

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

Accrual Basis

	Oct 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Financial Checking	179,549.39
1114 · MB Financial MM	57,620.82
1115 · First Midwest CD	10,538.45
Total Checking/Savings	247,708.66
Accounts Receivable	
1160 · Accounts Receivable/Assessments	49,423.73
Total Accounts Receivable	49,423.73
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	292,632.39
TOTAL ASSETS	292,632.39
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	11,287.79
Total Accounts Payable	11,287.79
Other Current Liabilities	
1205 · Prepaid Assessments	21,565.17
Total Other Current Liabilities	21,565.17
Total Current Liabilities	32,852.96
Total Liabilities	32,852.96

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Accrual Basis

	Oct 31, 17
Equity	
3000 · Homeowner's Equity	384,289.12
3103 · Contingency Reserve	334,516.36
3104 · Roof Reserve	-364,127.15
3106 · Paving Reserve	-258,902.21
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	511.58
Total Equity	259,779.43
TOTAL LIABILITIES & EQUITY	292,632.39

Courthomes of Frankfort Square
Profit & Loss Budget Performance
 October 2017

Accrual Basis

	Oct 17	Budget	\$ Over Budget	Jan - Oct 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	33,125.20	33,091.92	33.28	331,252.00	330,919.20	332.80	397,103.00
4008 · Interest Income	12.14	25.00	-12.86	12.14	250.00	-237.86	300.00
4010 · Late Fees	555.00	375.00	180.00	5,145.00	3,750.00	1,395.00	4,500.00
4025 · Rule Violation Income	291.00	166.67	124.33	1,440.00	1,666.70	-226.70	2,000.00
Total Income	33,983.34	33,658.59	324.75	337,849.14	336,585.90	1,263.24	403,903.00
Expense							
5000 · Landscape Contract	6,350.00	7,285.74	-935.74	38,100.00	51,000.00	-12,900.00	51,000.00
5005 · Landscape Other	14,880.00	0.00	14,880.00	19,760.23	6,000.00	13,760.23	8,000.00
5015 · Tree Trimming	0.00	3,000.00	-3,000.00	2,265.00	3,000.00	-735.00	3,000.00
5085 · Legal Fees	0.00	458.33	-458.33	2,274.93	4,583.30	-2,308.37	5,500.00
5500 · Insurance Expense	0.00	3,600.92	-3,600.92	33,605.14	36,009.20	-2,404.06	43,211.00
5501 · Insurance Loss	0.00	83.33	-83.33	0.00	833.30	-833.30	1,000.00
6105 · Management Fees	2,183.83	2,227.50	-43.67	21,838.30	22,275.00	-436.70	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	65.51	141.67	-76.16	1,618.05	1,416.70	201.35	1,700.00
6109 · Printing/Duplicating	65.04	100.00	-34.96	1,211.87	1,000.00	211.87	1,200.00
6110 · Recording Secretary/Minutes	150.00	150.00	0.00	1,050.00	900.00	150.00	1,050.00
6126 · Bad Debt Expense	0.00	166.67	-166.67	16,437.89	1,666.70	14,771.19	2,000.00
6150 · Miscellaneous Operating Expe...	0.00	83.33	-83.33	1,070.74	833.30	237.44	1,000.00
6201 · Electricity	925.65	1,000.00	-74.35	10,056.00	10,000.00	56.00	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	83.30	-83.30	100.00
6205 · Scavenger	3,142.97	3,083.33	59.64	31,802.43	30,833.30	969.13	37,000.00
6206 · Exterminator	0.00	75.00	-75.00	17.59	750.00	-732.41	900.00
6310 · General Repairs	140.00	2,455.58	-2,315.58	12,002.36	24,555.80	-12,553.44	29,467.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	0.00	4,000.00	-4,000.00	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	0.00	166.67	-166.67	1,654.74	1,666.70	-11.96	2,000.00
6315 · Electrical Repairs	959.27	416.67	542.60	9,708.26	4,166.70	5,541.56	5,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	14,350.00	6,500.00	7,850.00	6,500.00
6338 · Roof Repairs	175.00	83.33	91.67	925.00	833.30	91.70	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	240.00	750.00	-510.00	2,400.00	7,500.00	-5,100.00	9,000.00
6352 · Signs	0.00	20.83	-20.83	0.00	208.30	-208.30	250.00
7000 · Reserve Funding	8,870.83	8,870.83	0.00	88,708.30	88,708.30	0.00	106,450.00
Total Expense	38,148.10	34,228.06	3,920.04	337,337.56	334,450.20	2,887.36	403,903.00
Net Income	-4,164.76	-569.47	-3,595.29	511.58	2,135.70	-1,624.12	0.00