

**Courthomes of Frankfort Square
Balance Sheet**

As of October 31, 2024

Accrual Basis

| | Oct 31, 24 |
|--|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1100 · Fifth Third Checking | 11,638.27 |
| 1114 · Fifth Third MM | 27,285.08 |
| 1115 · First Midwest CD | 10,538.45 |
| Total Checking/Savings | 49,461.80 |
| Accounts Receivable | |
| 1160 · Accounts Receivable/Assessments | 51,437.46 |
| Total Accounts Receivable | 51,437.46 |
| Other Current Assets | |
| 1170 · Allowance for Bad Debt | -4,500.00 |
| Total Other Current Assets | -4,500.00 |
| Total Current Assets | 96,399.26 |
| TOTAL ASSETS | 96,399.26 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 1200 · Accounts Payable | 192,399.05 |
| Total Accounts Payable | 192,399.05 |
| Other Current Liabilities | |
| 1205 · Prepaid Assessments | 30,361.06 |
| Total Other Current Liabilities | 30,361.06 |
| Total Current Liabilities | 222,760.11 |
| Total Liabilities | 222,760.11 |

**Courthomes of Frankfort Square
Balance Sheet**

As of October 31, 2024

Accrual Basis

| | Oct 31, 24 |
|---------------------------------------|--------------------|
| 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 | -121,723.18 |
| 3110 · Special Projects Reserve | -158,008.42 |
| 3111 · Siding Reserve | 58,098.07 |
| 3115 · 2004 Deficit Funding | 13,800.00 |
| 32000 · Unrestricted Net Assets | 132,519.13 |
| Net Income | -69,960.25 |
| Total Equity | -126,360.85 |
| TOTAL LIABILITIES & EQUITY | 96,399.26 |

**Courthomes of Frankfort Square
Profit & Loss Budget Performance
October 2024**

Accrual Basis

| | Oct 24 | Budget | \$ Over Budget | Jan - Oct 24 | YTD Budget | \$ Over Budget | Annual Budget |
|---------------------------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| Income | | | | | | | |
| 4000 · Assessment Income | 37,375.46 | 37,338.42 | 37.04 | 373,403.18 | 373,384.20 | 18.98 | 448,061.00 |
| 4008 · Interest Income | 0.00 | 25.00 | -25.00 | 0.00 | 250.00 | -250.00 | 300.00 |
| 4010 · Late Fees | 615.00 | 375.00 | 240.00 | 4,980.00 | 3,750.00 | 1,230.00 | 4,500.00 |
| 4025 · Rule Violation Income | 0.00 | 166.67 | -166.67 | 250.00 | 1,666.70 | -1,416.70 | 2,000.00 |
| Total Income | 37,990.46 | 37,905.09 | 85.37 | 378,633.18 | 379,050.90 | -417.72 | 454,861.00 |
| Expense | | | | | | | |
| 5000 · Landscape Contract | 6,750.00 | 6,975.00 | -225.00 | 47,350.00 | 55,800.00 | -8,450.00 | 55,800.00 |
| 5005 · Landscape Other | 0.00 | 0.00 | 0.00 | 3,275.00 | 4,000.00 | -725.00 | 4,000.00 |
| 5015 · Tree Trimming | 0.00 | 0.00 | 0.00 | 490.00 | 0.00 | 490.00 | 3,500.00 |
| 5085 · Legal Fees | -618.45 | 458.33 | -1,076.78 | 864.20 | 4,583.30 | -3,719.10 | 5,500.00 |
| 5500 · Insurance Expense | 6,109.89 | 5,666.67 | 443.22 | 74,181.39 | 56,666.70 | 17,514.69 | 68,000.00 |
| 6105 · Management Fees | 2,421.75 | 2,421.75 | 0.00 | 24,217.50 | 24,217.50 | 0.00 | 29,061.00 |
| 6108 · Postage and Mailing Supplies | 70.19 | 66.67 | 3.52 | 1,571.03 | 666.70 | 904.33 | 800.00 |
| 6109 · Printing/Duplicating | 0.00 | 100.00 | -100.00 | 2,183.70 | 1,000.00 | 1,183.70 | 1,200.00 |
| 6110 · Recording Secretary/Minutes | 0.00 | 0.00 | 0.00 | 0.00 | 900.00 | -900.00 | 1,050.00 |
| 6150 · Miscellaneous Operating Exp... | 751.53 | 108.33 | 643.20 | 8,403.36 | 1,083.30 | 7,320.06 | 1,300.00 |
| 6201 · Electricity | 1,767.59 | 1,000.00 | 767.59 | 13,797.34 | 10,000.00 | 3,797.34 | 12,000.00 |
| 6202 · Water and Sewer | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | -100.00 | 100.00 |
| 6205 · Scavenger | 4,921.88 | 3,750.00 | 1,171.88 | 48,328.80 | 37,500.00 | 10,828.80 | 45,000.00 |
| 6206 · Exterminator | 0.00 | 450.00 | -450.00 | 45.00 | 900.00 | -855.00 | 900.00 |
| 6310 · General Repairs | 5,292.75 | 2,083.33 | 3,209.42 | 67,314.69 | 20,833.30 | 46,481.39 | 25,000.00 |
| 6311 · Deck and Step Repairs | 0.00 | 7,000.00 | -7,000.00 | 4,796.22 | 10,000.00 | -5,203.78 | 10,000.00 |
| 6313 · Snow Removal Contract | 0.00 | 0.00 | 0.00 | 26,836.20 | 20,500.00 | 6,336.20 | 41,000.00 |
| 6314 · Plumbing Repairs | 735.00 | 416.67 | 318.33 | 16,716.59 | 4,166.70 | 12,549.89 | 5,000.00 |
| 6315 · Electrical Repairs | 351.66 | 416.67 | -65.01 | 2,669.40 | 4,166.70 | -1,497.30 | 5,000.00 |
| 6320 · Concrete Repairs | 0.00 | 0.00 | 0.00 | 5,804.24 | 0.00 | 5,804.24 | 0.00 |
| 6338 · Roof Repairs | 425.00 | 1,000.00 | -575.00 | 46,550.45 | 10,000.00 | 36,550.45 | 12,000.00 |
| 6339 · Gutter Cleaning | 4,305.00 | 0.00 | 4,305.00 | 13,123.00 | 8,500.00 | 4,623.00 | 17,000.00 |
| 6340 · Security | 1,640.00 | 416.67 | 1,223.33 | 4,592.00 | 4,166.70 | 425.30 | 5,000.00 |
| 6352 · Signs | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 | -200.00 | 200.00 |
| 7000 · Reserve Funding | 0.00 | 8,870.83 | -8,870.83 | 35,483.32 | 88,708.30 | -53,224.98 | 106,450.00 |
| Total Expense | 34,923.79 | 41,200.92 | -6,277.13 | 448,593.43 | 368,659.20 | 79,934.23 | 454,861.00 |
| Net Income | 3,066.67 | -3,295.83 | 6,362.50 | -69,960.25 | 10,391.70 | -80,351.95 | 0.00 |