

AW
Balance Sheet
As of January 31, 2018

Accrual Basis

	<u>Jan 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1107 · Old Second Checking 7123	119,770.25
1101 · Old Second MM 1014	3,171.13
1110 · Sigma Financial Corporation	246,865.28
Total Checking/Savings	369,806.66
Accounts Receivable	
1160 · Accounts Receivable	18,866.08
Total Accounts Receivable	18,866.08
Total Current Assets	388,672.74
Other Assets	
1162 · Prepaid Insurance	70,636.95
Total Other Assets	70,636.95
TOTAL ASSETS	<u>459,309.69</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	1,306.65
Total Accounts Payable	1,306.65
Other Current Liabilities	
1205 · Prepaid Assessments	29,590.78
1208 · Club Rental Security Deposit	-760.00
1209 · Rental Unit Security Deposits	-1,950.00
Total Other Current Liabilities	26,880.78
Total Current Liabilities	28,187.43
Total Liabilities	28,187.43

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	<u>Jan 31, 18</u>
Equity	
3000 · Homeowners Equity	606,920.79
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	-33,767.76
Total Equity	<u>431,122.26</u>
TOTAL LIABILITIES & EQUITY	<u>459,309.69</u>

AW
Profit & Loss Budget Performance

January 2018

Accrual Basis

	Jan 18	Budget	\$ Over Budget	Jan 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	32,776.43	32,776.33	0.10	32,776.43	32,776.33	0.10	393,316.00
4003 · Rental Income	0.00	650.00	-650.00	0.00	650.00	-650.00	7,800.00
4008 · Interest Income	0.00	1,083.33	-1,083.33	0.00	1,083.33	-1,083.33	13,000.00
4010 · Late Fees	500.00	125.00	375.00	500.00	125.00	375.00	1,500.00
4015 · Laundry Income	0.00	1,141.66	-1,141.66	0.00	1,141.66	-1,141.66	13,700.00
4018 · Clubhouse Rental	100.00	50.00	50.00	100.00	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
4025 · Miscellaneous Income	870.00	0.00	870.00	870.00	0.00	870.00	0.00
Total Income	34,246.43	35,909.65	-1,663.22	34,246.43	35,909.65	-1,663.22	430,916.00
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	900.00
5082 · Postage	121.90	137.50	-15.60	121.90	137.50	-15.60	1,650.00
5085 · Legal Fees	197.28	125.00	72.28	197.28	125.00	72.28	1,500.00
5095 · Office Expense	0.00	50.00	-50.00	0.00	50.00	-50.00	600.00
5097 · Bad Debt Write Off	0.00	166.66	-166.66	0.00	166.66	-166.66	2,000.00
5099 · Miscellaneous Administration	268.66	441.66	-173.00	268.66	441.66	-173.00	5,300.00
Total Administration	2,094.76	2,427.82	-333.06	2,094.76	2,427.82	-333.06	30,034.00
Building Expenses							
5050 · Intercom	2,948.00	83.33	2,864.67	2,948.00	83.33	2,864.67	1,000.00
5051 · Telephone	438.59	491.66	-53.07	438.59	491.66	-53.07	5,900.00
5053 · Alarm Contract	825.00	475.00	350.00	825.00	475.00	350.00	5,700.00
5054 · Alarm Maintenance	0.00	137.50	-137.50	0.00	137.50	-137.50	1,650.00
5055 · Doors & Locks	119.17	62.50	56.67	119.17	62.50	56.67	750.00
5056 · Exterminating	249.00	250.00	-1.00	249.00	250.00	-1.00	3,000.00
5058 · A/C and Heating	0.00	41.66	-41.66	0.00	41.66	-41.66	500.00
5059 · Plumbing	390.00	250.00	140.00	390.00	250.00	140.00	3,000.00
5060 · Supplies & Light Bulbs	0.00	250.00	-250.00	0.00	250.00	-250.00	3,000.00
5061 · Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5067 · General Maintenance	793.20	4,166.66	-3,373.46	793.20	4,166.66	-3,373.46	50,000.00
5068 · Roof Repair	0.00	750.00	-750.00	0.00	750.00	-750.00	9,000.00
5069 · Miscellaneous Repairs	0.00	83.33	-83.33	0.00	83.33	-83.33	1,000.00
Total Building Expenses	5,762.96	7,041.64	-1,278.68	5,762.96	7,041.64	-1,278.68	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	1,670.00	2,250.00	-580.00	1,670.00	2,250.00	-580.00	9,000.00
5030 · Janitorial	0.00	1,527.00	-1,527.00	0.00	1,527.00	-1,527.00	18,324.00
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	2,656.08	-2,656.08	0.00	2,656.08	-2,656.08	31,873.00
5042 · Gas	5,189.13	2,916.66	2,272.47	5,189.13	2,916.66	2,272.47	35,000.00
5043 · Electricity	563.36	916.66	-353.30	563.36	916.66	-353.30	11,000.00
5045 · Scavenger	1,612.98	1,625.00	-12.02	1,612.98	1,625.00	-12.02	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	83.33	-83.33	1,000.00
5092 · Insurance	51,121.00	55,000.00	-3,879.00	51,121.00	55,000.00	-3,879.00	73,616.00
Total Common Area	60,156.47	72,149.73	-11,993.26	60,156.47	72,149.73	-11,993.26	281,813.00

AW
Profit & Loss Budget Performance

January 2018

Accrual Basis

	Jan 18	Budget	\$ Over Budget	Jan 18	YTD Budget	\$ Over Budget	Annual Budget
Operating Expenses							
7000 - Reserve Funding	0.00	2,797.41	-2,797.41	0.00	2,797.41	-2,797.41	33,569.00
Total Operating Expenses	0.00	2,797.41	-2,797.41	0.00	2,797.41	-2,797.41	33,569.00
Total Expense	68,014.19	84,416.60	-16,402.41	68,014.19	84,416.60	-16,402.41	430,916.00
Net Income	-33,767.76	-48,506.95	14,739.19	-33,767.76	-48,506.95	14,739.19	0.00