

Citadel on the Pond Townhome Owners Association
Balance Sheet
 As of October 31, 2020

Accrual Basis

	<u>Oct 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
1112 · West Suburban Checking #9506	386,602.41
1106 · First Midwest MM #726	261,901.08
1113 · West Suburban MM #6469	<u>130,095.24</u>
Total Checking/Savings	778,598.73
Accounts Receivable	
1160 · Accounts Receivable	<u>12,343.03</u>
Total Accounts Receivable	12,343.03
Other Current Assets	
1188 · MB Financial CD 11/10/20	<u>71,618.50</u>
Total Other Current Assets	<u>71,618.50</u>
Total Current Assets	<u>862,560.26</u>
TOTAL ASSETS	<u>862,560.26</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	<u>10,028.95</u>
Total Accounts Payable	10,028.95
Other Current Liabilities	
1205 · Prepaid Assessments	<u>19,314.41</u>
Total Other Current Liabilities	<u>19,314.41</u>
Total Current Liabilities	<u>29,343.36</u>
Total Liabilities	29,343.36

Citadel on the Pond Townhome Owners Association
Balance Sheet
As of October 31, 2020

Accrual Basis

	<u>Oct 31, 20</u>
Equity	
3020 · Siding Replacement	8,333.30
3018 · Road/Sewer Repair/Replacement	13,433.26
3019 · Wood Deck Replacement Reserves	39,729.93
3012 · Wood Deck Reserves	5,333.32
3011 · Sealcoating Reserve	20,708.51
3000 · Homeowners Equity	383,700.17
3001 · Contingency Reserve	5,223.81
3002 · Painting Reserve	60,472.76
3003 · Asphalt Reserve	-20,078.96
3004 · Roof Reserve	142,311.62
3005 · Exterior Reserve	-13,079.62
3006 · Fence/Retaining Wall Reserve	25,590.88
3007 · Deck Painting Reserve	56,388.24
3009 · Concrete Reserve	48,895.57
Net Income	56,254.11
Total Equity	833,216.90
TOTAL LIABILITIES & EQUITY	862,560.26

**Citadel on the Pond Townhome Owners Association
Profit & Loss Budget Performance**

Accrual Basis

October 2020

	Oct 20	Budget	\$ Over Budget	Jan - Oct 20	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	39,875.00	39,875.42	(0.42)	398,750.00	398,754.20	(4.20)	478,505.00
4008 · Interest Income	28.55	0.00	28.55	636.37	0.00	636.37	0.00
4010 · Late Fees	527.25	0.00	527.25	1,355.27	0.00	1,355.27	0.00
4025 · Miscellaneous Income	(405.00)	0.00	(405.00)	550.00	0.00	550.00	0.00
Total Income	40,025.80	39,875.42	150.38	401,291.64	398,754.20	2,537.44	478,505.00
Expense							
66900 · Reconciliation Discrepancies	(5,040.68)	0.00	(5,040.68)	(8,840.68)	0.00	(8,840.68)	0.00
ADMINISTRATIVE EXPENSES							
5080 · Management Fees	1,647.75	1,713.33	(65.58)	16,477.50	17,133.30	(655.80)	20,560.00
5082 · Insurance	0.00	335.25	(335.25)	2,538.55	3,352.50	(813.95)	4,023.00
5085 · Legal Fees	0.00	333.33	(333.33)	1,602.85	3,333.30	(1,730.45)	4,000.00
5096 · Office Expense	0.00	197.50	(197.50)	337.77	1,975.00	(1,637.23)	2,370.00
Total ADMINISTRATIVE EXPENSES	1,647.75	2,579.41	(931.66)	20,956.67	25,794.10	(4,837.43)	30,953.00
OPERATING EXPENSES							
5000 · Landscape Contract	4,399.00	4,479.00	(80.00)	30,793.00	31,353.00	(560.00)	35,832.00
5001 · Snow Removal	0.00	0.00	0.00	29,400.00	42,375.00	(12,975.00)	56,500.00
5003 · Additional Landscape Service	(3,772.50)	2,183.33	(5,955.83)	590.96	21,833.30	(21,242.34)	26,200.00
5004 · Tree Care	0.00	970.83	(970.83)	19,039.32	9,708.30	9,331.02	11,650.00
5005 · Wetland Restoration	678.40	1,187.50	(509.10)	5,848.00	11,875.00	(6,027.00)	14,250.00
5006 · Goose Control	500.00	375.00	125.00	3,000.00	3,750.00	(750.00)	4,500.00
5052 · Water Reimbursements	0.00	250.00	(250.00)	0.00	2,500.00	(2,500.00)	3,000.00
5053 · Water	0.00	258.33	(258.33)	910.63	2,583.30	(1,672.67)	3,100.00
5060 · Electricity	86.19	87.50	(1.31)	903.06	875.00	28.06	1,050.00
5068 · General Maintenance	13,415.00	2,740.00	10,675.00	27,816.31	27,400.00	416.31	32,880.00
5069 · Roof Repair & Maintenance	528.95	166.67	362.28	2,264.24	1,666.70	597.54	2,000.00
5075 · Pest Control	0.00	208.33	(208.33)	614.42	2,083.30	(1,468.88)	2,500.00
Total OPERATING EXPENSES	15,835.04	12,906.49	2,928.55	121,179.94	158,002.90	(36,822.96)	193,462.00
RESERVE FUNDING							
7000 · Reserve Funding	21,174.16	21,174.17	(0.01)	211,741.60	211,741.70	(0.10)	254,090.00
Total RESERVE FUNDING	21,174.16	21,174.17	(0.01)	211,741.60	211,741.70	(0.10)	254,090.00
Total Expense	33,616.27	36,660.07	(3,043.80)	345,037.53	395,538.70	(50,501.17)	478,505.00
Net Income	6,409.53	3,215.35	3,194.18	56,254.11	3,215.50	53,038.61	0.00