

**Courthomes of Frankfort Square**  
**Balance Sheet**  
As of September 30, 2017

Accrual Basis

|  | <b>Sep 30, 17</b> |
|--|-------------------|
| <b>ASSETS</b>                          |                   |
| <b>Current Assets</b>                  |                   |
| <b>Checking/Savings</b>                |                   |
| 1100 · MB Financial Checking           | 214,989.49        |
| 1114 · MB Financial MM                 | 57,620.82         |
| 1115 · First Midwest CD                | 10,526.31         |
| <b>Total Checking/Savings</b>          | 283,136.62        |
| <b>Accounts Receivable</b>             |                   |
| 1160 · Accounts Receivable/Assessments | 48,618.07         |
| <b>Total Accounts Receivable</b>       | 48,618.07         |
| <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>            | 327,254.69        |
| <b>TOTAL ASSETS</b>                    | <b>327,254.69</b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                   |
| <b>Liabilities</b>                     |                   |
| <b>Current Liabilities</b>             |                   |
| <b>Accounts Payable</b>                |                   |
| 1200 · Accounts Payable                | 48,391.46         |
| <b>Total Accounts Payable</b>          | 48,391.46         |
| <b>Other Current Liabilities</b>       |                   |
| 1205 · Prepaid Assessments             | 18,724.87         |
| <b>Total Other Current Liabilities</b> | 18,724.87         |
| <b>Total Current Liabilities</b>       | 67,116.33         |
| <b>Total Liabilities</b>               | 67,116.33         |

**Courthomes of Frankfort Square  
Balance Sheet  
As of September 30, 2017**

Accrual Basis

|                                       | <u>Sep 30, 17</u>        |
|---------------------------------------|--------------------------|
| <b>Equity</b>                         |                          |
| 3000 · Homeowner's Equity             | 384,289.12               |
| 3103 · Contingency Reserve            | 325,645.53               |
| 3104 · Roof Reserve                   | -364,127.15              |
| 3106 · Paving Reserve                 | -253,837.21              |
| 3108 · Reserves - Other               | -121,723.18              |
| 3110 · Special Projects Reserve       | -104,489.42              |
| 3111 · Siding Reserve                 | 62,225.00                |
| 3115 · 2004 Deficit Funding           | 13,800.00                |
| 32000 · Unrestricted Net Assets       | 313,679.33               |
| Net Income                            | 4,676.34                 |
| <b>Total Equity</b>                   | <u>260,138.36</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><u>327,254.69</u></u> |

