

Courthomes of Frankfort Square
Balance Sheet
As of October 31, 2018

Accrual Basis

	<u>Oct 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Financial Checking	217,170.46
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	284,993.99
Accounts Receivable	
1160 · Accounts Receivable/Assessments	33,637.24
Total Accounts Receivable	33,637.24
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	314,131.23
TOTAL ASSETS	314,131.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	180.00
Total Accounts Payable	180.00
Other Current Liabilities	
1205 · Prepaid Assessments	18,711.74
Total Other Current Liabilities	18,711.74
Total Current Liabilities	18,891.74
Total Liabilities	18,891.74

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Accrual Basis

	Oct 31, 18
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	411,774.66
3104 · Roof Reserve	-396,975.15
3106 · Paving Reserve	-260,822.21
3108 · Reserves - Other	-121,723.18
3110 · Special Projects Reserve	-118,995.42
3111 · Siding Reserve	62,225.00
3115 · 2004 Deficit Funding	13,800.00
32000 · Unrestricted Net Assets	317,380.53
Net Income	5,021.14
Total Equity	295,239.49
TOTAL LIABILITIES & EQUITY	314,131.23

Courthomes of Frankfort Square
Profit & Loss Budget Performance
October 2018

Accrual Basis

	Oct 18	Budget	\$ Over Budget	Jan - Oct 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	33,125.20	33,091.91	33.29	331,252.00	330,919.10	332.90	397,103.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	250.00	-250.00	300.00
4010 · Late Fees	465.00	375.00	90.00	2,840.00	3,750.00	-910.00	4,500.00
4025 · Rule Violation Income	-759.00	166.66	-925.66	18,827.00	1,666.60	17,160.40	2,000.00
Total Income	32,831.20	33,658.57	-827.37	352,919.00	336,585.70	16,333.30	403,903.00
Expense							
5000 · Landscape Contract	6,450.00	7,285.71	-835.71	38,700.00	51,000.00	-12,300.00	51,000.00
5005 · Landscape Other	1,385.00	0.00	1,385.00	1,693.67	6,000.00	-4,306.33	8,000.00
5015 · Tree Trimming	0.00	0.00	0.00	6,800.00	3,000.00	3,800.00	3,000.00
5085 · Legal Fees	-411.42	458.33	-869.75	2,470.30	4,583.30	-2,113.00	5,500.00
5500 · Insurance Expense	3,551.33	3,624.00	-72.67	37,166.70	36,240.00	926.70	43,488.00
5501 · Insurance Loss	0.00	83.33	-83.33	1,589.00	833.30	755.70	1,000.00
6105 · Management Fees	2,282.50	2,257.41	25.09	22,825.00	22,574.10	250.90	27,089.00
6106 · Audit and Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
6108 · Postage and Mailing Supplies	137.32	125.00	12.32	1,865.36	1,250.00	615.36	1,500.00
6109 · Printing/Duplicating	107.97	100.00	7.97	1,705.11	1,000.00	705.11	1,200.00
6110 · Recording Secretary/Minutes	150.00	150.00	0.00	750.00	900.00	-150.00	1,050.00
6126 · Bad Debt Expense	13,071.79	83.33	12,988.46	13,072.15	833.30	12,238.85	1,000.00
6150 · Miscellaneous Operating Expe...	144.10	83.33	60.77	1,118.68	833.30	285.38	1,000.00
6201 · Electricity	993.57	1,000.00	-6.43	10,305.42	10,000.00	305.42	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	83.30	-83.30	100.00
6205 · Scavenger	3,193.60	3,083.33	110.27	35,309.66	30,833.30	4,476.36	37,000.00
6206 · Exterminator	460.00	75.00	385.00	810.00	750.00	60.00	900.00
6310 · General Repairs	1,550.00	2,360.91	-810.91	12,899.15	23,609.10	-10,709.95	28,331.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	0.00	3,000.00	-3,000.00	3,000.00
6313 · Snow Removal Contract	0.00	0.00	0.00	27,865.38	21,927.00	5,938.38	36,545.00
6314 · Plumbing Repairs	2,064.00	166.66	1,897.34	3,599.59	1,666.60	1,932.99	2,000.00
6315 · Electrical Repairs	1,255.98	500.00	755.98	14,389.18	5,000.00	9,389.18	6,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	2,100.00	7,000.00	-4,900.00	7,000.00
6338 · Roof Repairs	0.00	83.33	-83.33	3,460.00	833.30	2,626.70	1,000.00
6339 · Gutter Cleaning	4,200.00	0.00	4,200.00	12,600.00	7,500.00	5,100.00	7,500.00
6340 · Security	240.00	750.00	-510.00	4,080.00	7,500.00	-3,420.00	9,000.00
6352 · Signs	360.96	20.83	340.13	2,015.21	208.30	1,806.91	250.00
7000 · Reserve Funding	8,870.83	8,870.83	0.00	88,708.30	88,708.30	0.00	106,450.00
Total Expense	50,057.53	31,169.66	18,887.87	347,897.86	337,666.50	10,231.36	403,903.00
Net Income	-17,226.33	2,488.91	-19,715.24	5,021.14	-1,080.80	6,101.94	0.00