expense	0.00	50.00	-50.00	0.00	50.00	-50.00	600.00
5097 · Bad Debt Write Off	0.00	333.33	-333.33	0.00	333.33	-333.33	4,000.00
5099 · Miscellaneous Administration	444.22	416.67	27.55	444.22	416.67	27.55	5,000.00
Total Administration	2,116.00	2,624.67	-508.67	2,116.00	2,624.67	-508.67	32,296.00
Building Expenses							
5050 · Intercom	0.00	62.50	-62.50	0.00	62.50	-62.50	750.00
5051 · Telephone	298.80	550.00	-251.20	298.80	550.00	-251.20	6,600.00
5052 · Emergency Lights	0.00	33.33	-33.33	0.00	33.33	-33.33	400.00
5053 · Alarm Contract	826.53	466.67	359.86	826.53	466.67	359.86	5,600.00
5054 · Alarm Maintenance	0.00	137.50	-137.50	0.00	137.50	-137.50	1,650.00
5055 · Doors & Locks	0.00	83.33	-83.33	0.00	83.33	-83.33	1,000.00
5056 · Exterminating	0.00	250.00	-250.00	0.00	250.00	-250.00	3,000.00
5058 · A/C and Heating	0.00	41.67	-41.67	0.00	41.67	-41.67	500.00
5059 · Plumbing	0.00	291.67	-291.67	0.00	291.67	-291.67	3,500.00
5060 · Supplies & Light Bulbs	0.00	25.00	-25.00	0.00	25.00	-25.00	300.00
5061 · Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
5067 · General Maintenance	1,672.00	4,350.42	-2,678.42	1,672.00	4,350.42	-2,678.42	52,205.00
5068 · Roof Repair	0.00	750.00	-750.00	0.00	750.00	-750.00	9,000.00
5069 · Miscellaneous Repairs	500.00	25.00	475.00	500.00	25.00	475.00	300.00
Total Building Expenses	3,297.33	7,067.09	-3,769.76	3,297.33	7,067.09	-3,769.76	88,005.00
Common Area							
5000 · Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	12,700.00
5005 · Landscape Improvements	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
5010 · Snow Removal	100.00	2,250.00	-2,150.00	100.00	2,250.00	-2,150.00	9,000.00
5030 · Janitorial	1,626.70	1,512.17	114.53	1,626.70	1,512.17	114.53	18,146.00
5040 · Water	0.00	5,175.00	-5,175.00	0.00	5,175.00	-5,175.00	62,100.00
5041 · Sewer	0.00	2,798.75	-2,798.75	0.00	2,798.75	-2,798.75	33,585.00
5042 · Gas	8,421.56	2,833.33	5,588.23	8,421.56	2,833.33	5,588.23	34,000.00
5043 · Electricity	1,144.38	958.33	186.05	1,144.38	958.33	186.05	11,500.00
5045 · Scavenger	1,566.00	1,692.83	-126.83	1,566.00	1,692.83	-126.83	20,314.00
5057 · Pond	100.00	0.00	100.00	100.00	0.00	100.00	2,100.00
5070 · Clubhouse	0.00	83.33	-83.33	0.00	83.33	-83.33	1,000.00
5092 · Insurance	48,977.50	50,000.00	-1,022.50	48,977.50	50,000.00	-1,022.50	67,081.00
Total Common Area	61,936.14	67,303.74	-5,367.60	61,936.14	67,303.74	-5,367.60	276,526.00

AW
Profit & Loss Budget Performance

January 2017

Accrual Basis

	Jan 17	Budget	\$ Over Budget	Jan 17	YTD Budget	\$ Over Budget	Annual Budget
Operating Expenses							
7000 - Reserve Funding	0.00	3,733.33	-3,733.33	0.00	3,733.33	-3,733.33	44,800.00
Total Operating Expenses	0.00	3,733.33	-3,733.33	0.00	3,733.33	-3,733.33	44,800.00
Total Expense	67,349.47	80,728.83	-13,379.36	67,349.47	80,728.83	-13,379.36	441,627.00
Net Income	-31,791.23	-43,926.58	12,135.35	-31,791.23	-43,926.58	12,135.35	0.00