

Courthomes of Frankfort Square
Balance Sheet
As of September 30, 2025

Accrual Basis

	<u>Sep 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Checking	88,502.27
1114 · Fifth Third MM	27,285.08
1115 · First Midwest CD	<u>10,538.45</u>
Total Checking/Savings	126,325.80
Accounts Receivable	
1160 · Accounts Receivable/Assessm...	<u>38,333.86</u>
Total Accounts Receivable	38,333.86
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>160,159.66</u>
TOTAL ASSETS	<u>160,159.66</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	<u>178,695.12</u>
Total Accounts Payable	178,695.12
Other Current Liabilities	
1205 · Prepaid Assessments	<u>26,850.12</u>
Total Other Current Liabilities	<u>26,850.12</u>
Total Current Liabilities	<u>205,545.24</u>
Total Liabilities	205,545.24

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	<u>Sep 30, 25</u>
Equity	
3000 · Homeowner's Equity	296,828.95
3103 · Contingency Reserve	613,699.21
3104 · Roof Reserve	-484,228.15
3106 · Paving Reserve	-407,386.21
3108 · Reserves - Other	-123,155.18
3110 · Special Projects Reserve	-158,008.42
3111 · Siding Reserve	58,098.07
3115 · 2004 Deficit Funding	13,800.00
32000 · Unrestricted Net Assets	62,448.21
Net Income	82,517.94
Total Equity	-45,385.58
TOTAL LIABILITIES & EQUITY	<u>160,159.66</u>

Courthomes of Frankfort Square
Profit & Loss Budget Performance
September 2025

Accrual Basis

	Sep 25	Budget	\$ Over Bu...	Jan - Sep 25	YTD Budget	\$ Over Bu...	Annual Bu...
Income							
4000 · Assessment Income	40,518.65	40,365.85	152.80	357,883.91	363,292.65	-5,408.74	484,390.20
4008 · Interest Income	0.00	25.00	-25.00	0.00	225.00	-225.00	300.00
4010 · Late Fees	630.00	375.00	255.00	4,055.00	3,375.00	680.00	4,500.00
4025 · Rule Violation Income	0.00	166.67	-166.67	275.00	1,500.03	-1,225.03	2,000.00
Total Income	41,148.65	40,932.52	216.13	362,213.91	368,392.68	-6,178.77	491,190.20
Expense							
5000 · Landscape Contract	13,500.00	7,100.00	6,400.00	40,500.00	49,700.00	-9,200.00	56,800.00
5005 · Landscape Other	273.00	0.00	273.00	273.00	1,000.00	-727.00	1,000.00
5015 · Tree Trimming	0.00	0.00	0.00	136.00	0.00	136.00	6,000.00
5085 · Legal Fees	1,218.75	458.33	760.42	7,223.61	4,124.97	3,098.64	5,500.00
5500 · Insurance Expense	22,334.24	7,591.67	14,742.57	58,975.56	68,325.03	-9,349.47	91,100.00
6105 · Management Fees	0.00	2,470.00	-2,470.00	14,530.50	22,230.00	-7,699.50	29,640.00
6108 · Postage and Mailing Supplies	0.00	66.67	-66.67	1,463.02	600.03	862.99	800.00
6109 · Printing/Duplicating	0.00	83.33	-83.33	616.98	749.97	-132.99	1,000.00
6110 · Recording Secretary/Minutes	0.00	0.00	0.00	225.00	787.50	-562.50	1,050.00
6126 · Bad Debt Expense	0.00	0.00	0.00	959.38	0.00	959.38	0.00
6150 · Miscellaneous Operating Expense	189.70	583.33	-393.63	6,718.67	5,249.97	1,468.70	7,000.00
6201 · Electricity	706.57	1,000.00	-293.43	9,812.45	9,000.00	812.45	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	74.97	-74.97	100.00
6205 · Scavenger	4,950.00	5,000.00	-50.00	44,524.40	45,000.00	-475.60	60,000.00
6206 · Exterminator	0.00	41.67	-41.67	75.00	375.03	-300.03	500.00
6310 · General Repairs	3,975.00	2,916.67	1,058.33	21,823.78	26,250.03	-4,426.25	35,000.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	4,433.00	4,000.00	433.00	4,000.00
6313 · Snow Removal Contract	0.00	0.00	0.00	32,792.20	20,500.00	12,292.20	41,000.00
6314 · Plumbing Repairs	-243.00	1,416.67	-1,659.67	12,535.00	12,750.03	-215.03	17,000.00
6315 · Electrical Repairs	267.00	333.33	-66.33	3,704.42	2,999.97	704.45	4,000.00
6338 · Roof Repairs	578.00	1,416.67	-838.67	7,011.00	12,750.03	-5,739.03	17,000.00
6339 · Gutter Cleaning	0.00	0.00	0.00	9,518.00	8,500.00	1,018.00	17,000.00
6340 · Security	0.00	416.67	-416.67	1,845.00	3,750.03	-1,905.03	5,000.00

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Profit & Loss Budget Performance
September 2025

Accrual Basis

	Sep 25	Budget	\$ Over Bu...	Jan - Sep 25	YTD Budget	\$ Over Bu...	Annual Bu...
6352 - Signs	0.00	16.67	-16.67	0.00	150.03	-150.03	200.00
7000 - Reserve Funding	0.00	6,540.66	-6,540.66	0.00	58,865.94	-58,865.94	78,475.64
Total Expense	47,749.26	37,460.67	10,288.59	279,695.97	357,733.53	-78,037.56	491,165.64
Net Income	-6,600.61	3,471.85	-10,072.46	82,517.94	10,659.15	71,858.79	24.56