

AW
Balance Sheet

As of September 30, 2017

Accrual Basis

	<u>Sep 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
1107 · Old Second Checking 7123	140,709.66
1101 · Old Second MM 1014	3,171.13
1110 · Sigma Financial Corporation	235,406.74
Total Checking/Savings	379,287.53
Accounts Receivable	
1160 · Accounts Receivable	19,345.99
Total Accounts Receivable	19,345.99
Total Current Assets	398,633.52
Other Assets	
1162 · Prepaid Insurance	70,636.95
Total Other Assets	70,636.95
TOTAL ASSETS	<u>469,270.47</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	2,503.53
Total Accounts Payable	2,503.53
Other Current Liabilities	
1205 · Prepaid Assessments	33,091.12
1208 · Club Rental Security Deposit	-860.00
1209 · Rental Unit Security Deposits	-1,950.00
Total Other Current Liabilities	30,281.12
Total Current Liabilities	32,784.65
Total Liabilities	32,784.65

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Accrual Basis

	<u>Sep 30, 17</u>
Equity	
3000 · Homeowners Equity	544,800.08
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	33,716.51
Total Equity	<u>436,485.82</u>
TOTAL LIABILITIES & EQUITY	<u><u>469,270.47</u></u>

AW
Profit & Loss Budget Performance

Accrual Basis

September 2017

	Sep 17	Budget	\$ Over Budget	Jan - Sep 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	32,451.85	32,835.58	-383.73	291,916.65	295,520.22	-3,603.57	394,027.00
4003 · Rental Income	0.00	650.00	-650.00	0.00	5,850.00	-5,850.00	7,800.00
4006 · Dividend Income	0.00	1,666.67	-1,666.67	8,113.56	15,000.03	-6,886.47	20,000.00
4010 · Late Fees	200.00	166.67	33.33	675.00	1,500.03	-825.03	2,000.00
4015 · Laundry Income	2,435.71	1,350.00	1,085.71	11,855.42	12,150.00	-294.58	16,200.00
4018 · Clubhouse Rental	0.00	50.00	-50.00	200.00	450.00	-250.00	600.00
4020 · Move-in/Move-out Fees	0.00	83.33	-83.33	0.00	749.97	-749.97	1,000.00
4025 · Miscellaneous Income	-30.00	0.00	-30.00	4,230.00	0.00	4,230.00	0.00
Total Income	35,057.56	36,802.25	-1,744.69	316,990.63	331,220.25	-14,229.62	441,627.00
Expense							
Administration							
5080 · Management Fees	1,506.92	1,507.00	-0.08	13,562.28	13,563.00	-0.72	18,084.00
5081 · Accounting Fees	0.00	800.00	-800.00	0.00	800.00	-800.00	800.00
5082 · Postage	96.71	151.00	-54.29	1,287.20	1,359.00	-71.80	1,812.00
5085 · Legal Fees	101.00	166.67	-65.67	893.69	1,500.03	-606.34	2,000.00
5095 · Office Expense	0.00	50.00	-50.00	0.00	450.00	-450.00	600.00
5097 · Bad Debt Write Off	-48.40	333.33	-381.73	74.52	2,999.97	-2,925.45	4,000.00
5099 · Miscellaneous Administration	190.09	416.67	-226.58	4,114.58	3,750.03	364.55	5,000.00
Total Administration	1,846.32	3,424.67	-1,578.35	19,932.27	24,422.03	-4,489.76	32,296.00
Building Expenses							
5050 · Intercom	0.00	62.50	-62.50	0.00	562.50	-562.50	750.00
5051 · Telephone	794.70	550.00	244.70	3,874.01	4,950.00	-1,075.99	6,600.00
5052 · Emergency Lights	0.00	33.33	-33.33	0.00	299.97	-299.97	400.00
5053 · Alarm Contract	0.00	466.67	-466.67	4,104.39	4,200.03	-95.64	5,600.00
5054 · Alarm Maintenance	0.00	137.50	-137.50	240.49	1,237.50	-997.01	1,650.00
5055 · Doors & Locks	0.00	83.33	-83.33	115.00	749.97	-634.97	1,000.00
5056 · Exterminating	437.00	250.00	187.00	437.00	2,250.00	-1,813.00	3,000.00
5058 · A/C and Heating	0.00	41.67	-41.67	0.00	375.03	-375.03	500.00
5059 · Plumbing	0.00	291.67	-291.67	6,039.08	2,625.03	3,414.05	3,500.00
5060 · Supplies & Light Bulbs	919.35	25.00	894.35	4,653.37	225.00	4,428.37	300.00
5061 · Carpet Cleaning	0.00	0.00	0.00	220.00	1,600.00	-1,380.00	3,200.00
5067 · General Maintenance	678.50	4,350.42	-3,671.92	36,326.35	39,153.78	-2,827.43	52,205.00
5068 · Roof Repair	0.00	750.00	-750.00	3,460.00	6,750.00	-3,290.00	9,000.00
5069 · Miscellaneous Repairs	0.00	25.00	-25.00	2,729.60	225.00	2,504.60	300.00
Total Building Expenses	2,829.55	7,067.09	-4,237.54	62,199.29	65,203.81	-3,004.52	88,005.00
Common Area							
5000 · Landscape Contract	1,380.00	1,587.50	-207.50	8,280.00	11,112.50	-2,832.50	12,700.00
5005 · Landscape Improvements	1,445.69	0.00	1,445.69	6,645.69	5,000.00	1,645.69	5,000.00
5010 · Snow Removal	0.00	0.00	0.00	1,360.00	4,500.00	-3,140.00	9,000.00
5030 · Janitorial	1,526.70	1,512.17	14.53	13,840.30	13,609.53	230.77	18,146.00
5040 · Water	0.00	5,175.00	-5,175.00	39,662.70	46,575.00	-6,912.30	62,100.00
5041 · Sewer	0.00	2,798.75	-2,798.75	20,432.43	25,188.75	-4,756.32	33,585.00
5042 · Gas	1,281.48	2,833.33	-1,551.85	26,952.68	25,499.97	1,452.71	34,000.00
5043 · Electricity	968.62	958.33	10.29	7,684.30	8,624.97	-940.67	11,500.00
5045 · Scavenger	1,566.00	1,692.83	-126.83	14,187.96	15,235.47	-1,047.51	20,314.00
5057 · Pond	0.00	0.00	0.00	1,550.00	2,100.00	-550.00	2,100.00
5070 · Clubhouse	0.00	83.33	-83.33	480.00	749.97	-269.97	1,000.00
5092 · Insurance	0.00	1,552.82	-1,552.82	60,066.50	62,422.56	-2,356.06	67,081.00
Total Common Area	8,168.49	18,194.06	-10,025.57	201,142.56	220,618.72	-19,476.16	276,526.00

AW
Profit & Loss Budget Performance

September 2017

Accrual Basis

	Sep 17	Budget	\$ Over Budget	Jan - Sep 17	YTD Budget	\$ Over Budget	Annual Budget
Operating Expenses							
7000 - Reserve Funding	0.00	3,733.33	-3,733.33	0.00	33,599.97	-33,599.97	44,800.00
Total Operating Expenses	0.00	3,733.33	-3,733.33	0.00	33,599.97	-33,599.97	44,800.00
Total Expense	12,844.36	32,419.15	-19,574.79	283,274.12	343,844.53	-60,570.41	441,627.00
Net Income	22,213.20	4,383.10	17,830.10	33,716.51	-12,624.28	46,340.79	0.00