

Kingspointe of Naperville
Balance Sheet
As of January 31, 2021

Accrual Basis

	<u>Jan 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Flfth Third Bank Checking	282,017.02
1101 · Chase Checking	1,500.00
1104 · Fifth Third Bank MM	<u>18,202.25</u>
Total Checking/Savings	301,719.27
Accounts Receivable	
1190 · Interfund Receivable	27,060.00
1160 · Accounts Receivable	
1161 · Allowance for Doubtful Accou...	-3,000.00
1160 · Accounts Receivable - Other	<u>40,328.93</u>
Total 1160 · Accounts Receivable	<u>37,328.93</u>
Total Accounts Receivable	64,388.93
Other Current Assets	
1180 · Prepaid Insurance	<u>9,997.00</u>
Total Other Current Assets	<u>9,997.00</u>
Total Current Assets	<u>376,105.20</u>
TOTAL ASSETS	<u><u>376,105.20</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1300 · Interfund Payable	27,060.00
1200 · Accounts Payable	<u>-202,033.45</u>
Total Accounts Payable	-174,973.45

**Kingspointe of Naperville
Balance Sheet**
As of January 31, 2021

Accrual Basis

	<u>Jan 31, 21</u>
Other Current Liabilities	
1205 · Prepaid Assessments	35,246.32
1270 · Satellite Dish Deposits	400.00
	<u>35,646.32</u>
Total Other Current Liabilities	<u>35,646.32</u>
Total Current Liabilities	<u>-139,327.13</u>
Total Liabilities	<u>-139,327.13</u>
Equity	
3001 · Contingency Reserve	279,858.61
3002 · Roof Reserve	112,291.60
3003 · Asphalt Replacement	-17,234.04
3004 · Sealcoating	11,000.28
3005 · Exterior Staining/Painting	-62,536.12
3007 · Mulch Reserve	32,034.21
3008 · IDOT	-0.12
3010 · Roof Replacement Project	178,663.64
3011 · Trim Reserve	5,666.67
3015 · Current Year's Earning	0.33
3000 · Homeowners Equity	-27,970.46
Net Income	3,657.73
	<u>515,432.33</u>
Total Equity	<u>515,432.33</u>
TOTAL LIABILITIES & EQUITY	<u><u>376,105.20</u></u>

Kingspointe of Naperville Profit & Loss Budget Performance

Accrual Basis

January 2021

	Jan 21	Budget	\$ Over Budget	Jan 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	45,376.83	45,376.63	0.20	45,376.83	45,376.63	0.20	544,520.00
Total Income	45,376.83	45,376.63	0.20	45,376.83	45,376.63	0.20	544,520.00
Other Income							
4002 · Rental Income	0.00	500.00	-500.00	0.00	500.00	-500.00	6,000.00
4010 · Late Fees	400.00	216.00	184.00	400.00	216.00	184.00	2,592.00
4008 · Interest Income	1.55	250.00	-248.45	1.55	250.00	-248.45	3,000.00
4040 · Miscellaneous Income	100.00	0.00	100.00	100.00	0.00	100.00	0.00
Total Other Income	501.55	966.00	-464.45	501.55	966.00	-464.45	11,592.00
Total Income	45,878.38	46,342.63	-464.25	45,878.38	46,342.63	-464.25	556,112.00
Gross Profit	45,878.38	46,342.63	-464.25	45,878.38	46,342.63	-464.25	556,112.00
Expense							
Professional Services							
5080 · Management Fee	2,344.00	2,344.25	-0.25	2,344.00	2,344.25	-0.25	28,131.00
5085 · Legal	0.00	250.00	-250.00	0.00	250.00	-250.00	3,000.00
5084 · Audit	0.00	333.37	-333.37	0.00	333.37	-333.37	4,000.00
Total Professional Services	2,344.00	2,927.62	-583.62	2,344.00	2,927.62	-583.62	35,131.00
Outside Services							
5070 · Site Signage	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000.00
5000 · Gardening and Lawn Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	58,425.00
5002 · Landscape Improvements	990.00	0.00	990.00	990.00	0.00	990.00	47,630.00
5005 · Snow Removal	8,700.00	8,700.00	0.00	8,700.00	8,700.00	0.00	43,500.00
5067 · Fire Alarm Monitoring	205.00	1,564.63	-1,359.63	205.00	1,564.63	-1,359.63	18,776.00
5066 · Fire Alarm Repair & Maintenance	0.00	1,250.00	-1,250.00	0.00	1,250.00	-1,250.00	15,000.00
Total Outside Services	9,895.00	11,598.00	-1,703.00	9,895.00	11,598.00	-1,703.00	184,331.00
Office Expense							
5091 · Postage	81.22	172.75	-91.53	81.22	172.75	-91.53	2,073.00
5090 · Duplicating	0.00	18.63	-18.63	0.00	18.63	-18.63	224.00
5096 · Miscellaneous Administrative	225.38	601.63	-376.25	225.38	601.63	-376.25	7,220.00
Total Office Expense	306.60	793.01	-486.41	306.60	793.01	-486.41	9,517.00
Insurance							
5082 · Insurance	12,367.20	3,791.63	8,575.57	12,367.20	3,791.63	8,575.57	45,500.00
Total Insurance	12,367.20	3,791.63	8,575.57	12,367.20	3,791.63	8,575.57	45,500.00
Miscellaneous Repairs							
5068 · Building Maintenance & Repair	229.65	3,333.37	-3,103.72	229.65	3,333.37	-3,103.72	40,000.00
5069 · Roof Repair & Maintenance	0.00	20.87	-20.87	0.00	20.87	-20.87	250.00
5065 · Exterior Light Repair & Mainten	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000.00
5010 · Asphalt Repair & Maintenance	0.00	83.37	-83.37	0.00	83.37	-83.37	1,000.00
5011 · Concrete Repair & Maintenance	0.00	708.37	-708.37	0.00	708.37	-708.37	8,500.00
Total Miscellaneous Repairs	229.65	4,229.35	-3,999.70	229.65	4,229.35	-3,999.70	50,750.00

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

Accrual Basis

January 2021

	Jan 21	Budget	\$ Over Budget	Jan 21	YTD Budget	\$ Over Budget	Annual Budget
Utilities							
5060 · Electricity	0.00	1,228.00	-1,228.00	0.00	1,228.00	-1,228.00	14,736.00
5061 · Water & Sewer	-359.05	575.00	-934.05	-359.05	575.00	-934.05	6,900.00
Total Utilities	-359.05	1,803.00	-2,162.05	-359.05	1,803.00	-2,162.05	21,636.00
Reserve Funding							
7000 · Reserve Funding	17,437.25	17,437.25	0.00	17,437.25	17,437.25	0.00	209,247.00
Total Reserve Funding	17,437.25	17,437.25	0.00	17,437.25	17,437.25	0.00	209,247.00
Total Expense	42,220.65	42,579.86	-359.21	42,220.65	42,579.86	-359.21	556,112.00
Net Income	3,657.73	3,762.77	-105.04	3,657.73	3,762.77	-105.04	0.00