

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

Accrual Basis

	Mar 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Financial Checking	238,501.49
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	306,325.02
Accounts Receivable	
1160 · Accounts Receivable/Assessments	30,362.43
Total Accounts Receivable	30,362.43
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	332,187.45
TOTAL ASSETS	332,187.45
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1205 · Prepaid Assessments	22,214.01
Total Other Current Liabilities	22,214.01
Total Current Liabilities	22,214.01
Total Liabilities	22,214.01

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Accrual Basis

	Mar 31, 19
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	456,128.81
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	289,906.78
Net Income	2,874.69
Total Equity	309,973.44
TOTAL LIABILITIES & EQUITY	332,187.45

Courthomes of Frankfort Square
Profit & Loss Budget Performance
March 2019

Accrual Basis

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	33,125.20	33,091.92	33.28	99,375.60	99,275.76	99.84	397,103.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	75.00	-75.00	300.00
4010 · Late Fees	195.00	375.00	-180.00	1,050.00	1,125.00	-75.00	4,500.00
4025 · Rule Violation Income	279.00	166.67	112.33	354.00	500.01	-146.01	2,000.00
Total Income	33,599.20	33,658.59	-59.39	100,779.60	100,975.77	-196.17	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	-796.43	458.33	-1,254.76	-762.00	1,374.99	-2,136.99	5,500.00
5500 · Insurance Expense	3,551.33	3,583.33	-32.00	10,653.99	10,749.99	-96.00	43,000.00
5501 · Insurance Loss	0.00	83.33	-83.33	0.00	249.99	-249.99	1,000.00
6105 · Management Fees	2,272.08	2,272.08	0.00	6,816.24	6,816.24	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	44.53	83.33	-38.80	541.20	249.99	291.21	1,000.00
6109 · Printing/Duplicating	0.00	100.00	-100.00	700.62	300.00	400.62	1,200.00
6110 · Recording Secretary/Minutes	0.00	175.00	-175.00	150.00	350.00	-200.00	1,050.00
6126 · Bad Debt Expense	0.00	83.33	-83.33	0.00	249.99	-249.99	1,000.00
6150 · Miscellaneous Operating Expe...	157.37	100.00	57.37	441.79	300.00	141.79	1,200.00
6201 · Electricity	992.34	1,000.00	-7.66	3,006.97	3,000.00	6.97	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	9,679.32	9,249.99	429.33	37,000.00
6206 · Exterminator	0.00	75.00	-75.00	0.00	225.00	-225.00	900.00
6310 · General Repairs	791.00	1,666.67	-875.67	4,914.80	5,000.01	-85.21	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	6,309.06	7,509.00	-1,199.94	27,235.63	22,527.00	4,708.63	37,545.00
6314 · Plumbing Repairs	953.50	0.00	953.50	2,918.75	2,000.00	918.75	2,000.00
6315 · Electrical Repairs	463.51	363.64	99.87	4,135.11	3,727.28	407.83	7,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	300.00	0.00	300.00	7,143.00
6338 · Roof Repairs	225.00	125.00	100.00	320.00	375.00	-55.00	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	240.00	1,000.00	-760.00	6,000.00
6352 · Signs	0.00	20.83	-20.83	0.00	62.49	-62.49	250.00
7000 · Reserve Funding	8,870.83	8,870.83	0.00	26,612.49	26,612.49	0.00	106,450.00
Total Expense	27,053.03	29,653.03	-2,600.00	97,904.91	94,420.45	3,484.46	403,903.00
Net Income	6,546.17	4,005.56	2,540.61	2,874.69	6,555.32	-3,680.63	0.00