

Courthomes of Frankfort Square
Balance Sheet
As of January 31, 2018

Accrual Basis

	Jan 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Financial Checking	165,235.86
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	233,059.39
Accounts Receivable	
1160 · Accounts Receivable/Assessments	50,032.31
Total Accounts Receivable	50,032.31
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	278,591.70
TOTAL ASSETS	278,591.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	5,072.26
Total Accounts Payable	5,072.26
Other Current Liabilities	
1205 · Prepaid Assessments	19,265.83
Total Other Current Liabilities	19,265.83
Total Current Liabilities	24,338.09
Total Liabilities	24,338.09

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Balance Sheet
As of January 31, 2018

Accrual Basis

	<u>Jan 31, 18</u>
Equity	
3000 · Homeowner's Equity	384,289.12
3103 · Contingency Reserve	343,387.19
3104 · Roof Reserve	-375,456.15
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	317,542.53
Net Income	-6,419.27
Total Equity	<u>254,253.61</u>
TOTAL LIABILITIES & EQUITY	<u><u>278,591.70</u></u>

**Courthomes of Frankfort Square
Profit & Loss Budget Performance
January 2018**

Accrual Basis

	Jan 18	Budget	\$ Over Budget	Jan 18	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	33,125.20	33,091.91	33.29	33,125.20	33,091.91	33.29	397,103.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	25.00	-25.00	300.00
4010 · Late Fees	735.00	375.00	360.00	735.00	375.00	360.00	4,500.00
4025 · Rule Violation Income	-25.00	166.66	-191.66	-25.00	166.66	-191.66	2,000.00
Total Income	33,835.20	33,658.57	176.63	33,835.20	33,658.57	176.63	403,903.00
Expense							
5000 · Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	51,000.00
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	413.50	458.33	-44.83	413.50	458.33	-44.83	5,500.00
5500 · Insurance Expense	3,428.50	3,624.00	-195.50	3,428.50	3,624.00	-195.50	43,488.00
5501 · Insurance Loss	0.00	83.33	-83.33	0.00	83.33	-83.33	1,000.00
6105 · Management Fees	2,282.50	2,257.41	25.09	2,282.50	2,257.41	25.09	27,089.00
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	263.23	125.00	138.23	263.23	125.00	138.23	1,500.00
6109 · Printing/Duplicating	676.80	100.00	576.80	676.80	100.00	576.80	1,200.00
6110 · Recording Secretary/Minutes	0.00	150.00	-150.00	0.00	150.00	-150.00	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 Expe...	159.74	83.33	76.41	159.74	83.33	76.41	1,000.00
6201 · Electricity	1,138.96	1,000.00	138.96	1,138.96	1,000.00	138.96	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	8.33	-8.33	100.00
6205 · Scavenger	6,427.37	3,083.33	3,344.04	6,427.37	3,083.33	3,344.04	37,000.00
6206 · Exterminator	200.00	75.00	125.00	200.00	75.00	125.00	900.00
6310 · General Repairs	3,040.00	2,360.91	679.09	3,040.00	2,360.91	679.09	28,331.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
6313 · Snow Removal Contract	11,259.21	10,963.50	295.71	11,259.21	10,963.50	295.71	36,545.00
6314 · Plumbing Repairs	659.19	166.66	492.53	659.19	166.66	492.53	2,000.00
6315 · Electrical Repairs	1,434.64	500.00	934.64	1,434.64	500.00	934.64	6,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00
6338 · Roof Repairs	0.00	83.33	-83.33	0.00	83.33	-83.33	1,000.00
6339 · Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
6340 · Security	0.00	750.00	-750.00	0.00	750.00	-750.00	9,000.00
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	40,254.47	34,847.45	5,407.02	40,254.47	34,847.45	5,407.02	403,903.00
Net Income	-6,419.27	-1,188.88	-5,230.39	-6,419.27	-1,188.88	-5,230.39	0.00