

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

Accrual Basis

	<u>Jan 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Checking	129,933.85
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	197,757.38
Accounts Receivable	
1160 · Accounts Receivable/Assessments	45,114.25
Total Accounts Receivable	45,114.25
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	238,371.63
TOTAL ASSETS	238,371.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	45,049.03
Total Accounts Payable	45,049.03
Other Current Liabilities	
1205 · Prepaid Assessments	18,969.86
Total Other Current Liabilities	18,969.86
Total Current Liabilities	64,018.89
Total Liabilities	64,018.89

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Accrual Basis

	Jan 31, 21
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	547,125.91
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	-3,818.95
	174,352.74
Total Equity	174,352.74
TOTAL LIABILITIES & EQUITY	238,371.63

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

Accrual Basis

	Jan 21	Budget	\$ Over Budget	Jan 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	34,289.35	34,255.42	33.93	34,289.35	34,255.42	33.93	411,065.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	25.00	-25.00	300.00
4010 · Late Fees	630.00	375.00	255.00	630.00	375.00	255.00	4,500.00
4025 · Rule Violation Income	54.00	166.67	-112.67	54.00	166.67	-112.67	2,000.00
Total Income	34,973.35	34,822.09	151.26	34,973.35	34,822.09	151.26	417,865.00
Expense							
5000 · Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	458.33	-458.33	5,500.00
5500 · Insurance Expense	3,854.58	4,291.67	-437.09	3,854.58	4,291.67	-437.09	51,500.00
6105 · Management Fees	2,272.08	2,351.25	-79.17	2,272.08	2,351.25	-79.17	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	927.32	83.33	843.99	927.32	83.33	843.99	1,000.00
6109 · Printing/Duplicating	0.00	100.00	-100.00	0.00	100.00	-100.00	1,200.00
6110 · Recording Secretary/Minutes	0.00	87.50	-87.50	0.00	87.50	-87.50	1,050.00
6150 · Miscellaneous Operating Expe...	0.00	100.00	-100.00	0.00	100.00	-100.00	1,200.00
6201 · Electricity	0.00	1,000.00	-1,000.00	0.00	1,000.00	-1,000.00	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	8.33	-8.33	100.00
6205 · Scavenger	6,745.78	3,333.33	3,412.45	6,745.78	3,333.33	3,412.45	40,000.00
6206 · Exterminator	0.00	75.00	-75.00	0.00	75.00	-75.00	900.00
6310 · General Repairs	2,427.35	1,666.67	760.68	2,427.35	1,666.67	760.68	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	11,380.40	10,250.00	1,130.40	11,380.40	10,250.00	1,130.40	41,000.00
6314 · Plumbing Repairs	1,395.50	291.67	1,103.83	1,395.50	291.67	1,103.83	3,500.00
6315 · Electrical Repairs	418.46	416.67	1.79	418.46	416.67	1.79	5,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
6338 · Roof Repairs	500.00	166.67	333.33	500.00	166.67	333.33	2,000.00
6339 · Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
6340 · Security	0.00	333.33	-333.33	0.00	333.33	-333.33	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	8,870.83	8,870.83	0.00	106,450.00
Total Expense	38,792.30	33,884.58	4,907.72	38,792.30	33,884.58	4,907.72	417,865.00
Net Income	-3,818.95	937.51	-4,756.46	-3,818.95	937.51	-4,756.46	0.00