

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

Accrual Basis

	Jul 31, 19
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Financial Checking	256,087.09
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	323,910.62
Accounts Receivable	
1160 · Accounts Receivable/Assessments	33,995.12
Total Accounts Receivable	33,995.12
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	353,405.74
TOTAL ASSETS	353,405.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1205 · Prepaid Assessments	20,452.51
Total Other Current Liabilities	20,452.51
Total Current Liabilities	20,452.51
Total Liabilities	20,452.51

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Accrual Basis

	Jul 31, 19
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	491,612.13
3104 · Roof Reserve	-396,975.15
3106 · Paving Reserve	-260,822.21
3108 · Reserves - Other	-121,723.18
3110 · Special Projects Reserve	-138,501.42
3111 · Siding Reserve	62,225.00
3115 · 2004 Deficit Funding	13,800.00
32000 · Unrestricted Net Assets	289,906.78
Net Income	9,877.16
	332,953.23
Total Equity	332,953.23
TOTAL LIABILITIES & EQUITY	353,405.74

**Courthomes of Frankfort Square
Profit & Loss Budget Performance
July 2019**

Accrual Basis

	Jul 19	Budget	\$ Over Budget	Jan - Jul 19	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	33,125.20	33,091.92	33.28	231,876.40	231,643.44	232.96	397,103.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	175.00	-175.00	300.00
4010 · Late Fees	525.00	375.00	150.00	2,700.00	2,625.00	75.00	4,500.00
4025 · Rule Violation Income	29.00	166.67	-137.67	728.00	1,166.69	-438.69	2,000.00
Total Income	33,679.20	33,658.59	20.61	235,304.40	235,610.13	-305.73	403,903.00
Expense							
5000 · Landscape Contract	6,500.00	6,500.00	0.00	18,200.00	26,000.00	-7,800.00	52,000.00
5005 · Landscape Other	0.00	0.00	0.00	591.15	0.00	591.15	8,000.00
5015 · Tree Trimming	4,425.00	0.00	4,425.00	5,175.00	3,000.00	2,175.00	3,000.00
5085 · Legal Fees	1,463.75	458.33	1,005.42	3,232.90	3,208.31	24.59	5,500.00
5500 · Insurance Expense	3,551.33	3,583.33	-32.00	24,859.31	25,083.31	-224.00	43,000.00
5501 · Insurance Loss	0.00	83.33	-83.33	0.00	583.31	-583.31	1,000.00
6105 · Management Fees	2,272.08	2,272.08	0.00	15,904.56	15,904.56	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	84.58	83.33	1.25	778.99	583.31	195.68	1,000.00
6109 · Printing/Duplicating	0.00	100.00	-100.00	846.51	700.00	146.51	1,200.00
6110 · Recording Secretary/Minutes	0.00	175.00	-175.00	300.00	700.00	-400.00	1,050.00
6126 · Bad Debt Expense	0.00	83.33	-83.33	0.00	583.31	-583.31	1,000.00
6150 · Miscellaneous Operating Expe...	120.35	100.00	20.35	965.10	700.00	265.10	1,200.00
6201 · Electricity	941.40	1,000.00	-58.60	6,861.44	7,000.00	-138.56	12,000.00
6202 · Water and Sewer	0.00	50.00	-50.00	0.00	100.00	-100.00	100.00
6205 · Scavenger	3,269.53	3,083.33	186.20	22,605.58	21,583.31	1,022.27	37,000.00
6206 · Exterminator	0.00	75.00	-75.00	450.00	525.00	-75.00	900.00
6310 · General Repairs	0.00	1,666.67	-1,666.67	9,549.80	11,666.69	-2,116.89	20,000.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	0.00	3,000.00	-3,000.00	3,000.00
6313 · Snow Removal Contract	0.00	0.00	0.00	28,205.63	30,036.00	-1,830.37	37,545.00
6314 · Plumbing Repairs	0.00	0.00	0.00	3,792.14	2,000.00	1,792.14	2,000.00
6315 · Electrical Repairs	3,135.74	4,000.00	-864.26	8,908.32	7,000.00	1,908.32	7,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	600.00	7,143.00	-6,543.00	7,143.00
6338 · Roof Repairs	800.00	800.00	0.00	2,385.00	1,500.00	885.00	1,500.00
6339 · Gutter Cleaning	0.00	0.00	0.00	8,400.00	8,400.00	0.00	16,800.00
6340 · Security	0.00	0.00	0.00	720.00	3,000.00	-2,280.00	6,000.00
6352 · Signs	0.00	20.83	-20.83	0.00	145.81	-145.81	250.00
7000 · Reserve Funding	8,870.83	8,870.83	0.00	62,095.81	62,095.81	0.00	106,450.00
Total Expense	35,434.59	33,005.39	2,429.20	225,427.24	242,241.73	-16,814.49	403,903.00
Net Income	-1,755.39	653.20	-2,408.59	9,877.16	-6,631.60	16,508.76	0.00