

**Courthomes of Frankfort Square**  
**Balance Sheet**  
As of July 31, 2018

Accrual Basis

	<b>Jul 31, 18</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1100 · MB Financial Checking	234,559.67
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	10,538.45
<b>Total Checking/Savings</b>	302,383.20
<b>Accounts Receivable</b>	
1160 · Accounts Receivable/Assessments	54,488.53
<b>Total Accounts Receivable</b>	54,488.53
<b>Other Current Assets</b>	
1170 · Allowance for Bad Debt	-4,500.00
<b>Total Other Current Assets</b>	-4,500.00
<b>Total Current Assets</b>	352,371.73
<b>TOTAL ASSETS</b>	<b>352,371.73</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
1200 · Accounts Payable	5,601.00
<b>Total Accounts Payable</b>	5,601.00
<b>Other Current Liabilities</b>	
1205 · Prepaid Assessments	15,137.16
<b>Total Other Current Liabilities</b>	15,137.16
<b>Total Current Liabilities</b>	20,738.16
<b>Total Liabilities</b>	20,738.16

**Courthomes of Frankfort Square**  
**Balance Sheet**  
As of July 31, 2018

Accrual Basis

	<b>Jul 31, 18</b>
<b>Equity</b>	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	396,612.17
3104 · Roof Reserve	-375,456.15
3106 · Paving Reserve	-258,902.21
3108 · Reserves - Other	-121,723.18
3110 · Special Projects Reserve	-123,995.42
3111 · Siding Reserve	62,225.00
3115 · 2004 Deficit Funding	13,800.00
32000 · Unrestricted Net Assets	317,542.53
Net Income	37,976.71
<b>Total Equity</b>	<b>331,633.57</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>352,371.73</b>

**Courthomes of Frankfort Square  
Profit & Loss Budget Performance  
July 2018**

Accrual Basis

	Jul 18	Budget	\$ Over Budget	Jan - Jul 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
4000 · Assessment Income	33,125.20	33,091.91	33.29	231,876.40	231,643.37	233.03	397,103.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	175.00	-175.00	300.00
4010 · Late Fees	510.00	375.00	135.00	1,550.00	2,625.00	-1,075.00	4,500.00
4025 · Rule Violation Income	15,058.00	166.66	14,891.34	28,416.00	1,166.62	27,249.38	2,000.00
<b>Total Income</b>	<b>48,693.20</b>	<b>33,658.57</b>	<b>15,034.63</b>	<b>261,842.40</b>	<b>235,609.99</b>	<b>26,232.41</b>	<b>403,903.00</b>
<b>Expense</b>							
5000 · Landscape Contract	6,450.00	7,285.74	-835.74	19,350.00	29,142.87	-9,792.87	51,000.00
5005 · Landscape Other	0.00	3,000.00	-3,000.00	1,058.67	6,000.00	-4,941.33	8,000.00
5015 · Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
5085 · Legal Fees	24.25	458.33	-434.08	1,262.73	3,208.31	-1,945.58	5,500.00
5500 · Insurance Expense	4,029.50	3,624.00	405.50	24,600.50	25,368.00	-767.50	43,488.00
5501 · Insurance Loss	0.00	83.33	-83.33	1,589.00	583.31	1,005.69	1,000.00
6105 · Management Fees	2,282.50	2,257.41	25.09	15,977.50	15,801.87	175.63	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	66.40	125.00	-58.60	1,265.97	875.00	390.97	1,500.00
6109 · Printing/Duplicating	0.00	100.00	-100.00	1,224.79	700.00	524.79	1,200.00
6110 · Recording Secretary/Minutes	0.00	0.00	0.00	450.00	600.00	-150.00	1,050.00
6126 · Bad Debt Expense	0.00	83.33	-83.33	0.36	583.31	-582.95	1,000.00
6150 · Miscellaneous Operating Expe...	147.97	83.33	64.64	704.02	583.31	120.71	1,000.00
6201 · Electricity	998.27	1,000.00	-1.73	7,319.27	7,000.00	319.27	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	58.31	-58.31	100.00
6205 · Scavenger	3,193.60	3,083.33	110.27	25,728.86	21,583.31	4,145.55	37,000.00
6206 · Exterminator	150.00	75.00	75.00	350.00	525.00	-175.00	900.00
6310 · General Repairs	55.91	2,360.91	-2,305.00	8,305.53	16,526.37	-8,220.84	28,331.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	166.66	-166.66	1,535.59	1,166.62	368.97	2,000.00
6315 · Electrical Repairs	1,866.50	500.00	1,366.50	10,621.71	3,500.00	7,121.71	6,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
6338 · Roof Repairs	2,300.00	83.33	2,216.67	2,480.00	583.31	1,896.69	1,000.00
6339 · Gutter Cleaning	0.00	3,300.00	-3,300.00	8,400.00	7,500.00	900.00	7,500.00
6340 · Security	0.00	750.00	-750.00	1,680.00	5,250.00	-3,570.00	9,000.00
6352 · Signs	0.00	20.83	-20.83	0.00	145.81	-145.81	250.00
7000 · Reserve Funding	8,870.83	8,870.83	0.00	62,095.81	62,095.81	0.00	106,450.00
<b>Total Expense</b>	<b>30,435.73</b>	<b>37,319.69</b>	<b>-6,883.96</b>	<b>223,865.69</b>	<b>231,307.52</b>	<b>-7,441.83</b>	<b>403,903.00</b>
<b>Net Income</b>	<b>18,257.47</b>	<b>-3,661.12</b>	<b>21,918.59</b>	<b>37,976.71</b>	<b>4,302.47</b>	<b>33,674.24</b>	<b>0.00</b>