**Courthomes of Frankfort Square  
Profit & Loss Budget Performance  
September 2017**

Accrual Basis

|  | Sep 17           | Budget           | \$ Over Budget   | Jan - Sep 17      | YTD Budget        | \$ Over Budget   | Annual Budget     |
|--|------------------|------------------|------------------|-------------------|-------------------|------------------|-------------------|
| <b>Income</b>                          |                  |                  |                  |                   |                   |                  |                   |
| 4000 · Assessment Income               | 33,125.20        | 33,091.92        | 33.28            | 298,126.80        | 297,827.28        | 299.52           | 397,103.00        |
| 4008 · Interest Income                 | 0.00             | 25.00            | -25.00           | 0.00              | 225.00            | -225.00          | 300.00            |
| 4010 · Late Fees                       | 540.00           | 375.00           | 165.00           | 4,590.00          | 3,375.00          | 1,215.00         | 4,500.00          |
| 4025 · Rule Violation Income           | 33.00            | 166.67           | -133.67          | 1,149.00          | 1,500.03          | -351.03          | 2,000.00          |
| <b>Total Income</b>                    | <b>33,698.20</b> | <b>33,658.59</b> | <b>39.61</b>     | <b>303,865.80</b> | <b>302,927.31</b> | <b>938.49</b>    | <b>403,903.00</b> |
| <b>Expense</b>                         |                  |                  |                  |                   |                   |                  |                   |
| 5000 · Landscape Contract              | 6,350.00         | 7,285.71         | -935.71          | 31,750.00         | 43,714.26         | -11,964.26       | 51,000.00         |
| 5005 · Landscape Other                 | 0.00             | 0.00             | 0.00             | 4,880.23          | 6,000.00          | -1,119.77        | 8,000.00          |
| 5015 · Tree Trimming                   | 0.00             | 0.00             | 0.00             | 2,265.00          | 0.00              | 2,265.00         | 3,000.00          |
| 5085 · Legal Fees                      | 0.00             | 458.33           | -458.33          | 2,274.93          | 4,124.97          | -1,850.04        | 5,500.00          |
| 5500 · Insurance Expense               | 3,428.50         | 3,600.92         | -172.42          | 33,605.14         | 32,408.28         | 1,196.86         | 43,211.00         |
| 5501 · Insurance Loss                  | 0.00             | 83.33            | -83.33           | 0.00              | 749.97            | -749.97          | 1,000.00          |
| 6105 · Management Fees                 | 2,183.83         | 2,227.50         | -43.67           | 19,654.47         | 20,047.50         | -393.03          | 26,730.00         |
| 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    | 387.78           | 141.67           | 246.11           | 1,552.54          | 1,275.03          | 277.51           | 1,700.00          |
| 6109 · Printing/Duplicating            | 196.00           | 100.00           | 96.00            | 1,146.83          | 900.00            | 246.83           | 1,200.00          |
| 6110 · Recording Secretary/Minutes     | 0.00             | 0.00             | 0.00             | 900.00            | 750.00            | 150.00           | 1,050.00          |
| 6126 · Bad Debt Expense                | 0.00             | 166.67           | -166.67          | 16,437.89         | 1,500.03          | 14,937.86        | 2,000.00          |
| 6150 · Miscellaneous Operating Expe... | 0.00             | 83.33            | -83.33           | 1,070.74          | 749.97            | 320.77           | 1,000.00          |
| 6201 · Electricity                     | 987.41           | 1,000.00         | -12.59           | 9,130.35          | 9,000.00          | 130.35           | 12,000.00         |
| 6202 · Water and Sewer                 | 0.00             | 8.33             | -8.33            | 0.00              | 74.97             | -74.97           | 100.00            |
| 6205 · Scavenger                       | 3,189.12         | 3,083.33         | 105.79           | 28,659.46         | 27,749.97         | 909.49           | 37,000.00         |
| 6206 · Exterminator                    | 0.00             | 75.00            | -75.00           | 17.59             | 675.00            | -657.41          | 900.00            |
| 6310 · General Repairs                 | 2,102.00         | 2,455.58         | -353.58          | 11,862.36         | 22,100.22         | -10,237.86       | 29,467.00         |
| 6311 · Deck and Step Repairs           | 0.00             | 4,000.00         | -4,000.00        | 0.00              | 4,000.00          | -4,000.00        | 4,000.00          |
| 6313 · Snow Removal Contract           | 0.00             | 0.00             | 0.00             | 23,030.73         | 22,227.00         | 803.73           | 37,045.00         |
| 6314 · Plumbing Repairs                | 0.00             | 166.67           | -166.67          | 1,654.74          | 1,500.03          | 154.71           | 2,000.00          |
| 6315 · Electrical Repairs              | 1,818.37         | 416.67           | 1,401.70         | 8,748.99          | 3,750.03          | 4,998.96         | 5,000.00          |
| 6320 · Concrete Repairs                | 7,400.00         | 6,500.00         | 900.00           | 14,350.00         | 6,500.00          | 7,850.00         | 6,500.00          |
| 6338 · Roof Repairs                    | 0.00             | 83.33            | -83.33           | 750.00            | 749.97            | 0.03             | 1,000.00          |
| 6339 · Gutter Cleaning                 | 0.00             | 0.00             | 0.00             | 3,450.00          | 2,900.00          | 550.00           | 5,800.00          |
| 6340 · Security                        | 480.00           | 750.00           | -270.00          | 2,160.00          | 6,750.00          | -4,590.00        | 9,000.00          |
| 6352 · Signs                           | 0.00             | 20.83            | -20.83           | 0.00              | 187.47            | -187.47          | 250.00            |
| 7000 · Reserve Funding                 | 8,870.83         | 8,870.83         | 0.00             | 79,837.47         | 79,837.47         | 0.00             | 106,450.00        |
| <b>Total Expense</b>                   | <b>37,393.84</b> | <b>41,578.03</b> | <b>-4,184.19</b> | <b>299,189.46</b> | <b>300,222.14</b> | <b>-1,032.68</b> | <b>403,903.00</b> |
| <b>Net Income</b>                      | <b>-3,695.64</b> | <b>-7,919.44</b> | <b>4,223.80</b>  | <b>4,676.34</b>   | <b>2,705.17</b>   | <b>1,971.17</b>  | <b>0.00</b>       |