

Courthomes of Frankfort Square
Balance Sheet
As of January 31, 2022

Accrual Basis

	<u>Jan 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Checking	58,085.09
1114 · Fifth Third MM	57,285.08
1115 · First Midwest CD	10,538.45
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Total Checking/Savings	125,908.62
Accounts Receivable	
1160 · Accounts Receivable/Assessments	58,843.70
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Total Accounts Receivable	58,843.70
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
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Total Other Current Assets	-4,500.00
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Total Current Assets	180,252.32
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TOTAL ASSETS	180,252.32
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LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	12,170.28
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Total Accounts Payable	12,170.28
Other Current Liabilities	
1205 · Prepaid Assessments	22,012.29
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Total Other Current Liabilities	22,012.29
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Total Current Liabilities	34,182.57
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Total Liabilities	34,182.57

Courthomes of Frankfort Square
Balance Sheet
As of January 31, 2022

Accrual Basis

	<u>Jan 31, 22</u>
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	579,832.52
3104 · Roof Reserve	-443,613.15
3106 · Paving Reserve	-378,391.21
3108 · Reserves - Other	-121,723.18
3110 · Special Projects Reserve	-158,008.42
3111 · Siding Reserve	61,848.07
3115 · 2004 Deficit Funding	13,800.00
32000 · Unrestricted Net Assets	215,565.78
Net Income	-6,794.78
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Total Equity	146,069.75
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TOTAL LIABILITIES & EQUITY	180,252.32
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**Courthomes of Frankfort Square
Profit & Loss Budget Performance
January 2022**

Accrual Basis

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budg...
Income							
4000 · Assessment Income	33,015.62	34,255.42	-1,239.80	33,015.62	34,255.42	-1,239.80	411,065.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	25.00	-25.00	300.00
4010 · Late Fees	500.00	375.00	125.00	500.00	375.00	125.00	4,500.00
4025 · Rule Violation Income	2,700.00	166.67	2,533.33	2,700.00	166.67	2,533.33	2,000.00
Total Income	36,215.62	34,822.09	1,393.53	36,215.62	34,822.09	1,393.53	417,865.00
Expense							
5000 · Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	53,500.00
5005 · Landscape Other	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
5015 · Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
5085 · Legal Fees	100.00	458.33	-358.33	100.00	458.33	-358.33	5,500.00
5500 · Insurance Expense	4,548.00	4,833.33	-285.33	4,548.00	4,833.33	-285.33	58,000.00
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	150.01	100.00	50.01	150.01	100.00	50.01	1,200.00
6109 · Printing/Duplicating	0.00	83.33	-83.33	0.00	83.33	-83.33	1,000.00
6110 · Recording Secretary/Minutes	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00
6150 · Miscellaneous Operating Expe...	134.05	100.00	34.05	134.05	100.00	34.05	1,200.00
6201 · Electricity	904.93	791.67	113.26	904.93	791.67	113.26	9,500.00
6202 · Water and Sewer	0.00	0.00	0.00	0.00	0.00	0.00	60.00
6205 · Scavenger	3,572.72	3,583.33	-10.61	3,572.72	3,583.33	-10.61	43,000.00
6206 · Exterminator	0.00	75.00	-75.00	0.00	75.00	-75.00	900.00
6310 · General Repairs	2,715.00	1,666.67	1,048.33	2,715.00	1,666.67	1,048.33	20,000.00
6311 · Deck and Step Repairs	573.25	0.00	573.25	573.25	0.00	573.25	1,500.00
6313 · Snow Removal Contract	19,198.80	15,250.00	3,948.80	19,198.80	15,250.00	3,948.80	41,000.00
6314 · Plumbing Repairs	0.00	291.67	-291.67	0.00	291.67	-291.67	3,500.00
6315 · Electrical Repairs	592.39	416.67	175.72	592.39	416.67	175.72	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	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	0.00	0.00	0.00	0.00	0.00	250.00
7000 · Reserve Funding	8,249.17	8,249.17	0.00	8,249.17	8,249.17	0.00	98,990.00
Total Expense	43,010.40	38,750.42	4,259.98	43,010.40	38,750.42	4,259.98	417,865.00
Net Income	-6,794.78	-3,928.33	-2,866.45	-6,794.78	-3,928.33	-2,866.45	0.00