

Courthomes of Frankfort Square  
Balance Sheet

As of January 31, 2020

Accrual Basis

	<u>Jan 31, 20</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1100 - Fifth Third Checking	172,609.55
1114 - MB Financial MM	57,285.08
1115 - First Midwest CD	10,538.45
Total Checking/Savings	<u>240,433.08</u>
Accounts Receivable	
1160 - Accounts Receivable/Assessments	<u>29,427.80</u>
Total Accounts Receivable	29,427.80
Other Current Assets	
1170 - Allowance for Bad Debt	<u>-4,500.00</u>
Total Other Current Assets	<u>-4,500.00</u>
Total Current Assets	<u>265,360.88</u>
<b>TOTAL ASSETS</b>	<b><u>265,360.88</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 - Accounts Payable	<u>13,516.15</u>
Total Accounts Payable	13,516.15
Other Current Liabilities	
1205 - Prepaid Assessments	<u>22,390.66</u>
Total Other Current Liabilities	<u>22,390.66</u>
Total Current Liabilities	<u>35,906.81</u>
Total Liabilities	35,906.81

**Courthomes of Frankfort Square**  
**Balance Sheet**  
 As of January 31, 2020

Accrual Basis

	Jan 31, 20
<b>Equity</b>	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	489,837.11
3104 · Roof Reserve	-416,924.15
3106 · Paving Reserve	-308,429.21
3108 · Reserves - Other	-121,723.18
3110 · Special Projects Reserve	-138,501.42
3111 · Siding Reserve	62,225.00
3115 · 2004 Deficit Funding	13,800.00
32000 · Unrestricted Net Assets	266,635.80
Net Income	-1,020.00
<b>Total Equity</b>	229,454.07
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>265,360.88</b>

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

Accrual Basis

	Jan 20	Budget	\$ Over Budget	Jan 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
4000 · Assessment Income	33,046.64	33,091.92	-45.28	33,046.64	33,091.92	-45.28	397,103.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	25.00	-25.00	300.00
4010 · Late Fees	300.00	375.00	-75.00	300.00	375.00	-75.00	4,500.00
4025 · Rule Violation Income	0.00	166.67	-166.67	0.00	166.67	-166.67	2,000.00
<b>Total Income</b>	<b>33,346.64</b>	<b>33,658.59</b>	<b>-311.95</b>	<b>33,346.64</b>	<b>33,658.59</b>	<b>-311.95</b>	<b>403,903.00</b>
<b>Expense</b>							
5000 · Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	52,000.00
5005 · Landscape Other	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
5015 · Tree Trimming	575.00	0.00	575.00	575.00	0.00	575.00	3,000.00
5085 · Legal Fees	0.00	458.33	-458.33	0.00	458.33	-458.33	5,500.00
5500 · Insurance Expense	3,854.58	4,000.00	-145.42	3,854.58	4,000.00	-145.42	48,000.00
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	194.86	100.00	94.86	194.86	100.00	94.86	1,200.00
6109 · Printing/Duplicating	564.30	100.00	464.30	564.30	100.00	464.30	1,200.00
6110 · Recording Secretary/Minutes	0.00	150.00	-150.00	0.00	150.00	-150.00	1,050.00
6150 · Miscellaneous Operating Expe...	120.45	100.00	20.45	120.45	100.00	20.45	1,200.00
6201 · Electricity	960.15	1,000.00	-39.85	960.15	1,000.00	-39.85	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	8.33	-8.33	100.00
6205 · Scavenger	3,338.44	3,083.33	255.11	3,338.44	3,083.33	255.11	37,000.00
6206 · Exterminator	0.00	0.00	0.00	0.00	0.00	0.00	900.00
6310 · General Repairs	90.85	1,666.67	-1,575.82	90.85	1,666.67	-1,575.82	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	11,822.90	7,767.60	4,055.30	11,822.90	7,767.60	4,055.30	38,838.00
6314 · Plumbing Repairs	175.00	166.67	8.33	175.00	166.67	8.33	2,000.00
6315 · Electrical Repairs	1,527.20	416.67	1,110.53	1,527.20	416.67	1,110.53	5,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	6,500.00
6338 · Roof Repairs	0.00	166.67	-166.67	0.00	166.67	-166.67	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	20.83	-20.83	0.00	20.83	-20.83	250.00
7000 · Reserve Funding	8,870.83	8,870.83	0.00	8,870.83	8,870.83	0.00	106,450.00
<b>Total Expense</b>	<b>34,366.64</b>	<b>30,760.51</b>	<b>3,606.13</b>	<b>34,366.64</b>	<b>30,760.51</b>	<b>3,606.13</b>	<b>403,903.00</b>
<b>Net Income</b>	<b>-1,020.00</b>	<b>2,898.08</b>	<b>-3,918.08</b>	<b>-1,020.00</b>	<b>2,898.08</b>	<b>-3,918.08</b>	<b>0.00</b>