

Kingspointe of Naperville Balance Sheet

Accrual Basis

As of September 30, 2019

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Bank Checking	155,928.18
1101 · Chase Checking	1,500.00
1104 · Fifth Third Bank MM	38,141.11
1106 · FMW CD 9192	100,000.00
1107 · FMW CD 9228	150,030.09
1108 · Chase CD	198,500.00
Total Checking/Savings	644,099.38
Accounts Receivable	
1190 · Interfund Receivable	27,060.00
1160 · Accounts Receivable	
1161 · Allowance for Doubtful Accounts	-3,000.00
1160 · Accounts Receivable - Other	16,477.80
Total 1160 · Accounts Receivable	13,477.80
Total Accounts Receivable	40,537.80
Other Current Assets	
1180 · Prepaid Insurance	9,997.00
Total Other Current Assets	9,997.00
Total Current Assets	694,634.18
TOTAL ASSETS	694,634.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1300 · Interfund Payable	27,060.00
1200 · Accounts Payable	46,798.74
Total Accounts Payable	73,858.74
Other Current Liabilities	
1210 · Due to Management Company	50,000.00
1205 · Prepaid Assessments	30,727.73
1270 · Satellite Dish Deposits	400.00
Total Other Current Liabilities	81,127.73
Total Current Liabilities	154,986.47
Total Liabilities	154,986.47

**Kingspointe of Naperville
Balance Sheet**

Accrual Basis

As of September 30, 2019

	<u>Sep 30, 19</u>
Equity	
3001 · Contingency Reserve	242,322.67
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	470,595.05
Total Equity	539,647.71
TOTAL LIABILITIES & EQUITY	694,634.18

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

Accrual Basis

September 2019

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 - Assessment Income	44,516.64	44,539.50	-22.86	400,649.76	400,855.50	-205.74	534,474.00
Total Income	44,516.64	44,539.50	-22.86	400,649.76	400,855.50	-205.74	534,474.00
Other Income							
4010 - Late Fees	400.00	214.67	185.33	2,175.00	1,932.03	242.97	2,576.00
4008 - Interest Income	6.26	485.17	-478.91	61.32	4,366.53	-4,305.21	5,822.00
4025 - Water Income	12,062.45	0.00	12,062.45	105,577.05	0.00	105,577.05	0.00
4040 - Miscellaneous Income	575.00	916.67	-341.67	330,939.02	8,250.03	322,688.99	11,000.00
Total Other Income	13,043.71	1,616.51	11,427.20	438,752.39	14,548.59	424,203.80	19,398.00
Total Income	57,560.35	46,156.01	11,404.34	839,402.15	415,404.09	423,998.06	553,872.00
Gross Profit	57,560.35	46,156.01	11,404.34	839,402.15	415,404.09	423,998.06	553,872.00
Expense							
Professional Services							
5080 - Management Fee	2,276.00	2,276.33	-0.33	20,484.00	20,486.97	-2.97	27,316.00
5085 - Legal	75.00	208.33	-133.33	2,143.03	1,874.97	268.06	2,500.00
5084 - Audit	0.00	0.00	0.00	4,000.00	0.00	4,000.00	4,000.00
Total Professional Services	2,351.00	2,484.66	-133.66	26,627.03	22,361.94	4,265.09	33,816.00
Outside Services							
5070 - Site Signage	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
5000 - Gardening and Lawn Maintena...	16,692.86	10,400.00	6,292.86	58,425.00	52,000.00	6,425.00	52,000.00
5002 - Landscape Improvements	0.00	7,604.13	-7,604.13	28,849.56	45,624.78	-16,775.22	60,833.00
5005 - Snow Removal	0.00	0.00	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	14,082.03	-14,082.03	18,776.00
5066 - Fire Alarm Repair & Maintenan...	1,533.63	1,416.67	116.96	18,749.95	12,750.03	5,999.92	17,000.00
Total Outside Services	18,226.49	20,985.47	-2,758.98	132,124.51	151,556.84	-19,432.33	193,109.00
Office Expense							
5091 - Postage	90.52	156.42	-65.90	1,160.44	1,407.78	-247.34	1,877.00
5090 - Duplicating	0.00	62.50	-62.50	55.34	562.50	-507.16	750.00
5096 - Miscellaneous Administrative	405.08	420.83	-15.75	3,155.89	3,787.47	-631.58	5,050.00
Total Office Expense	495.60	639.75	-144.15	4,371.67	5,757.75	-1,386.08	7,677.00
Insurance							
5082 - Insurance	3,787.40	4,416.67	-629.27	37,503.00	39,750.03	-2,247.03	53,000.00
Total Insurance	3,787.40	4,416.67	-629.27	37,503.00	39,750.03	-2,247.03	53,000.00
Miscellaneous Repairs							
5068 - Building Maintenance & Repair	1,395.33	3,950.00	-2,554.67	42,546.32	35,550.00	6,996.32	47,400.00
5069 - Roof Repair & Maintenance	0.00	83.33	-83.33	3,278.48	749.97	2,528.51	1,000.00
5065 - Exterior Light Repair & Mainten	0.00	83.33	-83.33	905.82	749.97	155.85	1,000.00
5010 - Asphalt Repair & Maintenance	0.00	0.00	0.00	584.88	1,000.00	-415.12	1,000.00
5011 - Concrete Repair & Maintenance	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
Total Miscellaneous Repairs	1,395.33	4,116.66	-2,721.33	47,315.50	39,049.94	8,265.56	51,400.00
Utilities							
5060 - Electricity	0.00	910.83	-910.83	12,493.90	8,197.47	4,296.43	10,930.00
5061 - Water & Sewer	11,831.69	575.00	11,256.69	108,007.64	5,175.00	102,832.64	6,900.00
Total Utilities	11,831.69	1,485.83	10,345.86	120,501.54	13,372.47	107,129.07	17,830.00
Reserve Funding							
7000 - Reserve Funding	0.00	16,420.00	-16,420.00	0.00	147,780.00	-147,780.00	197,040.00
Total Reserve Funding	0.00	16,420.00	-16,420.00	0.00	147,780.00	-147,780.00	197,040.00
66900 - Reconciliation Discrepancies	0.00	0.00	0.00	363.85	0.00	363.85	0.00
Total Expense	38,087.51	50,549.04	-12,461.53	368,807.10	419,628.97	-50,821.87	553,872.00
Net Income	19,472.84	-4,393.03	23,865.87	470,595.05	-4,224.88	474,819.93	0.00