

**Courthomes of Frankfort Square**  
**Balance Sheet**  
 As of May 31, 2023

Accrual Basis

	<b>May 31, 23</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1100 - Fifth Third Checking	75,044.19
1114 - Fifth Third MM	27,285.08
1115 - First Midwest CD	10,538.45
<b>Total Checking/Savings</b>	<b>112,867.72</b>
Accounts Receivable	
1160 - Accounts Receivable/Assessments	67,044.37
<b>Total Accounts Receivable</b>	<b>67,044.37</b>
Other Current Assets	
1170 - Allowance for Bad Debt	-4,500.00
<b>Total Other Current Assets</b>	<b>-4,500.00</b>
<b>Total Current Assets</b>	<b>175,412.09</b>
<b>TOTAL ASSETS</b>	<b>175,412.09</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
1200 - Accounts Payable	35,176.81
<b>Total Accounts Payable</b>	<b>35,176.81</b>
Other Current Liabilities	
1205 - Prepaid Assessments	20,724.84
<b>Total Other Current Liabilities</b>	<b>20,724.84</b>
<b>Total Current Liabilities</b>	<b>55,901.65</b>
<b>Total Liabilities</b>	<b>55,901.65</b>

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**Balance Sheet**  
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Accrual Basis

	May 31, 23
<b>Equity</b>	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	646,795.08
3104 · Roof Reserve	-484,228.15
3106 · Paving Reserve	-381,618.21
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	143,120.03
Net Income	19,721.10
<b>Total Equity</b>	<b>119,510.44</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>175,412.09</b>

Courthomes of Frankfort Square  
**Profit & Loss Budget Performance**  
 May 2023

Accrual Basis

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
4000 · Assessment Income	37,375.46	37,338.42	37.04	186,877.30	186,692.10	185.20	448,061.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	125.00	-125.00	300.00
4010 · Late Fees	645.00	375.00	270.00	2,115.85	1,875.00	240.85	4,500.00
4025 · Rule Violation Income	75.00	166.67	-91.67	113.80	833.35	-719.55	2,000.00
<b>Total Income</b>	<b>38,095.46</b>	<b>37,905.09</b>	<b>190.37</b>	<b>189,106.95</b>	<b>189,525.45</b>	<b>-418.50</b>	<b>454,861.00</b>
<b>Expense</b>							
5000 · Landscape Contract	0.00	7,971.42	-7,971.42	0.00	15,942.84	-15,942.84	55,800.00
5005 · Landscape Other	0.00	0.00	0.00	1,000.00	0.00	1,000.00	4,000.00
5015 · Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
5085 · Legal Fees	200.00	458.33	-258.33	886.00	2,291.65	-1,405.65	5,500.00
5500 · Insurance Expense	4,680.23	5,666.67	-986.44	23,392.13	28,333.35	-4,941.22	68,000.00
6105 · Management Fees	2,421.75	2,421.75	0.00	12,108.75	12,108.75	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	0.00	66.67	-66.67	1,069.66	333.35	736.31	800.00
6109 · Printing/Duplicating	0.00	100.00	-100.00	104.25	500.00	-395.75	1,200.00
6110 · Recording Secretary/Minutes	0.00	175.00	-175.00	150.00	525.00	-375.00	1,050.00
6126 · Bad Debt Expense	0.00			351.01			
6150 · Miscellaneous Operating Expense	152.44	108.33	44.11	499.84	541.65	-41.81	1,300.00
6201 · Electricity	990.55	1,000.00	-9.45	4,700.77	5,000.00	-299.23	12,000.00
6202 · Water and Sewer	0.00	0.00	0.00	0.00	0.00	0.00	100.00
6205 · Scavenger	4,014.56	3,750.00	264.56	19,893.94	18,750.00	1,143.94	45,000.00
6206 · Exterminator	0.00	0.00	0.00	0.00	0.00	0.00	900.00
6310 · General Repairs	0.00	2,083.33	-2,083.33	20,644.06	10,416.65	10,227.41	25,000.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	75.00	0.00	75.00	10,000.00
6313 · Snow Removal Contract	0.00	0.00	0.00	25,262.20	24,600.00	662.20	41,000.00
6314 · Plumbing Repairs	0.00	416.67	-416.67	5,044.11	2,083.35	2,960.76	5,000.00
6315 · Electrical Repairs	350.00	416.67	-66.67	2,744.98	2,083.35	661.63	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	1,250.00	-550.00	3,000.00
6339 · Gutter Cleaning	0.00	4,250.00	-4,250.00	4,305.00	4,250.00	55.00	17,000.00
6340 · Security	0.00	416.67	-416.67	2,100.00	2,083.35	16.65	5,000.00

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**Profit & Loss Budget Performance**  
 May 2023

Accrual Basis

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budget
6352 - Signs	0.00	16.67	-16.67	0.00	83.35	-83.35	200.00
7000 - Reserve Funding	8,870.83	8,870.83	0.00	44,354.15	44,354.15	0.00	106,450.00
<b>Total Expense</b>	<b>21,680.36</b>	<b>38,439.01</b>	<b>-16,758.65</b>	<b>169,385.85</b>	<b>175,530.79</b>	<b>-6,144.94</b>	<b>454,861.00</b>
<b>Net Income</b>	<b>16,415.10</b>	<b>-533.92</b>	<b>16,949.02</b>	<b>19,721.10</b>	<b>13,994.66</b>	<b>5,726.44</b>	<b>0.00</b>