

Courthomes of Frankfort Square
Balance Sheet

As of October 31, 2020

Accrual Basis

	<u>Oct 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Checking	135,410.78
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	<u>203,234.31</u>
Accounts Receivable	
1160 · Accounts Receivable/Assessments	39,634.48
Total Accounts Receivable	39,634.48
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	<u>-4,500.00</u>
Total Current Assets	<u>238,368.79</u>
TOTAL ASSETS	<u>238,368.79</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	10,562.23
Total Accounts Payable	<u>10,562.23</u>
Other Current Liabilities	
1205 · Prepaid Assessments	16,624.10
Total Other Current Liabilities	<u>16,624.10</u>
Total Current Liabilities	<u>27,186.33</u>
Total Liabilities	27,186.33

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Accrual Basis

	Oct 31, 20
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	537,591.42
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	266,635.80
Net Income	4,276.08
Total Equity	211,182.46
TOTAL LIABILITIES & EQUITY	238,368.79

Courthomes of Frankfort Square
Profit & Loss Budget Performance
October 2020

Accrual Basis

	Oct 20	Budget	\$ Over Budget	Jan - Oct 20	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	33,125.20	33,091.92	33.28	331,252.00	330,919.20	332.80	397,103.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	250.00	-250.00	300.00
4010 · Late Fees	435.00	375.00	60.00	3,495.00	3,750.00	-255.00	4,500.00
4025 · Rule Violation Income	0.00	166.67	-166.67	677.00	1,666.70	-989.70	2,000.00
Total Income	33,560.20	33,658.59	-98.39	335,424.00	336,585.90	-1,161.90	403,903.00
Expense							
5000 · Landscape Contract	0.00	6,500.00	-6,500.00	40,900.00	48,750.00	-7,850.00	52,000.00
5005 · Landscape Other	117.00	8,000.00	-7,883.00	1,578.88	8,000.00	-6,421.12	8,000.00
5015 · Tree Trimming	0.00	0.00	0.00	2,030.00	3,000.00	-970.00	3,000.00
5085 · Legal Fees	0.00	458.33	-458.33	707.00	4,583.30	-3,876.30	5,500.00
5500 · Insurance Expense	3,854.58	4,000.00	-145.42	41,291.80	40,000.00	1,291.80	48,000.00
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	1,000.00	-1,000.00	0.00	1,000.00	-1,000.00	1,000.00
6108 · Postage and Mailing Supplies	0.00	100.00	-100.00	359.87	1,000.00	-640.13	1,200.00
6109 · Printing/Duplicating	0.00	100.00	-100.00	681.06	1,000.00	-318.94	1,200.00
6110 · Recording Secretary/Minutes	0.00	150.00	-150.00	0.00	900.00	-900.00	1,050.00
6150 · Miscellaneous Operating Expe...	112.93	100.00	12.93	1,366.63	1,000.00	366.63	1,200.00
6201 · Electricity	909.94	1,000.00	-90.06	9,110.87	10,000.00	-889.13	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	56.64	83.30	-26.66	100.00
6205 · Scavenger	3,407.34	3,083.33	324.01	33,453.30	30,833.30	2,620.00	37,000.00
6206 · Exterminator	0.00	0.00	0.00	710.00	900.00	-190.00	900.00
6310 · General Repairs	143.03	1,666.67	-1,523.64	10,561.19	16,666.70	-6,105.51	20,000.00
6311 · Deck and Step Repairs	3,694.74	0.00	3,694.74	7,809.23	1,500.00	6,309.23	1,500.00
6313 · Snow Removal Contract	0.00	0.00	0.00	29,311.20	23,302.80	6,008.40	38,838.00
6314 · Plumbing Repairs	4,528.50	166.67	4,361.83	14,106.55	1,666.70	12,439.85	2,000.00
6315 · Electrical Repairs	447.20	416.67	30.53	5,453.40	4,166.70	1,286.70	5,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	1,819.84	6,500.00	-4,680.16	6,500.00
6338 · Roof Repairs	-90.00	166.67	-256.67	3,247.57	1,666.70	1,580.87	2,000.00
6339 · Gutter Cleaning	0.00	0.00	0.00	8,825.00	8,500.00	325.00	17,000.00
6340 · Security	0.00	333.33	-333.33	3,840.00	3,333.30	506.70	4,000.00
6352 · Signs	0.00	20.83	-20.83	2,498.79	208.30	2,290.49	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	28,268.17	38,492.91	-10,224.74	331,147.92	330,781.90	366.02	403,903.00
Net Income	5,292.03	-4,834.32	10,126.35	4,276.08	5,804.00	-1,527.92	0.00