

Courthomes of Frankfort Square
Balance Sheet
As of September 30, 2018

Accrual Basis

	<u>Sep 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Financial Checking	218,279.54
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	<u>10,538.45</u>
Total Checking/Savings	286,103.07
Accounts Receivable	
1160 · Accounts Receivable/Assessments	<u>51,369.57</u>
Total Accounts Receivable	51,369.57
Other Current Assets	
1170 · Allowance for Bad Debt	<u>-4,500.00</u>
Total Other Current Assets	<u>-4,500.00</u>
Total Current Assets	<u>332,972.64</u>
TOTAL ASSETS	<u>332,972.64</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	<u>17,478.00</u>
Total Accounts Payable	17,478.00
Other Current Liabilities	
1205 · Prepaid Assessments	<u>16,737.65</u>
Total Other Current Liabilities	<u>16,737.65</u>
Total Current Liabilities	<u>34,215.65</u>
Total Liabilities	34,215.65

Courthomes of Frankfort Square
Balance Sheet
As of September 30, 2018

Accrual Basis

	<u>Sep 30, 18</u>
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	402,903.83
3104 · Roof Reserve	-396,975.15
3106 · Paving Reserve	-260,822.21
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	22,247.47
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Total Equity	298,756.99
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TOTAL LIABILITIES & EQUITY	332,972.64
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Courthomes of Frankfort Square
Profit & Loss Budget Performance
September 2018

Accrual Basis

	Sep 18	Budget	\$ Over Budget	Jan - Sep 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	33,125.20	33,091.91	33.29	298,126.80	297,827.19	299.61	397,103.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	225.00	-225.00	300.00
4010 · Late Fees	465.00	375.00	90.00	2,375.00	3,375.00	-1,000.00	4,500.00
4025 · Rule Violation Income	-1,205.00	166.66	-1,371.66	19,586.00	1,499.94	18,086.06	2,000.00
Total Income	32,385.20	33,658.57	-1,273.37	320,087.80	302,927.13	17,160.67	403,903.00
Expense							
5000 · Landscape Contract	6,450.00	7,285.71	-835.71	32,250.00	43,714.29	-11,464.29	51,000.00
5005 · Landscape Other	0.00	0.00	0.00	308.67	6,000.00	-5,691.33	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	-410.28	458.33	-868.61	2,881.72	4,124.97	-1,243.25	5,500.00
5500 · Insurance Expense	3,551.37	3,624.00	-72.63	33,615.37	32,616.00	999.37	43,488.00
5501 · Insurance Loss	0.00	83.33	-83.33	1,589.00	749.97	839.03	1,000.00
6105 · Management Fees	2,282.50	2,257.41	25.09	20,542.50	20,316.69	225.81	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	235.82	125.00	110.82	1,728.04	1,125.00	603.04	1,500.00
6109 · Printing/Duplicating	169.46	100.00	69.46	1,597.14	900.00	697.14	1,200.00
6110 · Recording Secretary/Minutes	0.00	0.00	0.00	600.00	750.00	-150.00	1,050.00
6126 · Bad Debt Expense	0.00	83.33	-83.33	0.36	749.97	-749.61	1,000.00
6150 · Miscellaneous Operating Expe...	130.92	83.33	47.59	974.58	749.97	224.61	1,000.00
6201 · Electricity	1,000.11	1,000.00	0.11	9,311.85	9,000.00	311.85	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	74.97	-74.97	100.00
6205 · Scavenger	3,193.60	3,083.33	110.27	32,116.06	27,749.97	4,366.09	37,000.00
6206 · Exterminator	0.00	75.00	-75.00	350.00	675.00	-325.00	900.00
6310 · General Repairs	1,024.47	2,360.91	-1,336.44	11,349.15	21,248.19	-9,899.04	28,331.00
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	27,865.38	21,927.00	5,938.38	36,545.00
6314 · Plumbing Repairs	0.00	166.66	-166.66	1,535.59	1,499.94	35.65	2,000.00
6315 · Electrical Repairs	1,563.77	500.00	1,063.77	13,133.20	4,500.00	8,633.20	6,000.00
6320 · Concrete Repairs	2,100.00	7,000.00	-4,900.00	2,100.00	7,000.00	-4,900.00	7,000.00
6338 · Roof Repairs	780.00	83.33	696.67	3,460.00	749.97	2,710.03	1,000.00
6339 · Gutter Cleaning	0.00	0.00	0.00	8,400.00	7,500.00	900.00	7,500.00
6340 · Security	0.00	750.00	-750.00	3,840.00	6,750.00	-2,910.00	9,000.00
6352 · Signs	0.00	20.83	-20.83	1,654.25	187.47	1,466.78	250.00
7000 · Reserve Funding	8,870.83	8,870.83	0.00	79,837.47	79,837.47	0.00	106,450.00
Total Expense	30,942.57	41,019.66	-10,077.09	297,840.33	306,496.84	-8,656.51	403,903.00
Net Income	1,442.63	-7,361.09	8,803.72	22,247.47	-3,569.71	25,817.18	0.00