

Courthomes of Frankfort Square
Balance Sheet
As of July 31, 2017

Accrual Basis

	Jul 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Financial Checking	205,530.12
1114 · MB Financial MM	57,620.82
1115 · First Midwest CD	10,526.31
Total Checking/Savings	273,677.25
Accounts Receivable	
1160 · Accounts Receivable/Assessments	58,478.86
Total Accounts Receivable	58,478.86
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	327,656.11
TOTAL ASSETS	327,656.11
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	21,036.00
Total Accounts Payable	21,036.00
Other Current Liabilities	
1205 · Prepaid Assessments	20,490.27
Total Other Current Liabilities	20,490.27
Total Current Liabilities	41,526.27
Total Liabilities	41,526.27

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Balance Sheet
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Accrual Basis

	<u>Jul 31, 17</u>
Equity	
3000 · Homeowner's Equity	384,289.12
3103 · Contingency Reserve	307,903.87
3104 · Roof Reserve	-364,127.15
3106 · Paving Reserve	-224,135.21
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	18,707.48
Total Equity	<u>286,129.84</u>
TOTAL LIABILITIES & EQUITY	<u><u>327,656.11</u></u>

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

Accrual Basis

	Jul 17	Budget	\$ Over Budget	Jan - Jul 17	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	405.00	375.00	30.00	3,510.00	2,625.00	885.00	4,500.00
4025 · Rule Violation Income	108.00	166.67	-58.67	1,016.00	1,166.69	-150.69	2,000.00
Total Income	33,638.20	33,658.59	-20.39	236,402.40	235,610.13	792.27	403,903.00
Expense							
5000 · Landscape Contract	6,350.00	7,285.71	-935.71	19,050.00	29,142.84	-10,092.84	51,000.00
5005 · Landscape Other	400.00	3,000.00	-2,600.00	4,850.00	6,000.00	-1,150.00	8,000.00
5015 · Tree Trimming	0.00	0.00	0.00	740.00	0.00	740.00	3,000.00
5085 · Legal Fees	872.50	458.33	414.17	1,076.79	3,208.31	-2,131.52	5,500.00
5500 · Insurance Expense	6,078.58	3,600.92	2,477.66	26,734.06	25,206.44	1,527.62	43,211.00
5501 · Insurance Loss	0.00	83.33	-83.33	0.00	583.31	-583.31	1,000.00
6105 · Management Fees	2,183.83	2,227.50	-43.67	15,286.81	15,592.50	-305.69	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	291.03	141.67	149.36	1,024.56	991.69	32.87	1,700.00
6109 · Printing/Duplicating	146.24	100.00	46.24	837.92	700.00	137.92	1,200.00
6110 · Recording Secretary/Minutes	150.00	0.00	150.00	600.00	600.00	0.00	1,050.00
6126 · Bad Debt Expense	0.00	166.67	-166.67	9,358.99	1,166.69	8,192.30	2,000.00
6150 · Miscellaneous Operating Expe...	178.66	83.33	95.33	1,070.74	583.31	487.43	1,000.00
6201 · Electricity	914.61	1,000.00	-85.39	7,077.87	7,000.00	77.87	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	58.31	-58.31	100.00
6205 · Scavenger	3,839.88	3,083.33	756.55	22,347.31	21,583.31	764.00	37,000.00
6206 · Exterminator	0.00	75.00	-75.00	17.59	525.00	-507.41	900.00
6310 · General Repairs	4,370.64	2,455.58	1,915.06	6,305.70	17,189.06	-10,883.36	29,467.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	0.00	0.00	0.00	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	560.00	166.67	393.33	1,654.74	1,166.69	488.05	2,000.00
6315 · Electrical Repairs	350.00	416.67	-66.67	6,450.30	2,916.69	3,533.61	5,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	2,445.00	0.00	2,445.00	6,500.00
6338 · Roof Repairs	0.00	83.33	-83.33	750.00	583.31	166.69	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	720.00	750.00	-30.00	1,440.00	5,250.00	-3,810.00	9,000.00
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	36,276.80	34,078.03	2,198.77	217,694.92	227,416.08	-9,721.16	403,903.00
Net Income	-2,638.60	-419.44	-2,219.16	18,707.48	8,194.05	10,513.43	0.00