

Kingspointe of Naperville
Balance Sheet
As of March 31, 2019

Accrual Basis

	<u>Mar 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Bank Checking	17,036.83
1104 · MB Bank MM	43,101.19
1106 · FMW CD 9192	100,000.00
1107 · FMW CD 9228	150,030.09
Total Checking/Savings	310,168.11
Accounts Receivable	
1190 · Interfund Receivable	27,060.00
1160 · Accounts Receivable	
1161 · Allowance for Doubtful Accounts	-3,000.00
1160 · Accounts Receivable - Other	16,678.69
Total 1160 · Accounts Receivable	13,678.69
Total Accounts Receivable	40,738.69
Other Current Assets	
1180 · Prepaid Insurance	9,997.00
Total Other Current Assets	9,997.00
Total Current Assets	360,903.80
TOTAL ASSETS	360,903.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1300 · Interfund Payable	27,060.00
1200 · Accounts Payable	130,569.63
Total Accounts Payable	157,629.63

Kingspointe of Naperville
Balance Sheet
As of March 31, 2019

Accrual Basis

	<u>Mar 31, 19</u>
Other Current Liabilities	
1210 · Due to Management Company	50,000.00
1205 · Prepaid Assessments	32,212.26
1270 · Satellite Dish Deposits	400.00
Total Other Current Liabilities	82,612.26
Total Current Liabilities	240,241.89
Total Liabilities	240,241.89
Equity	
3001 · Contingency Reserve	242,772.67
3002 · Roof Reserve	15,523.95
3003 · Asphalt Replacement	-60,050.00
3004 · Sealcoating	666.99
3005 · Exterior Staining/Painting	-103,994.53
3007 · Mulch Reserve	-209.58
3008 · IDOT	-0.12
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	-25,207.05
Net Income	51,159.25
Total Equity	120,661.91
TOTAL LIABILITIES & EQUITY	360,903.80

Kingspointe of Naperville Profit & Loss Budget Performance

Accrual Basis

March 2019

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	44,516.64	44,539.50	-22.86	133,549.92	133,618.50	-68.58	534,474.00
Total Income	44,516.64	44,539.50	-22.86	133,549.92	133,618.50	-68.58	534,474.00
Other Income							
4010 · Late Fees	250.00	214.67	35.33	675.00	644.01	30.99	2,576.00
4008 · Interest Income	7.32	485.17	-477.85	21.40	1,455.51	-1,434.11	5,822.00
4025 · Water Income	10,440.17	0.00	10,440.17	33,413.35	0.00	33,413.35	0.00
4040 · Miscellaneous Income	2,300.00	916.67	1,383.33	3,050.00	2,750.01	299.99	11,000.00
Total Other Income	12,997.49	1,616.51	11,380.98	37,159.75	4,849.53	32,310.22	19,398.00
Total Income	57,514.13	46,156.01	11,358.12	170,709.67	138,468.03	32,241.64	553,872.00
Gross Profit	57,514.13	46,156.01	11,358.12	170,709.67	138,468.03	32,241.64	553,872.00
Expense							
Professional Services							
5080 · Management Fee	2,276.00	2,276.33	-0.33	6,828.00	6,828.99	-0.99	27,316.00
5085 · Legal	-477.56	208.33	-685.89	1,693.03	624.99	1,068.04	2,500.00
5084 · Audit	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Total Professional Services	1,798.44	2,484.66	-686.22	8,521.03	7,453.98	1,067.05	33,816.00
Outside Services							
5070 · Site Signage	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5000 · Gardening and Lawn Maintena...	0.00	0.00	0.00	0.00	0.00	0.00	52,000.00
5002 · Landscape Improvements	0.00	0.00	0.00	0.00	0.00	0.00	60,833.00
5005 · Snow Removal	8,700.00	8,700.00	0.00	26,100.00	26,100.00	0.00	43,500.00
5067 · Fire Alarm Monitoring	0.00	1,564.67	-1,564.67	0.00	4,694.01	-4,694.01	18,776.00
5066 · Fire Alarm Repair & Maintenance	1,614.86	1,416.67	198.19	7,338.34	4,250.01	3,088.33	17,000.00
Total Outside Services	10,314.86	11,681.34	-1,366.48	33,438.34	35,044.02	-1,605.68	193,109.00
Office Expense							
5091 · Postage	156.84	156.42	0.42	422.33	469.26	-46.93	1,877.00
5090 · Duplicating	0.00	62.50	-62.50	53.54	187.50	-133.96	750.00
5096 · Miscellaneous Administrative	444.86	420.83	24.03	1,175.56	1,262.49	-86.93	5,050.00
Total Office Expense	601.70	639.75	-38.05	1,651.43	1,919.25	-267.82	7,677.00
Insurance							
5082 · Insurance	3,406.40	4,416.67	-1,010.27	14,768.60	13,250.01	1,518.59	53,000.00
Total Insurance	3,406.40	4,416.67	-1,010.27	14,768.60	13,250.01	1,518.59	53,000.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	4,207.91	3,950.00	257.91	13,244.28	11,850.00	1,394.28	47,400.00
5069 · Roof Repair & Maintenance	128.43	83.33	45.10	542.29	249.99	292.30	1,000.00
5065 · Exterior Light Repair & Mainten	0.00	83.33	-83.33	292.37	249.99	42.38	1,000.00
5010 · Asphalt Repair & Maintenance	0.00	0.00	0.00	175.08	0.00	175.08	1,000.00
5011 · Concrete Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Total Miscellaneous Repairs	4,336.34	4,116.66	219.68	14,254.02	12,349.98	1,904.04	51,400.00

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

Accrual Basis

March 2019

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
Utilities							
5060 · Electricity	1,815.75	910.83	904.92	12,493.90	2,732.49	9,761.41	10,930.00
5061 · Water & Sewer	10,933.53	575.00	10,358.53	34,423.10	1,725.00	32,698.10	6,900.00
Total Utilities	12,749.28	1,485.83	11,263.45	46,917.00	4,457.49	42,459.51	17,830.00
Reserve Funding							
7000 · Reserve Funding	0.00	16,420.00	-16,420.00	0.00	49,260.00	-49,260.00	197,040.00
Total Reserve Funding	0.00	16,420.00	-16,420.00	0.00	49,260.00	-49,260.00	197,040.00
Total Expense	33,207.02	41,244.91	-8,037.89	119,550.42	123,734.73	-4,184.31	553,872.00
Net Income	<u>24,307.11</u>	<u>4,911.10</u>	<u>19,396.01</u>	<u>51,159.25</u>	<u>14,733.30</u>	<u>36,425.95</u>	<u>0.00</u>