

Courthomes of Frankfort Square
Balance Sheet
As of May 31, 2019

Accrual Basis

	<u>May 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Financial Checking	262,783.72
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	330,607.25
Accounts Receivable	
1160 · Accounts Receivable/Assessments	27,897.40
Total Accounts Receivable	27,897.40
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	354,004.65
TOTAL ASSETS	354,004.65
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	6,500.00
Total Accounts Payable	6,500.00
Other Current Liabilities	
1205 · Prepaid Assessments	21,899.40
Total Other Current Liabilities	21,899.40
Total Current Liabilities	28,399.40
Total Liabilities	28,399.40

Courthomes of Frankfort Square
Balance Sheet
As of May 31, 2019

Accrual Basis

	May 31, 19
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	473,870.47
3104 · Roof Reserve	-396,975.15
3106 · Paving Reserve	-260,822.21
3108 · Reserves - Other	-121,723.18
3110 · Special Projects Reserve	-128,748.42
3111 · Siding Reserve	62,225.00
3115 · 2004 Deficit Funding	13,800.00
32000 · Unrestricted Net Assets	289,906.78
Net Income	10,517.84
	325,605.25
Total Equity	325,605.25
TOTAL LIABILITIES & EQUITY	354,004.65

Courthomes of Frankfort Square
Profit & Loss Budget Performance
 May 2019

Accrual Basis

	May 19	Budget	\$ Over Budget	Jan - May 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	33,125.20	33,091.92	33.28	165,626.00	165,459.60	166.40	397,103.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	125.00	-125.00	300.00
4010 · Late Fees	390.00	375.00	15.00	1,845.00	1,875.00	-30.00	4,500.00
4025 · Rule Violation Income	29.00	166.67	-137.67	570.00	833.35	-263.35	2,000.00
Total Income	33,544.20	33,658.59	-114.39	168,041.00	168,292.95	-251.95	403,903.00
Expense							
5000 · Landscape Contract	6,500.00	6,500.00	0.00	6,500.00	13,000.00	-6,500.00	52,000.00
5005 · Landscape Other	200.00	0.00	200.00	575.00	0.00	575.00	8,000.00
5015 · Tree Trimming	0.00	0.00	0.00	350.00	0.00	350.00	3,000.00
5085 · Legal Fees	954.15	458.33	495.82	1,169.15	2,291.65	-1,122.50	5,500.00
5500 · Insurance Expense	3,551.33	3,583.33	-32.00	17,756.65	17,916.65	-160.00	43,000.00
5501 · Insurance Loss	0.00	83.33	-83.33	0.00	416.65	-416.65	1,000.00
6105 · Management Fees	2,272.08	2,272.08	0.00	11,360.40	11,360.40	0.00	27,265.00
6106 · Audit and Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
6108 · Postage and Mailing Supplies	24.80	83.33	-58.53	643.17	416.65	226.52	1,000.00
6109 · Printing/Duplicating	0.00	100.00	-100.00	785.91	500.00	285.91	1,200.00
6110 · Recording Secretary/Minutes	0.00	175.00	-175.00	300.00	525.00	-225.00	1,050.00
6126 · Bad Debt Expense	0.00	83.33	-83.33	0.00	416.65	-416.65	1,000.00
6150 · Miscellaneous Operating Expe...	130.77	100.00	30.77	704.91	500.00	204.91	1,200.00
6201 · Electricity	966.10	1,000.00	-33.90	4,967.39	5,000.00	-32.61	12,000.00
6202 · Water and Sewer	0.00	0.00	0.00	0.00	0.00	0.00	100.00
6205 · Scavenger	3,218.91	3,083.33	135.58	16,117.14	15,416.65	700.49	37,000.00
6206 · Exterminator	0.00	75.00	-75.00	0.00	375.00	-375.00	900.00
6310 · General Repairs	0.00	1,666.67	-1,666.67	4,914.80	8,333.35	-3,418.55	20,000.00
6311 · Deck and Step Repairs	0.00	3,000.00	-3,000.00	0.00	3,000.00	-3,000.00	3,000.00
6313 · Snow Removal Contract	0.00	0.00	0.00	28,205.63	22,527.00	5,678.63	37,545.00
6314 · Plumbing Repairs	0.00	0.00	0.00	2,918.75	2,000.00	918.75	2,000.00
6315 · Electrical Repairs	350.00	363.64	-13.64	4,835.11	4,454.56	380.55	7,000.00
6320 · Concrete Repairs	0.00	7,143.00	-7,143.00	600.00	7,143.00	-6,543.00	7,143.00
6338 · Roof Repairs	325.00	125.00	200.00	1,585.00	625.00	960.00	1,500.00
6339 · Gutter Cleaning	4,200.00	4,200.00	0.00	8,400.00	8,400.00	0.00	16,800.00
6340 · Security	0.00	0.00	0.00	480.00	2,000.00	-1,520.00	6,000.00
6352 · Signs	0.00	20.83	-20.83	0.00	104.15	-104.15	250.00
7000 · Reserve Funding	8,870.83	8,870.83	0.00	44,354.15	44,354.15	0.00	106,450.00
Total Expense	31,563.97	42,987.03	-11,423.06	157,523.16	171,076.51	-13,553.35	403,903.00
Net Income	1,980.23	-9,328.44	11,308.67	10,517.84	-2,783.56	13,301.40	0.00