

Accrual Basis

Courthomes of Frankfort Square

Balance Sheet

As of January 31, 2025

	Jan 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1100 - Fifth Third Checking	9,619.92
1114 - Fifth Third MM	27,285.08
1115 - First Midwest CD	10,538.45
Total Checking/Savings	47,443.45
Accounts Receivable	
1160 - Accounts Receivable/Assessments	53,233.47
Total Accounts Receivable	53,233.47
Other Current Assets	
1170 - Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	96,176.92
TOTAL ASSETS	96,176.92
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 - Accounts Payable	217,393.85
Total Accounts Payable	217,393.85
Other Current Liabilities	
1205 - Prepaid Assessments	7,536.42
Total Other Current Liabilities	7,536.42
Total Current Liabilities	224,930.27
Total Liabilities	224,930.27

Courthomes of Frankfort Square
Balance Sheet
As of January 31, 2025

Accrual Basis

	Jan 31, 25
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	52,623.23
Net Income	8,975.15
Total Equity	-128,753.35
TOTAL LIABILITIES & EQUITY	96,176.92

Courthomes of Frankfort Square
Profit & Loss Budget Performance
January 2025

Accrual Basis	Jan 25	Budget	\$ Over Budget	Jan 25	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 - Assessment Income	40,518.66	39,361.67	1,156.99	40,518.66	39,361.67	1,156.99	472,340.00
4008 - Interest Income	0.00	25.00	-25.00	0.00	25.00	-25.00	300.00
4010 - Late Fees	570.00	375.00	195.00	570.00	375.00	195.00	4,500.00
4025 - Rule Violation Income	0.00	166.67	-166.67	0.00	166.67	-166.67	2,000.00
Total Income	41,088.66	39,928.34	1,160.32	41,088.66	39,928.34	1,160.32	479,140.00
Expense							
5000 - Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	56,800.00
5005 - Landscape Other	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5015 - Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
5085 - Legal Fees	375.75	458.33	-82.58	375.75	458.33	-82.58	5,500.00
5500 - Insurance Expense	6,106.89	7,591.67	-1,484.78	6,106.89	7,591.67	-1,484.78	91,100.00
6105 - Management Fees	0.00	2,470.00	-2,470.00	0.00	2,470.00	-2,470.00	29,640.00
6108 - Postage and Mailing Supplies	1,120.75	66.67	1,054.08	1,120.75	66.67	1,054.08	800.00
6109 - Printing/Duplicating	4.60	83.33	-78.73	4.60	83.33	-78.73	1,000.00
6110 - Recording Secretary/Minutes	0.00	262.50	-262.50	0.00	262.50	-262.50	1,050.00
6126 - Bad Debt Expense	959.38	0.00	959.38	959.38	0.00	959.38	0.00
6150 - Miscellaneous Operating Exp...	1,686.84	583.33	1,103.51	1,686.84	583.33	1,103.51	7,000.00
6201 - Electricity	1,107.74	1,000.00	107.74	1,107.74	1,000.00	107.74	12,000.00
6202 - Water and Sewer	0.00	8.33	-8.33	0.00	8.33	-8.33	100.00
6205 - Scavenger	4,921.88	5,000.00	-78.12	4,921.88	5,000.00	-78.12	60,000.00
6206 - Exterminator	0.00	41.67	-41.67	0.00	41.67	-41.67	500.00
6310 - General Repairs	1,300.00	2,916.67	-1,616.67	1,300.00	2,916.67	-1,616.67	35,000.00
6311 - Deck and Step Repairs	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00	4,000.00
6313 - Snow Removal Contract	12,535.40	10,250.00	2,285.40	12,535.40	10,250.00	2,285.40	41,000.00
6314 - Plumbing Repairs	-738.00	1,416.67	-2,154.67	-738.00	1,416.67	-2,154.67	17,000.00
6315 - Electrical Repairs	1,732.28	333.33	1,398.95	1,732.28	333.33	1,398.95	4,000.00
6338 - Roof Repairs	0.00	1,416.67	-1,416.67	0.00	1,416.67	-1,416.67	17,000.00
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	0.00	416.67	-416.67	5,000.00
6352 - Signs	0.00	16.67	-16.67	0.00	16.67	-16.67	200.00
7000 - Reserve Funding	0.00	5,537.50	-5,537.50	0.00	5,537.50	-5,537.50	66,450.00
Total Expense	32,113.51	39,870.01	-7,756.50	32,113.51	39,870.01	-7,756.50	479,140.00
Net Income	8,975.15	58.33	8,916.82	8,975.15	58.33	8,916.82	0.00