Kingspointe of Naperville
Balance Sheet
Accrual Basis — As of May 31, 2023

		May 31, 23
ASSETS		
Current Assets		
Checking/Savings		
1100 · FIfth Third Bank Checking		288,275.10
1101 · Chase Checking		1,500.00
1104 · Fifth Third Bank MM		18,230.69
Total Checking/Savings		308,005.79
Accounts Receivable		
1190 · Interfund Receivable		27,304.00
1160 · Accounts Receivable		
1161 · Alowance for Doubtful Accounts	-3,000.00	
1160 · Accounts Receivable - Other	47,919.02	
Total 1160 · Accounts Receivable		44,919.02
Total Accounts Receivable		72,223.02
Total Current Assets		380,228.81
TOTAL ASSETS		**380,228.81**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
1300 · Interfund Payable		27,304.00
1200 · Accounts Payable		105,084.72
Total Accounts Payable		132,388.72
Other Current Liabilities		
1201 · Accounts Payable - Reserve		35,000.00

	May 31, 23
1205 · Prepaid Assessments	39,926.04
1270 · Satelite Dish Deposits	400.00
Total Other Current Liabilities	75,326.04
Total Current Liabilities	207,714.76
Total Liabilities	207,714.76
Equity	
3001 · Contingency Reserve	205,060.08
3002 · Roof Reserve	-121,574.49
3003 · Asphalt Replacement	-46,469.04
3004 · Sealcoating	22,666.91
3005 · Exterior Staining/Painting	-162,837.25
3006 · Siding Reserve	-17,268.22
3007 · Mulch Reserve	5,890.71
3008 · IDOT	-0.12
3010 · Roof Replacement Project	-40,000.36
3011 · Trim Reserve	65,131.04
3012 · Lake Shore Stabilization	9,890.00
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	322,621.13
Net Income	-70,596.67
Total Equity	172,514.05
TOTAL LIABILITIES & EQUITY	**380,228.81**

Kingspointe of Naperville
Profit & Loss Budget Performance

Accrual Basis — **May 2023**

	May 23	Budget	$ Over Budget	Jan - May 23	YTD Budget	$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	50,728.50	50,728.58	-0.08	253,642.50	253,642.90	-0.40	608,743.00
Total Income	50,728.50	50,728.58	-0.08	253,642.50	253,642.90	-0.40	608,743.00
Other Income							
4010 · Late Fees	425.00	216.00	209.00	2,000.00	1,080.00	920.00	2,592.00
4008 · Interest Income	0.00	250.00	-250.00	0.00	1,250.00	-1,250.00	3,000.00
4040 · Miscellaneous Income	550.00	416.67	133.33	5,200.00	2,083.35	3,116.65	5,000.00
Total Other Income	975.00	882.67	92.33	7,200.00	4,413.35	2,786.65	10,592.00
Total Income	51,703.50	51,611.25	92.25	260,842.50	258,056.25	2,786.25	619,335.00
Gross Profit	51,703.50	51,611.25	92.25	260,842.50	258,056.25	2,786.25	619,335.00
Expense							
Professional Services							
5080 · Management Fee	2,344.00	2,344.00	0.00	11,720.00	11,720.00	0.00	28,128.00
5085 · Legal	0.00	291.67	-291.67	2,157.75	1,458.35	699.40	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	13,877.75	13,178.35	699.40	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	23,013.50	9,327.00	13,686.50	31,076.00	18,654.00	12,422.00	65,289.00
5002 · Landscape Improvements	0.00	0.00	0.00	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	0.00	0.00	0.00	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	7,825.00	-4,481.74	18,780.00
5066 · Fire Alarm Repair & Maintenance	2,978.22	1,301.33	1,676.89	5,256.50	6,506.65	-1,250.15	15,616.00
Total Outside Services	25,991.72	12,193.33	13,798.39	133,803.76	124,041.65	9,762.11	251,961.00
Office Expense							
5091 · Postage	0.00	83.33	-83.33	241.48	416.65	-175.17	1,000.00
5090 · Duplicating	0.00	14.58	-14.58	0.00	72.90	-72.90	175.00
5096 · Miscellaneous Administrative	362.05	616.67	-254.62	1,153.56	3,083.35	-1,929.79	7,400.00
5094 · Balance Write Off/ Bad Debt	0.00	83.33	-83.33	0.00	416.65	-416.65	1,000.00
Total Office Expense	362.05	797.91	-435.86	1,395.04	3,989.55	-2,594.51	9,575.00
Insurance							
5082 · Insurance	5,678.00	5,596.25	81.75	53,018.00	27,981.25	25,036.75	67,155.00
Total Insurance	5,678.00	5,596.25	81.75	53,018.00	27,981.25	25,036.75	67,155.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	6,726.00	3,583.33	3,142.67	33,915.25	17,916.65	15,998.60	43,000.00
5069 · Roof Repair & Maintenance	1,494.00	183.33	1,310.67	5,297.75	916.65	4,381.10	2,200.00
5065 · Exterior Light Repair & Mainten	428.85	83.33	345.52	2,669.85	416.65	2,253.20	1,000.00
5010 · Asphalt Repair & Maintenance	0.00	1,000.00	-1,000.00	0.00	1,000.00	-1,000.00	1,000.00
5011 · Concrete Repair & Maintenance	0.00	0.00	0.00	506.75	0.00	506.75	3,000.00
5012 · Building Power Washing	7,353.75	6,600.00	753.75	7,353.75	6,600.00	753.75	6,600.00
Total Miscellaneous Repairs	16,002.60	11,449.99	4,552.61	49,743.35	26,849.95	22,893.40	56,800.00

Kingspointe of Naperville

Profit & Loss Budget Performance

Accrual Basis — **May 2023**

	May 23	Budget	$ Over Budget	Jan - May 23	YTD Budget	$ Over Budget	Annual Budget
Utilities							
5060 · Electricity	0.00	0.00	0.00	0.00	0.00	0.00	14,536.00
5061 · Water & Sewer	592.11	308.08	284.03	3,150.02	1,540.40	1,609.62	3,697.00
Total Utilities	592.11	308.08	284.03	3,150.02	1,540.40	1,609.62	18,233.00
Reserve Funding							
7000 · Reserve Funding	15,290.25	15,290.25	0.00	76,451.25	76,451.25	0.00	183,483.00
Total Reserve Funding	15,290.25	15,290.25	0.00	76,451.25	76,451.25	0.00	183,483.00
66900 · Reconciliation Item	0.00	-2,344.00	2,344.00	0.00	0.00	0.00	0.00
Total Expense	66,260.73	45,927.48	20,333.25	331,439.17	274,032.40	57,406.77	619,335.00
Net Income	**-14,557.23**	**5,683.77**	**-20,241.00**	**-70,596.67**	**-15,976.15**	**-54,620.52**	**0.00**