

Courthomes of Frankfort Square
Balance Sheet
As of October 31, 2021

Accrual Basis

	<u>Oct 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Checking	122,119.44
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	189,942.97
Accounts Receivable	
1160 · Accounts Receivable/Assessments	56,320.30
Total Accounts Receivable	56,320.30
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	241,763.27
TOTAL ASSETS	241,763.27
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	47,634.25
Total Accounts Payable	47,634.25
Other Current Liabilities	
1205 · Prepaid Assessments	19,462.56
Total Other Current Liabilities	19,462.56
Total Current Liabilities	67,096.81
Total Liabilities	67,096.81

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Accrual Basis

	Oct 31, 21
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	571,583.35
3104 · Roof Reserve	-426,896.15
3106 · Paving Reserve	-378,391.21
3108 · Reserves - Other	-121,723.18
3110 · Special Projects Reserve	-158,008.42
3111 · Siding Reserve	62,225.00
3115 · 2004 Deficit Funding	13,800.00
32000 · Unrestricted Net Assets	227,851.81
Net Income	671.14
Total Equity	174,666.46
TOTAL LIABILITIES & EQUITY	241,763.27

**Courthomes of Frankfort Square
Profit & Loss Budget Performance
October 2021**

Accrual Basis

	Oct 21	Budget	\$ Over Budget	Jan - Oct 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	34,289.35	34,255.42	33.93	342,557.60	342,554.20	3.40	411,065.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	250.00	-250.00	300.00
4010 · Late Fees	690.00	375.00	315.00	4,798.70	3,750.00	1,048.70	4,500.00
4025 · Rule Violation Income	-100.00	166.67	-266.67	12,564.24	1,666.70	10,897.54	2,000.00
Total Income	34,879.35	34,822.09	57.26	359,920.54	348,220.90	11,699.64	417,865.00
Expense							
5000 · Landscape Contract	7,195.00	6,625.00	570.00	40,995.00	53,000.00	-12,005.00	53,000.00
5005 · Landscape Other	0.00	0.00	0.00	123.00	0.00	123.00	8,000.00
5015 · Tree Trimming	0.00	0.00	0.00	925.00	4,500.00	-3,575.00	4,500.00
5085 · Legal Fees	898.75	458.33	440.42	3,459.69	4,583.30	-1,123.61	5,500.00
5500 · Insurance Expense	4,610.00	4,291.67	318.33	42,682.46	42,916.70	-234.24	51,500.00
6105 · Management Fees	2,272.08	2,351.25	-79.17	22,720.80	23,512.50	-791.70	28,215.00
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	47.65	83.33	-35.68	1,377.23	833.30	543.93	1,000.00
6109 · Printing/Duplicating	0.00	100.00	-100.00	477.48	1,000.00	-522.52	1,200.00
6110 · Recording Secretary/Minutes	0.00	87.50	-87.50	1,050.00	875.00	175.00	1,050.00
6126 · Bad Debt Expense	10.59	0.00	10.59	10.59	0.00	10.59	0.00
6150 · Miscellaneous Operating Expe...	535.32	100.00	435.32	1,273.59	1,000.00	273.59	1,200.00
6201 · Electricity	775.03	1,000.00	-224.97	8,389.83	10,000.00	-1,610.17	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	83.30	-83.30	100.00
6205 · Scavenger	3,572.72	3,333.33	239.39	37,795.48	33,333.30	4,462.18	40,000.00
6206 · Exterminator	0.00	75.00	-75.00	907.00	750.00	157.00	900.00
6310 · General Repairs	2,620.00	1,666.67	953.33	42,372.52	16,666.70	25,705.82	20,000.00
6311 · Deck and Step Repairs	291.99	0.00	291.99	4,031.04	1,500.00	2,531.04	1,500.00
6313 · Snow Removal Contract	0.00	0.00	0.00	30,979.70	20,500.00	10,479.70	41,000.00
6314 · Plumbing Repairs	1,435.00	291.67	1,143.33	4,845.50	2,916.70	1,928.80	3,500.00
6315 · Electrical Repairs	1,061.85	416.67	645.18	5,978.78	4,166.70	1,812.08	5,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	0.00	8,000.00	-8,000.00	8,000.00
6338 · Roof Repairs	0.00	166.67	-166.67	2,516.75	1,666.70	850.05	2,000.00
6339 · Gutter Cleaning	0.00	0.00	0.00	13,038.50	8,500.00	4,538.50	17,000.00
6340 · Security	0.00	333.33	-333.33	4,168.00	3,333.30	834.70	4,000.00
6352 · Signs	0.00	0.00	0.00	423.16	250.00	173.16	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	34,196.81	30,259.58	3,937.23	359,249.40	332,595.80	26,653.60	417,865.00
Net Income	682.54	4,562.51	-3,879.97	671.14	15,625.10	-14,953.96	0.00