

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

Accrual Basis

	Mar 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Checking	111,072.73
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	178,896.26
Accounts Receivable	
1160 · Accounts Receivable/Assessments	44,896.70
Total Accounts Receivable	44,896.70
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	219,292.96
TOTAL ASSETS	219,292.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	2,355.92
Total Accounts Payable	2,355.92
Other Current Liabilities	
1205 · Prepaid Assessments	21,629.13
Total Other Current Liabilities	21,629.13
Total Current Liabilities	23,985.05
Total Liabilities	23,985.05

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	Mar 31, 21
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	564,867.57
3104 · Roof Reserve	-426,896.15
3106 · Paving Reserve	-350,272.21
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	228,366.62
Net Income	-605.44
	195,307.91
Total Equity	195,307.91
TOTAL LIABILITIES & EQUITY	219,292.96

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

Accrual Basis

	Mar 21	Budget	\$ Over Budget	Jan - Mar 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	34,289.35	34,255.42	33.93	102,868.05	102,766.26	101.79	411,065.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	75.00	-75.00	300.00
4010 · Late Fees	495.00	375.00	120.00	1,515.00	1,125.00	390.00	4,500.00
4025 · Rule Violation Income	196.00	166.67	29.33	354.00	500.01	-146.01	2,000.00
Total Income	34,980.35	34,822.09	158.26	104,737.05	104,466.27	270.78	417,865.00
Expense							
5000 · Landscape Contract	0.00	6,625.00	-6,625.00	0.00	6,625.00	-6,625.00	53,000.00
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	4,500.00
5085 · Legal Fees	0.00	458.33	-458.33	75.00	1,374.99	-1,299.99	5,500.00
5500 · Insurance Expense	4,101.66	4,291.67	-190.01	12,057.90	12,875.01	-817.11	51,500.00
6105 · Management Fees	2,272.08	2,351.25	-79.17	6,816.24	7,053.75	-237.51	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	192.90	83.33	109.57	1,124.02	249.99	874.03	1,000.00
6109 · Printing/Duplicating	240.36	100.00	140.36	296.85	300.00	-3.15	1,200.00
6110 · Recording Secretary/Minutes	0.00	87.50	-87.50	600.00	262.50	337.50	1,050.00
6150 · Miscellaneous Operating Expe...	128.87	100.00	28.87	317.40	300.00	17.40	1,200.00
6201 · Electricity	925.06	1,000.00	-74.94	2,369.56	3,000.00	-630.44	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	24.99	-24.99	100.00
6205 · Scavenger	3,407.34	3,333.33	74.01	13,560.46	9,999.99	3,560.47	40,000.00
6206 · Exterminator	75.00	75.00	0.00	75.00	225.00	-150.00	900.00
6310 · General Repairs	890.00	1,666.67	-776.67	5,647.35	5,000.01	647.34	20,000.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
6313 · Snow Removal Contract	8,121.90	0.00	8,121.90	30,779.70	20,500.00	10,279.70	41,000.00
6314 · Plumbing Repairs	453.00	291.67	161.33	1,848.50	875.01	973.49	3,500.00
6315 · Electrical Repairs	1,853.56	416.67	1,436.89	2,272.02	1,250.01	1,022.01	5,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
6338 · Roof Repairs	295.00	166.67	128.33	795.00	500.01	294.99	2,000.00
6339 · Gutter Cleaning	95.00	0.00	95.00	95.00	0.00	95.00	17,000.00
6340 · Security	0.00	333.33	-333.33	0.00	999.99	-999.99	4,000.00
6352 · Signs	0.00	0.00	0.00	0.00	0.00	0.00	250.00
7000 · Reserve Funding	8,870.83	8,870.83	0.00	26,612.49	26,612.49	0.00	106,450.00
Total Expense	31,922.56	30,259.58	1,662.98	105,342.49	98,028.74	7,313.75	417,865.00
Net Income	3,057.79	4,562.51	-1,504.72	-605.44	6,437.53	-7,042.97	0.00