

Courthomes of Frankfort Square
Balance Sheet
As of July 31, 2020

Accrual Basis

	<u>Jul 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 - Fifth Third Checking	180,674.57
1114 - MB Financial MM	57,285.08
1115 - First Midwest CD	10,538.45
Total Checking/Savings	<u>248,498.10</u>
Accounts Receivable	
1160 - Accounts Receivable/Assessments	38,658.85
Total Accounts Receivable	<u>38,658.85</u>
Other Current Assets	
1170 - Allowance for Bad Debt	-4,500.00
Total Other Current Assets	<u>-4,500.00</u>
Total Current Assets	<u>282,656.95</u>
TOTAL ASSETS	<u>282,656.95</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 - Accounts Payable	2,109.83
Total Accounts Payable	<u>2,109.83</u>
Other Current Liabilities	
1205 - Prepaid Assessments	17,880.95
Total Other Current Liabilities	<u>17,880.95</u>
Total Current Liabilities	<u>19,990.78</u>
Total Liabilities	19,990.78

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Accrual Basis

	Jul 31, 20
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	527,688.93
3104 · Roof Reserve	-416,924.15
3106 · Paving Reserve	-308,429.21
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	13,847.28
Total Equity	262,666.17
TOTAL LIABILITIES & EQUITY	282,656.95

**Courthomes of Frankfort Square
Profit & Loss Budget Performance
July 2020**

Accrual Basis

	Jul 20	Budget	\$ Over Budget	Jan - Jul 20	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	33,125.20	33,091.92	33.28	231,876.40	231,643.44	232.96	397,103.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	175.00	-175.00	300.00
4010 · Late Fees	765.00	375.00	390.00	1,725.00	2,625.00	-900.00	4,500.00
4025 · Rule Violation Income	137.00	166.67	-29.67	191.00	1,166.69	-975.69	2,000.00
Total Income	34,027.20	33,658.59	368.61	233,792.40	235,610.13	-1,817.73	403,903.00
Expense							
5000 · Landscape Contract	0.00	6,500.00	-6,500.00	21,100.00	29,250.00	-8,150.00	52,000.00
5005 · Landscape Other	99.00	0.00	99.00	696.88	0.00	696.88	8,000.00
5015 · Tree Trimming	0.00	3,000.00	-3,000.00	1,130.00	3,000.00	-1,870.00	3,000.00
5085 · Legal Fees	60.00	458.33	-398.33	400.00	3,208.31	-2,808.31	5,500.00
5500 · Insurance Expense	601.00	4,000.00	-3,399.00	23,728.48	28,000.00	-4,271.52	48,000.00
6105 · Management Fees	2,272.08	2,351.25	-79.17	15,904.56	16,458.75	-554.19	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	0.00	100.00	-100.00	359.87	700.00	-340.13	1,200.00
6109 · Printing/Duplicating	0.00	100.00	-100.00	681.06	700.00	-18.94	1,200.00
6110 · Recording Secretary/Minutes	0.00	0.00	0.00	0.00	600.00	-600.00	1,050.00
6150 · Miscellaneous Operating Expe...	178.98	100.00	78.98	901.92	700.00	201.92	1,200.00
6201 · Electricity	897.90	1,000.00	-102.10	4,536.03	7,000.00	-2,463.97	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	58.31	-58.31	100.00
6205 · Scavenger	3,338.44	3,083.33	255.11	23,369.08	21,583.31	1,785.77	37,000.00
6206 · Exterminator	0.00	0.00	0.00	0.00	450.00	-450.00	900.00
6310 · General Repairs	0.00	1,666.67	-1,666.67	4,957.71	11,666.69	-6,708.98	20,000.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	0.00	1,500.00	-1,500.00	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	0.00	166.67	-166.67	8,775.00	1,166.69	7,608.31	2,000.00
6315 · Electrical Repairs	350.00	416.67	-66.67	4,202.52	2,916.69	1,285.83	5,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	8,155.00	6,500.00	1,655.00	6,500.00
6338 · Roof Repairs	250.00	166.67	83.33	750.00	1,166.69	-416.69	2,000.00
6339 · Gutter Cleaning	250.00	0.00	250.00	8,650.00	8,500.00	150.00	17,000.00
6340 · Security	0.00	333.33	-333.33	240.00	2,333.31	-2,093.31	4,000.00
6352 · Signs	0.00	20.83	-20.83	0.00	145.81	-145.81	250.00
7000 · Reserve Funding	8,870.83	8,870.83	0.00	62,095.81	62,095.81	0.00	106,450.00
Total Expense	17,168.23	32,342.91	-15,174.68	219,945.12	233,003.17	-13,058.05	403,903.00
Net Income	16,858.97	1,315.68	15,543.29	13,847.28	2,606.96	11,240.32	0.00