

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

Accrual Basis

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Checking	117,640.50
1114 · MB Financial MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	185,464.03
Accounts Receivable	
1160 · Accounts Receivable/Assessments	48,170.53
Total Accounts Receivable	48,170.53
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	229,134.56
TOTAL ASSETS	229,134.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	21,773.78
Total Accounts Payable	21,773.78
Other Current Liabilities	
1205 · Prepaid Assessments	24,351.26
Total Other Current Liabilities	24,351.26
Total Current Liabilities	46,125.04
Total Liabilities	46,125.04

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Accrual Basis

	Jul 31, 21
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	600,350.89
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	225,847.97
Net Income	-45,868.50
	183,009.52
Total Equity	183,009.52
TOTAL LIABILITIES & EQUITY	229,134.56

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

Accrual Basis

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	34,283.55	34,255.42	28.13	239,984.85	239,787.94	196.91	411,065.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	175.00	-175.00	300.00
4010 · Late Fees	645.00	375.00	270.00	3,180.00	2,625.00	555.00	4,500.00
4025 · Rule Violation Income	83.00	166.67	-83.67	248.24	1,166.69	-918.45	2,000.00
Total Income	35,011.55	34,822.09	189.46	243,413.09	243,754.63	-341.54	417,865.00
Expense							
5000 · Landscape Contract	6,700.00	6,625.00	75.00	20,100.00	33,125.00	-13,025.00	53,000.00
5005 · Landscape Other	123.00	0.00	123.00	123.00	0.00	123.00	8,000.00
5015 · Tree Trimming	925.00	0.00	925.00	925.00	0.00	925.00	4,500.00
5085 · Legal Fees	100.00	458.33	-358.33	2,898.44	3,208.31	-309.87	5,500.00
5500 · Insurance Expense	0.00	4,291.67	-4,291.67	27,476.22	30,041.69	-2,565.47	51,500.00
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	166.69	83.33	83.36	1,293.23	583.31	709.92	1,000.00
6109 · Printing/Duplicating	108.78	100.00	8.78	405.63	700.00	-294.37	1,200.00
6110 · Recording Secretary/Minutes	300.00	87.50	212.50	900.00	612.50	287.50	1,050.00
6150 · Miscellaneous Operating Expe...	132.00	100.00	32.00	738.27	700.00	38.27	1,200.00
6201 · Electricity	791.29	1,000.00	-208.71	6,071.36	7,000.00	-928.64	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	58.31	-58.31	100.00
6205 · Scavenger	3,433.78	3,333.33	100.45	27,216.26	23,333.31	3,882.95	40,000.00
6206 · Exterminator	115.00	75.00	40.00	750.00	525.00	225.00	900.00
6310 · General Repairs	7,870.53	1,666.67	6,203.86	46,386.58	11,666.69	34,719.89	20,000.00
6311 · Deck and Step Repairs	580.97	0.00	580.97	2,268.05	0.00	2,268.05	1,500.00
6313 · Snow Removal Contract	0.00	0.00	0.00	30,979.70	20,500.00	10,479.70	41,000.00
6314 · Plumbing Repairs	0.00	291.67	-291.67	5,959.50	2,041.69	3,917.81	3,500.00
6315 · Electrical Repairs	621.00	416.67	204.33	4,045.29	2,916.69	1,128.60	5,000.00
6320 · Concrete Repairs	13,732.50	0.00	13,732.50	13,732.50	0.00	13,732.50	8,000.00
6338 · Roof Repairs	449.00	166.67	282.33	1,708.00	1,166.69	541.31	2,000.00
6339 · Gutter Cleaning	0.00	0.00	0.00	8,745.00	8,500.00	245.00	17,000.00
6340 · Security	0.00	333.33	-333.33	1,200.00	2,333.31	-1,133.31	4,000.00
6352 · Signs	0.00	0.00	0.00	7,359.19	0.00	7,359.19	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	47,292.45	30,259.58	17,032.87	289,281.59	227,567.06	61,714.53	417,865.00
Net Income	-12,280.90	4,562.51	-16,843.41	-45,868.50	16,187.57	-62,056.07	0.00