

Courthomes of Frankfort Square
Balance Sheet
 As of March 31, 2023

Accrual Basis

	Mar 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1100 - Fifth Third Checking	59,929.87
1114 - Fifth Third MM	27,285.08
1115 - First Midwest CD	10,538.45
Total Checking/Savings	97,753.40
Accounts Receivable	
1160 - Accounts Receivable/Assessments	62,139.10
Total Accounts Receivable	62,139.10
Other Current Assets	
1170 - Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	155,392.50
TOTAL ASSETS	155,392.50
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 - Accounts Payable	56,140.39
Total Accounts Payable	56,140.39
Other Current Liabilities	
1205 - Prepaid Assessments	21,759.38
Total Other Current Liabilities	21,759.38
Total Current Liabilities	77,899.77
Total Liabilities	77,899.77

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Accrual Basis

	<u>Mar 31, 23</u>
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	612,656.76
3104 · Roof Reserve	-484,228.15
3106 · Paving Reserve	-381,618.21
3108 · Reserves - Other	-131,942.92
3110 · Special Projects Reserve	-158,008.42
3111 · Siding Reserve	58,098.07
3115 · 2004 Deficit Funding	13,800.00
32000 · Unrestricted Net Assets	143,120.03
Net Income	<u>22,061.45</u>
Total Equity	<u>77,492.73</u>
TOTAL LIABILITIES & EQUITY	<u>155,392.50</u>

Courthomes of Frankfort Square
Profit & Loss Budget Performance
March 2023

Accrual Basis

	Mar 23	Budget	\$ Over ...	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budg...
Income							
4000 - Assessment Income	37,375.46	37,338.42	37.04	112,041.95	112,015.26	26.69	448,061.00
4008 - Interest Income	0.00	25.00	-25.00	0.00	75.00	-75.00	300.00
4010 - Late Fees	-29.15	375.00	-404.15	855.85	1,125.00	-269.15	4,500.00
4025 - Rule Violation Income	-161.20	166.67	-327.87	38.80	500.01	-461.21	2,000.00
Total Income	37,185.11	37,905.09	-719.98	112,936.60	113,715.27	-778.67	454,861.00
Expense							
5000 - Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	55,800.00
5005 - Landscape Other	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
5015 - Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
5085 - Legal Fees	100.00	458.33	-358.33	686.00	1,374.99	-688.99	5,500.00
5500 - Insurance Expense	4,677.23	5,666.67	-989.44	14,034.67	17,000.01	-2,965.34	68,000.00
6105 - Management Fees	2,421.75	2,421.75	0.00	7,265.25	7,265.25	0.00	29,061.00
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	3.45	66.67	-63.22	1,069.66	200.01	869.65	800.00
6109 - Printing/Duplicating	0.00	100.00	-100.00	104.25	300.00	-195.75	1,200.00
6110 - Recording Secretary/Minutes	150.00	175.00	-25.00	150.00	350.00	-200.00	1,050.00
6126 - Bad Debt Expense	351.01			351.01			
6150 - Miscellaneous Operating Expe...	179.88	108.33	71.55	179.88	324.99	-145.11	1,300.00
6201 - Electricity	0.00	1,000.00	-1,000.00	890.92	3,000.00	-2,109.08	12,000.00
6202 - Water and Sewer	0.00	0.00	0.00	0.00	0.00	0.00	100.00
6205 - Scavenger	3,954.94	3,750.00	204.94	11,864.82	11,250.00	614.82	45,000.00
6206 - Exterminator	0.00	0.00	0.00	0.00	0.00	0.00	900.00
6310 - General Repairs	7,620.00	2,083.33	5,536.67	9,546.56	6,249.99	3,296.57	25,000.00
6311 - Deck and Step Repairs	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
6313 - Snow Removal Contract	8,224.40	8,200.00	24.40	25,262.20	24,600.00	662.20	41,000.00
6314 - Plumbing Repairs	225.00	416.67	-191.67	4,659.12	1,250.01	3,409.11	5,000.00
6315 - Electrical Repairs	350.00	416.67	-66.67	2,044.98	1,250.01	794.97	5,000.00
6320 - Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
6338 - Roof Repairs	0.00	250.00	-250.00	700.00	750.00	-50.00	3,000.00
6339 - Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
6340 - Security	0.00	416.67	-416.67	2,100.00	1,250.01	849.99	5,000.00

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Profit & Loss Budget Performance
 March 2023

Accrual Basis

	Mar 23	Budget	\$ Over ...	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budg...
6352 - Signs	0.00	16.67	-16.67	0.00	50.01	-50.01	200.00
7000 - Reserve Funding	0.00	8,870.83	-8,870.83	8,870.83	26,612.49	-17,741.66	106,450.00
Total Expense	28,257.66	34,417.59	-6,159.93	89,780.15	103,077.77	-13,297.62	454,861.00
Net Income	8,927.45	3,487.50	5,439.95	23,156.45	10,637.50	12,518.95	0.00