

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

Accrual Basis

	May 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1100 · MB Financial Checking	209,320.67
1114 · MB Financial MM	57,620.82
1115 · First Midwest CD	10,526.31
Total Checking/Savings	277,467.80
Accounts Receivable	
1160 · Accounts Receivable/Assessments	60,375.80
Total Accounts Receivable	60,375.80
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	333,343.60
TOTAL ASSETS	333,343.60
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	41,400.00
Total Accounts Payable	41,400.00
Other Current Liabilities	
1205 · Prepaid Assessments	19,553.53
Total Other Current Liabilities	19,553.53
Total Current Liabilities	60,953.53
Total Liabilities	60,953.53

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Accrual Basis

	May 31, 17
Equity	
3000 · Homeowner's Equity	384,289.12
3103 · Contingency Reserve	290,162.21
3104 · Roof Reserve	-364,127.15
3106 · Paving Reserve	-224,135.21
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	22,709.37
Total Equity	272,390.07
TOTAL LIABILITIES & EQUITY	333,343.60

**Courthomes of Frankfort Square
Profit & Loss Budget Performance
May 2017**

Accrual Basis

	May 17	Budget	\$ Over Budget	Jan - May 17	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	33,125.20	33,091.92	33.28	165,626.00	165,459.60	166.40	397,103.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	125.00	-125.00	300.00
4010 · Late Fees	645.00	375.00	270.00	2,565.00	1,875.00	690.00	4,500.00
4025 · Rule Violation Income	0.00	166.67	-166.67	404.00	833.35	-429.35	2,000.00
Total Income	33,770.20	33,658.59	111.61	168,595.00	168,292.95	302.05	403,903.00
Expense							
5000 · Landscape Contract	6,350.00	7,285.71	-935.71	6,350.00	14,571.42	-8,221.42	51,000.00
5005 · Landscape Other	1,202.00	0.00	1,202.00	1,202.00	0.00	1,202.00	8,000.00
5015 · Tree Trimming	315.00	0.00	315.00	740.00	0.00	740.00	3,000.00
5085 · Legal Fees	0.00	458.33	-458.33	32.85	2,291.65	-2,258.80	5,500.00
5500 · Insurance Expense	3,442.58	3,600.92	-158.34	17,212.90	18,004.60	-791.70	43,211.00
5501 · Insurance Loss	0.00	83.33	-83.33	0.00	416.65	-416.65	1,000.00
6105 · Management Fees	2,183.83	2,227.50	-43.67	10,919.15	11,137.50	-218.35	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	144.19	141.67	2.52	732.83	708.35	24.48	1,700.00
6109 · Printing/Duplicating	38.30	100.00	-61.70	685.62	500.00	185.62	1,200.00
6110 · Recording Secretary/Minutes	150.00	0.00	150.00	300.00	450.00	-150.00	1,050.00
6126 · Bad Debt Expense	7,052.30	166.67	6,885.63	9,358.99	833.35	8,525.64	2,000.00
6150 · Miscellaneous Operating Expe...	0.00	83.33	-83.33	723.92	416.65	307.27	1,000.00
6201 · Electricity	989.53	1,000.00	-10.47	5,124.99	5,000.00	124.99	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	41.65	-41.65	100.00
6205 · Scavenger	3,076.88	3,083.33	-6.45	15,384.40	15,416.65	-32.25	37,000.00
6206 · Exterminator	0.00	75.00	-75.00	0.00	375.00	-375.00	900.00
6310 · General Repairs	1,540.23	2,455.58	-915.35	1,935.06	12,277.90	-10,342.84	29,467.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	0.00	0.00	0.00	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	807.74	833.35	-25.61	2,000.00
6315 · Electrical Repairs	653.16	416.67	236.49	5,750.30	2,083.35	3,666.95	5,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00
6338 · Roof Repairs	150.00	83.33	66.67	750.00	416.65	333.35	1,000.00
6339 · Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	5,800.00
6340 · Security	0.00	750.00	-750.00	490.00	3,750.00	-3,260.00	9,000.00
6352 · Signs	0.00	20.83	-20.83	0.00	104.15	-104.15	250.00
7000 · Reserve Funding	8,870.83	8,870.83	0.00	44,354.15	44,354.15	0.00	106,450.00
Total Expense	36,158.83	31,078.03	5,080.80	145,885.63	156,210.02	-10,324.39	403,903.00
Net Income	-2,388.63	2,580.56	-4,969.19	22,709.37	12,082.93	10,626.44	0.00