

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

Accrual Basis

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Financial Checking	216,344.60
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	284,168.13
Accounts Receivable	
1160 · Accounts Receivable/Assessments	27,797.35
Total Accounts Receivable	27,797.35
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	307,465.48
TOTAL ASSETS	307,465.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1205 · Prepaid Assessments	21,290.90
Total Other Current Liabilities	21,290.90
Total Current Liabilities	21,290.90
Total Liabilities	21,290.90

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Balance Sheet
As of January 31, 2019

Accrual Basis

	Jan 31, 19
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	438,387.15
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	289,745.64
Net Income	-3,021.37
	286,174.58
Total Equity	286,174.58
TOTAL LIABILITIES & EQUITY	307,465.48

Courthomes of Frankfort Square
Profit & Loss Budget Performance
 January 2019

Accrual Basis

	Jan 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	33,125.20	33,091.92	33.28	33,125.20	33,091.92	33.28	397,103.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	25.00	-25.00	300.00
4010 · Late Fees	450.00	375.00	75.00	450.00	375.00	75.00	4,500.00
4025 · Rule Violation Income	75.00	166.67	-91.67	75.00	166.67	-91.67	2,000.00
Total Income	33,650.20	33,658.59	-8.39	33,650.20	33,658.59	-8.39	403,903.00
Expense							
5000 · Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	52,000.00
5005 · Landscape Other	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
5015 · Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
5085 · Legal Fees	0.00	458.33	-458.33	0.00	458.33	-458.33	5,500.00
5500 · Insurance Expense	3,551.33	3,583.33	-32.00	3,551.33	3,583.33	-32.00	43,000.00
5501 · Insurance Loss	0.00	83.33	-83.33	0.00	83.33	-83.33	1,000.00
6105 · Management Fees	2,272.08	2,272.08	0.00	2,272.08	2,272.08	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	304.17	83.33	220.84	304.17	83.33	220.84	1,000.00
6109 · Printing/Duplicating	594.03	100.00	494.03	594.03	100.00	494.03	1,200.00
6110 · Recording Secretary/Minutes	0.00	175.00	-175.00	0.00	175.00	-175.00	1,050.00
6126 · Bad Debt Expense	0.00	83.33	-83.33	0.00	83.33	-83.33	1,000.00
6150 · Miscellaneous Operating Expense	120.15	100.00	20.15	120.15	100.00	20.15	1,200.00
6201 · Electricity	1,012.19	1,000.00	12.19	1,012.19	1,000.00	12.19	12,000.00
6202 · Water and Sewer	0.00	0.00	0.00	0.00	0.00	0.00	100.00
6205 · Scavenger	3,241.50	3,083.33	158.17	3,241.50	3,083.33	158.17	37,000.00
6206 · Exterminator	0.00	75.00	-75.00	0.00	75.00	-75.00	900.00
6310 · General Repairs	2,415.00	1,666.67	748.33	2,415.00	1,666.67	748.33	20,000.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
6313 · Snow Removal Contract	9,976.06	7,509.00	2,467.06	9,976.06	7,509.00	2,467.06	37,545.00
6314 · Plumbing Repairs	1,965.25	2,000.00	-34.75	1,965.25	2,000.00	-34.75	2,000.00
6315 · Electrical Repairs	2,348.98	3,000.00	-651.02	2,348.98	3,000.00	-651.02	7,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	7,143.00
6338 · Roof Repairs	0.00	125.00	-125.00	0.00	125.00	-125.00	1,500.00
6339 · Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	16,800.00
6340 · Security	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
6352 · Signs	0.00	20.83	-20.83	0.00	20.83	-20.83	250.00
7000 · Reserve Funding	8,870.83	8,870.83	0.00	8,870.83	8,870.83	0.00	106,450.00
Total Expense	36,671.57	34,289.39	2,382.18	36,671.57	34,289.39	2,382.18	403,903.00
Net Income	-3,021.37	-630.80	-2,390.57	-3,021.37	-630.80	-2,390.57	0.00