

Courthomes of Frankfort Square
Balance Sheet
As of November 30, 2023

Accrual Basis

	<u>Nov 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Checking	93,366.86
1114 · Fifth Third MM	27,285.08
1115 · First Midwest CD	<u>10,538.45</u>
Total Checking/Savings	131,190.39
Accounts Receivable	
1160 · Accounts Receivable/Assessments	<u>50,508.14</u>
Total Accounts Receivable	50,508.14
Other Current Assets	
1170 · Allowance for Bad Debt	<u>-4,500.00</u>
Total Other Current Assets	<u>-4,500.00</u>
Total Current Assets	<u>177,198.53</u>
TOTAL ASSETS	<u>177,198.53</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	<u>179,465.52</u>
Total Accounts Payable	179,465.52
Other Current Liabilities	
1205 · Prepaid Assessments	<u>20,921.73</u>
Total Other Current Liabilities	<u>20,921.73</u>
Total Current Liabilities	<u>200,387.25</u>
Total Liabilities	200,387.25

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	<u>Nov 30, 23</u>
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	660,911.74
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	139,847.68
Net Income	-108,054.37
Total Equity	<u>-23,188.72</u>
TOTAL LIABILITIES & EQUITY	<u>177,198.53</u>

Courthomes of Frankfort Square
Profit & Loss Budget Performance
November 2023

Accrual Basis

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	37,375.46	37,338.42	37.04	409,259.44	410,722.62	-1,463.18	448,061.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	275.00	-275.00	300.00
4010 · Late Fees	375.00	375.00	0.00	4,800.85	4,125.00	675.85	4,500.00
4025 · Rule Violation Income	0.00	166.67	-166.67	113.80	1,833.37	-1,719.57	2,000.00
Total Income	37,750.46	37,905.09	-154.63	414,174.09	416,955.99	-2,781.90	454,861.00
Expense							
5000 · Landscape Contract	20,260.00	0.00	20,260.00	49,630.00	55,800.00	-6,170.00	55,800.00
5005 · Landscape Other	2,800.00	0.00	2,800.00	4,488.61	4,000.00	488.61	4,000.00
5015 · Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
5085 · Legal Fees	1,350.00	458.33	891.67	12,790.40	5,041.63	7,748.77	5,500.00
5500 · Insurance Expense	28,393.68	5,666.67	22,727.01	66,490.67	62,333.37	4,157.30	68,000.00
6105 · Management Fees	2,421.75	2,421.75	0.00	26,639.25	26,639.25	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	0.00	66.67	-66.67	1,360.02	733.37	626.65	800.00
6109 · Printing/Duplicating	0.00	100.00	-100.00	475.05	1,100.00	-624.95	1,200.00
6110 · Recording Secretary/Minutes	1,800.00	175.00	1,625.00	2,250.00	1,050.00	1,200.00	1,050.00
6126 · Bad Debt Expense	0.00	0.00	0.00	342.16	0.00	342.16	0.00
6150 · Miscellaneous Operating Expense	130.10	108.33	21.77	1,866.94	1,191.63	675.31	1,300.00
6201 · Electricity	910.31	1,000.00	-89.69	9,823.35	11,000.00	-1,176.65	12,000.00
6202 · Water and Sewer	0.00	0.00	0.00	0.00	100.00	-100.00	100.00
6205 · Scavenger	4,336.88	3,750.00	586.88	45,496.69	41,250.00	4,246.69	45,000.00
6206 · Exterminator	0.00	0.00	0.00	895.00	900.00	-5.00	900.00
6310 · General Repairs	3,059.93	2,083.33	976.60	45,577.30	22,916.63	22,660.67	25,000.00
6311 · Deck and Step Repairs	5,069.00	0.00	5,069.00	135,272.81	10,000.00	125,272.81	10,000.00
6313 · Snow Removal Contract	0.00	8,200.00	-8,200.00	25,262.20	32,800.00	-7,537.80	41,000.00
6314 · Plumbing Repairs	0.00	416.67	-416.67	5,174.11	4,583.37	590.74	5,000.00
6315 · Electrical Repairs	290.81	416.67	-125.86	4,654.09	4,583.37	70.72	5,000.00
6320 · Concrete Repairs	0.00	0.00	0.00	0.00	8,000.00	-8,000.00	8,000.00
6338 · Roof Repairs	140.00	250.00	-110.00	1,771.00	2,750.00	-979.00	3,000.00
6339 · Gutter Cleaning	4,305.00	4,250.00	55.00	13,181.00	17,000.00	-3,819.00	17,000.00
6340 · Security	0.00	416.67	-416.67	6,692.00	4,583.37	2,108.63	5,000.00
6352 · Signs	0.00	16.67	-16.67	0.00	183.37	-183.37	200.00
7000 · Reserve Funding	0.00	8,870.83	-8,870.83	62,095.81	97,579.13	-35,483.32	106,450.00
Total Expense	75,267.46	38,667.59	36,599.87	522,228.46	416,118.49	106,109.97	454,861.00

Courthomes of Frankfort Square
Profit & Loss Budget Performance
 November 2023

Accrual Basis

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Net Income	-37,517.00	-762.50	-36,754.50	-108,054.37	837.50	-108,891.87	0.00