

AW
Balance Sheet
As of February 28, 2018

Accrual Basis

	<u>Feb 28, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1107 · Old Second Checking 7123	125,902.92
1101 · Old Second MM 1014	3,171.13
1110 · Sigma Financial Corporation	257,084.87
Total Checking/Savings	386,158.92
Accounts Receivable	
1160 · Accounts Receivable	17,378.76
Total Accounts Receivable	17,378.76
Total Current Assets	403,537.68
Other Assets	
1162 · Prepaid Insurance	70,636.95
Total Other Assets	70,636.95
TOTAL ASSETS	<u>474,174.63</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	1,533.96
Total Accounts Payable	1,533.96
Other Current Liabilities	
1205 · Prepaid Assessments	31,756.83
1208 · Club Rental Security Deposit	-860.00
1209 · Rental Unit Security Deposits	-1,950.00
Total Other Current Liabilities	28,946.83
Total Current Liabilities	30,480.79
Total Liabilities	30,480.79

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Equity	
3000 · Homeowners Equity	616,936.71
3001 · Reserve Fund	51,453.10
3002 · Reserve Additions	93,767.97
3003 · Reserve Expenditures	-395,793.20
3005 · Loan Equity	101,151.77
3006 · Change in Value	7,389.59
Net Income	-31,212.10
Total Equity	<u>443,693.84</u>
TOTAL LIABILITIES & EQUITY	<u>474,174.63</u>

AW
Profit & Loss Budget Performance

Accrual Basis

February 2018

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	32,776.43	32,776.33	0.10	65,552.86	65,552.66	0.20	393,316.00
4003 · Rental Income	0.00	650.00	-650.00	0.00	1,300.00	-1,300.00	7,800.00
4006 · Dividend Income	0.00	0.00	0.00	141.17	0.00	141.17	0.00
4008 · Interest Income	0.00	1,083.33	-1,083.33	0.00	2,166.66	-2,166.66	13,000.00
4010 · Late Fees	-100.00	125.00	-225.00	400.00	250.00	150.00	1,500.00
4015 · Laundry Income	0.00	1,141.66	-1,141.66	1,280.77	2,283.32	-1,002.55	13,700.00
4018 · Clubhouse Rental	0.00	50.00	-50.00	100.00	100.00	0.00	600.00
4020 · Move-in/Move-out Fees	0.00	83.33	-83.33	0.00	166.66	-166.66	1,000.00
4025 · Miscellaneous Income	3,120.00	0.00	3,120.00	3,990.00	0.00	3,990.00	0.00
Total Income	35,796.43	35,909.65	-113.22	71,464.80	71,819.30	-354.50	430,916.00
Expense							
Administration							
5080 · Management Fees	1,506.92	1,507.00	-0.08	3,013.84	3,014.00	-0.16	18,084.00
5081 · Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	900.00
5082 · Postage	92.25	137.50	-45.25	341.65	275.00	66.65	1,650.00
5085 · Legal Fees	190.03	125.00	65.03	397.31	250.00	147.31	1,500.00
5095 · Office Expense	0.00	50.00	-50.00	0.00	100.00	-100.00	600.00
5097 · Bad Debt Write Off	2,251.86	166.66	2,085.20	2,251.86	333.32	1,918.54	2,000.00
5099 · Miscellaneous Administration	82.04	441.66	-359.62	540.70	883.32	-342.62	5,300.00
Total Administration	4,123.10	2,427.82	1,695.28	6,545.36	4,855.64	1,689.72	30,034.00
Building Expenses							
5050 · Intercom	0.00	83.33	-83.33	2,948.00	166.66	2,781.34	1,000.00
5051 · Telephone	452.92	491.66	-38.74	891.51	983.32	-91.81	5,900.00
5053 · Alarm Contract	1,380.00	475.00	905.00	2,205.00	950.00	1,255.00	5,700.00
5054 · Alarm Maintenance	0.00	137.50	-137.50	218.93	275.00	-56.07	1,650.00
5055 · Doors & Locks	0.00	62.50	-62.50	361.54	125.00	236.54	750.00
5056 · Exterminating	0.00	250.00	-250.00	249.00	500.00	-251.00	3,000.00
5058 · A/C and Heating	0.00	41.66	-41.66	0.00	83.32	-83.32	500.00
5059 · Plumbing	195.00	250.00	-55.00	1,658.02	500.00	1,158.02	3,000.00
5060 · Supplies & Light Bulbs	0.00	250.00	-250.00	341.31	500.00	-158.69	3,000.00
5061 · Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5067 · General Maintenance	1,600.00	4,166.66	-2,566.66	4,664.20	8,333.32	-3,669.12	50,000.00
5068 · Roof Repair	0.00	750.00	-750.00	0.00	1,500.00	-1,500.00	9,000.00
5069 · Miscellaneous Repairs	0.00	83.33	-83.33	0.00	166.66	-166.66	1,000.00
Total Building Expenses	3,627.92	7,041.64	-3,413.72	13,537.51	14,083.28	-545.77	85,500.00
Common Area							
5000 · Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	13,300.00
5005 · Landscape Improvements	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
5010 · Snow Removal	0.00	2,250.00	-2,250.00	2,980.00	4,500.00	-1,520.00	9,000.00
5030 · Janitorial	1,526.70	1,527.00	-0.30	1,526.70	3,054.00	-1,527.30	18,324.00
5040 · Water	10,946.70	5,175.00	5,771.70	10,946.70	10,350.00	596.70	62,100.00
5041 · Sewer	5,787.32	2,656.08	3,131.24	5,787.32	5,312.16	475.16	31,873.00
5042 · Gas	0.00	2,916.66	-2,916.66	5,189.13	5,833.32	-644.19	35,000.00
5043 · Electricity	1,201.77	916.66	285.11	1,765.13	1,833.32	-68.19	11,000.00
5045 · Scavenger	1,665.07	1,625.00	40.07	3,278.05	3,250.00	28.05	19,500.00
5057 · Pond	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00
5070 · Clubhouse	0.00	83.33	-83.33	0.00	166.66	-166.66	1,000.00
5092 · Insurance	0.00	1,692.36	-1,692.36	51,121.00	56,692.36	-5,571.36	73,616.00
Total Common Area	21,127.56	18,842.09	2,285.47	82,594.03	90,991.82	-8,397.79	281,813.00

AW
Profit & Loss Budget Performance
February 2018

Accrual Basis

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
Operating Expenses							
7000 - Reserve Funding	0.00	2,797.41	-2,797.41	0.00	5,594.82	-5,594.82	33,569.00
Total Operating Expenses	0.00	2,797.41	-2,797.41	0.00	5,594.82	-5,594.82	33,569.00
Total Expense	28,878.58	31,108.96	-2,230.38	102,676.90	115,525.56	-12,848.66	430,916.00
Net Income	6,917.85	4,800.69	2,117.16	-31,212.10	-43,706.26	12,494.16	0.00