

Kingspointe of Naperville
Balance Sheet
As of March 31, 2023

Accrual Basis

	<u>Mar 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Flfth Third Bank Checking	283,833.16
1101 · Chase Checking	1,500.00
1104 · Fifth Third Bank MM	<u>18,230.69</u>
Total Checking/Savings	303,563.85
Accounts Receivable	
1190 · Interfund Receivable	27,304.00
1160 · Accounts Receivable	
1161 · Allowance for Doubtful Accounts	-3,000.00
1160 · Accounts Receivable - Other	<u>42,798.85</u>
Total 1160 · Accounts Receivable	<u>39,798.85</u>
Total Accounts Receivable	<u>67,102.85</u>
Total Current Assets	<u>370,666.70</u>
TOTAL ASSETS	<u>370,666.70</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1300 · Interfund Payable	27,304.00
1200 · Accounts Payable	<u>113,356.77</u>
Total Accounts Payable	140,660.77
Other Current Liabilities	
1201 · Accounts Payable - Reserve	35,000.00

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Accrual Basis

	Mar 31, 23
1205 · Prepaid Assessments	40,026.01
1270 · Satellite Dish Deposits	400.00
Total Other Current Liabilities	75,426.01
Total Current Liabilities	216,086.78
Total Liabilities	216,086.78
Equity	
3001 · Contingency Reserve	205,048.08
3002 · Roof Reserve	-129,352.83
3003 · Asphalt Replacement	-56,469.04
3004 · Sealcoating	20,916.91
3005 · Exterior Staining/Painting	-165,753.91
3006 · Siding Reserve	-17,268.22
3007 · Mulch Reserve	3,711.21
3008 · IDOT	-0.12
3010 · Roof Replacement Project	-40,000.36
3011 · Trim Reserve	63,631.04
3012 · Lake Shore Stabilization	5,934.00
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	324,889.89
Net Income	-60,707.06
Total Equity	154,579.92
TOTAL LIABILITIES & EQUITY	370,666.70

Kingspointe of Naperville Profit & Loss Budget Performance

Accrual Basis

March 2023

	Mar 23	Budget	\$ Over Budget	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 - Assessment Income	50,728.50	50,728.58	-0.08	152,185.50	152,185.74	-0.24	608,743.00
Total Income	50,728.50	50,728.58	-0.08	152,185.50	152,185.74	-0.24	608,743.00
Other Income							
4010 - Late Fees	425.00	216.00	209.00	1,025.00	648.00	377.00	2,592.00
4008 - Interest Income	0.00	250.00	-250.00	0.00	750.00	-750.00	3,000.00
4040 - Miscellaneous Income	4,700.00	416.67	4,283.33	4,650.00	1,250.01	3,399.99	5,000.00
Total Other Income	5,125.00	882.67	4,242.33	5,675.00	2,648.01	3,026.99	10,592.00
Total Income	55,853.50	51,611.25	4,242.25	157,860.50	154,833.75	3,026.75	619,335.00
Gross Profit	55,853.50	51,611.25	4,242.25	157,860.50	154,833.75	3,026.75	619,335.00
Expense							
Professional Services							
5080 - Management Fee	2,344.00	2,344.00	0.00	7,032.00	7,032.00	0.00	28,128.00
5085 - Legal	0.00	291.67	-291.67	1,968.75	875.01	1,093.74	3,500.00
5084 - Audit	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total Professional Services	2,344.00	2,635.67	-291.67	9,000.75	7,907.01	1,093.74	32,128.00
Outside Services							
5070 - Site Signage	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5000 - Gardening and Lawn Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	65,289.00
5002 - Landscape Improvements	64,277.00	64,356.00	-79.00	68,028.00	64,356.00	3,672.00	64,356.00
5008 - Additional Landscape Projects	0.00	0.00	0.00	0.00	0.00	0.00	42,420.00
5005 - Snow Removal	8,700.00	8,900.00	-200.00	26,100.00	26,700.00	-600.00	44,500.00
5067 - Fire Alarm Monitoring	0.00	1,565.00	-1,565.00	3,343.26	4,695.00	-1,351.74	18,780.00
5066 - Fire Alarm Repair & Maintenance	0.00	1,301.33	-1,301.33	949.76	3,903.99	-2,954.23	15,616.00
Total Outside Services	72,977.00	76,122.33	-3,145.33	98,421.02	99,654.99	-1,233.97	251,961.00
Office Expense							
5091 - Postage	0.00	83.33	-83.33	241.48	249.99	-8.51	1,000.00
5090 - Duplicating	0.00	14.58	-14.58	0.00	43.74	-43.74	175.00
5096 - Miscellaneous Administrative	0.00	616.67	-616.67	399.00	1,850.01	-1,451.01	7,400.00
5094 - Balance Write Off/ Bad Debt	0.00	83.33	-83.33	0.00	249.99	-249.99	1,000.00
Total Office Expense	0.00	797.91	-797.91	640.48	2,393.73	-1,753.25	9,575.00
Insurance							
5082 - Insurance	5,678.00	5,596.25	81.75	41,662.00	16,788.75	24,873.25	67,155.00
Total Insurance	5,678.00	5,596.25	81.75	41,662.00	16,788.75	24,873.25	67,155.00
Miscellaneous Repairs							
5068 - Building Maintenance & Repair	6,950.50	3,583.33	3,367.17	15,941.75	10,749.99	5,191.76	43,000.00
5069 - Roof Repair & Maintenance	3,803.75	183.33	3,620.42	3,803.75	549.99	3,253.76	2,200.00
5065 - Exterior Light Repair & Mainten	824.25	83.33	740.92	1,433.00	249.99	1,183.01	1,000.00
5010 - Asphalt Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5011 - Concrete Repair & Maintenance	506.75	0.00	506.75	506.75	0.00	506.75	3,000.00
5012 - Building Power Washing	0.00	0.00	0.00	0.00	0.00	0.00	6,600.00
Total Miscellaneous Repairs	12,085.25	3,849.99	8,235.26	21,685.25	11,549.97	10,135.28	56,800.00

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

Accrual Basis

March 2023

	Mar 23	Budget	\$ Over Budget	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
Utilities							
5060 · Electricity	0.00	14,536.00	-14,536.00	0.00	14,536.00	-14,536.00	14,536.00
5061 · Water & Sewer	1,068.57	308.08	760.49	1,287.31	924.24	363.07	3,697.00
Total Utilities	1,068.57	14,844.08	-13,775.51	1,287.31	15,460.24	-14,172.93	18,233.00
Reserve Funding							
7000 · Reserve Funding	15,290.25	15,290.25	0.00	45,870.75	45,870.75	0.00	183,483.00
Total Reserve Funding	15,290.25	15,290.25	0.00	45,870.75	45,870.75	0.00	183,483.00
Total Expense	109,443.07	119,136.48	-9,693.41	218,567.56	199,625.44	18,942.12	619,335.00
Net Income	-53,589.57	-67,525.23	13,935.66	-60,707.06	-44,791.69	-15,915.37	0.00