AW
Balance Sheet
As of December 31, 2018

Accrual Basis

	Dec 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1107 · Old Second Checking 7123	109,192.31
1110 · Sigma Financial Corporation	268,629.56
Total Checking/Savings	377,821.87
Accounts Receivable	
1160 · Accounts Receivable	14,660.34
Total Accounts Receivable	14,660.34
Total Current Assets	392,482.21
Other Assets	
1162 · Prepaid Insurance	70,636.95
Total Other Assets	70,636.95
TOTAL ASSETS	**463,119.16**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	599.45
Total Accounts Payable	599.45
Other Current Liabilities	
1205 · Prepaid Assessments	32,467.70
1207 · Old Second Loan-Mansards/Roo...	2,997.33

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Balance Sheet

Accrual Basis **As of December 31, 2018**

	Dec 31, 18
1208 · Club Rental Security Deposit	-510.00
1209 · Rental Unit Security Deposits	-1,950.00
Total Other Current Liabilities	33,005.03
Total Current Liabilities	33,604.48
Total Liabilities	33,604.48
Equity	
3000 · Homeowners Equity	584,182.32
3001 · Reserve Fund	43,970.47
3002 · Reserve Additions	93,767.97
3003 · Reserve Expenditures	-395,793.20
3005 · Loan Equity	101,151.77
3006 · Change in Value	13,513.65
Net Income	-11,278.30
Total Equity	429,514.68
TOTAL LIABILITIES & EQUITY	**463,119.16**

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Profit & Loss Budget Performance

Accrual Basis — December 2018

	Dec 18	Budget	$ Over Budget	Jan - Dec 18	YTD Budget	$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	32,776.43	32,776.37	0.06	393,317.16	393,316.00	1.16	393,316.00
4003 · Rental Income	0.00	650.00	-650.00	0.00	7,800.00	-7,800.00	7,800.00
4006 · Dividend Income	0.00	1,083.37	-1,083.37	12,033.06	13,000.00	-966.94	13,000.00
4010 · Late Fees	50.00	125.00	-75.00	1,504.00	1,500.00	4.00	1,500.00
4015 · Laundry Income	1,261.50	1,141.74	119.76	16,099.01	13,700.00	2,399.01	13,700.00
4018 · Clubhouse Rental	0.00	50.00	-50.00	1,050.00	600.00	450.00	600.00
4020 · Move-in/Move-out Fees	0.00	83.37	-83.37	100.00	1,000.00	-900.00	1,000.00
4025 · Miscellaneous Income	170.00	0.00	170.00	12,590.00	0.00	12,590.00	0.00
Total Income	34,257.93	35,909.85	-1,651.92	436,693.23	430,916.00	5,777.23	430,916.00
Expense							
Administration							
5080 · Management Fees	1,506.92	1,507.00	-0.08	18,083.04	18,084.00	-0.96	18,084.00
5081 · Accounting Fees	0.00	0.00	0.00	0.00	900.00	-900.00	900.00
5082 · Postage	632.59	137.50	495.09	2,849.10	1,650.00	1,199.10	1,650.00
5085 · Legal Fees	0.00	125.00	-125.00	1,445.00	1,500.00	-55.00	1,500.00
5095 · Office Expense	0.00	50.00	-50.00	8.12	600.00	-591.88	600.00
5097 · Bad Debt Write Off	0.00	166.74	-166.74	6,162.38	2,000.00	4,162.38	2,000.00
5099 · Miscellaneous Administr...	454.43	441.74	12.69	4,695.49	5,300.00	-604.51	5,300.00
Total Administration	2,593.94	2,427.98	165.96	33,243.13	30,034.00	3,209.13	30,034.00
Building Expenses							
5050 · Intercom	0.00	83.37	-83.37	0.00	1,000.00	-1,000.00	1,000.00
5051 · Telephone	183.61	491.74	-308.13	3,266.46	5,900.00	-2,633.54	5,900.00
5053 · Alarm Contract	0.00	475.00	-475.00	4,680.00	5,700.00	-1,020.00	5,700.00
5054 · Alarm Maintenance	0.00	137.50	-137.50	1,171.58	1,650.00	-478.42	1,650.00
5055 · Doors & Locks	212.78	62.50	150.28	887.11	750.00	137.11	750.00
5056 · Exterminating	0.00	250.00	-250.00	524.00	3,000.00	-2,476.00	3,000.00
5058 · A/C and Heating	0.00	41.74	-41.74	0.00	500.00	-500.00	500.00
5059 · Plumbing	0.00	250.00	-250.00	3,389.08	3,000.00	389.08	3,000.00
5060 · Supplies & Light Bulbs	765.43	250.00	515.43	6,064.38	3,000.00	3,064.38	3,000.00
5061 · Carpet Cleaning	0.00	0.00	0.00	150.00	1,000.00	-850.00	1,000.00
5067 · General Maintenance	1,645.00	4,166.74	-2,521.74	56,497.92	50,000.00	6,497.92	50,000.00
5068 · Roof Repair	1,400.00	750.00	650.00	15,904.00	9,000.00	6,904.00	9,000.00
5069 · Miscellaneous Repairs	2,045.00	83.37	1,961.63	8,461.00	1,000.00	7,461.00	1,000.00
Total Building Expenses	6,251.82	7,041.96	-790.14	100,995.53	85,500.00	15,495.53	85,500.00

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Profit & Loss Budget Performance

Accrual Basis

December 2018

	Dec 18	Budget	$ Over Budget	Jan - Dec 18	YTD Budget	$ Over Budget	Annual Budget
Common Area							
5000 · Landscape Contract	0.00	0.00	0.00	12,320.00	13,300.00	-980.00	13,300.00
5005 · Landscape Improvements	0.00	0.00	0.00	4,662.20	5,000.00	-337.80	5,000.00
5010 · Snow Removal	945.00	2,250.00	-1,305.00	8,337.00	9,000.00	-663.00	9,000.00
5030 · Janitorial	3,083.93	1,527.00	1,556.93	18,350.93	18,324.00	26.93	18,324.00
5040 · Water	11,566.40	5,175.00	6,391.40	65,821.10	62,100.00	3,721.10	62,100.00
5041 · Sewer	6,123.93	2,656.12	3,467.81	34,458.20	31,873.00	2,585.20	31,873.00
5042 · Gas	1,562.11	2,916.74	-1,354.63	26,319.92	35,000.00	-8,680.08	35,000.00
5043 · Electricity	624.41	916.74	-292.33	8,909.67	11,000.00	-2,090.33	11,000.00
5045 · Scavenger	1,612.98	1,625.00	-12.02	19,407.85	19,500.00	-92.15	19,500.00
5057 · Pond	0.00	0.00	0.00	150.00	2,100.00	-1,950.00	2,100.00
5070 · Clubhouse	0.00	83.37	-83.37	120.00	1,000.00	-880.00	1,000.00
5092 · Insurance	0.00	1,692.40	-1,692.40	114,876.00	73,616.00	41,260.00	73,616.00
Total Common Area	25,518.76	18,842.37	6,676.39	313,732.87	281,813.00	31,919.87	281,813.00
Operating Expenses							
7000 · Reserve Funding	0.00	2,797.49	-2,797.49	0.00	33,569.00	-33,569.00	33,569.00
Total Operating Expenses	0.00	2,797.49	-2,797.49	0.00	33,569.00	-33,569.00	33,569.00
Total Expense	34,364.52	31,109.80	3,254.72	447,971.53	430,916.00	17,055.53	430,916.00
Net Income	**-106.59**	**4,800.05**	**-4,906.64**	**-11,278.30**	**0.00**	**-11,278.30**	**0.00**