

Courthomes of Frankfort Square
Balance Sheet
As of February 28, 2026

Accrual Basis

	<u>Feb 28, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 - Fifth Third Checking	26,720.03
1114 - Fifth Third MM	27,285.08
1115 - First Midwest CD	10,538.45
Total Checking/Savings	64,543.56
Accounts Receivable	
1160 - Accounts Receivable/Assessments	53,913.69
Total Accounts Receivable	53,913.69
Other Current Assets	
1170 - Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	113,957.25
TOTAL ASSETS	113,957.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 - Accounts Payable	128,094.77
Total Accounts Payable	128,094.77
Other Current Liabilities	
1205 - Prepaid Assessments	24,804.49
Total Other Current Liabilities	24,804.49
Total Current Liabilities	152,899.26
Total Liabilities	152,899.26

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Accrual Basis

	<u>Feb 28, 26</u>
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	118,031.61
Net Income	33,378.11
Total Equity	<u>-38,942.01</u>
TOTAL LIABILITIES & EQUITY	<u>113,957.25</u>

**Courthomes of Frankfort Square
Profit & Loss Budget Performance
February 2026**

Accrual Basis

	Feb 26	Budget	\$ Over Budget	Jan - Feb 26	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 - Assessment Income	44,669.07	44,436.67	232.40	89,150.36	88,873.30	277.06	533,240.00
4008 - Interest Income	0.00	25.00	-25.00	0.00	50.00	-50.00	300.00
4010 - Late Fees	585.00	375.00	210.00	1,095.00	750.00	345.00	4,500.00
4025 - Rule Violation Income	0.00	166.67	-166.67	0.00	333.30	-333.30	2,000.00
Total Income	45,254.07	45,003.34	250.73	90,245.36	90,006.60	238.76	540,040.00
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	1,083.33	-1,083.33	0.00	2,166.70	-2,166.70	13,000.00
5085 - Legal Fees	11.00	541.67	-530.67	-3,002.77	1,083.30	-4,086.07	6,500.00
5500 - Insurance Expense	6,888.44	9,666.67	-2,778.23	13,776.88	19,333.30	-5,556.42	116,000.00
6105 - Management Fees	2,421.75	2,470.00	-48.25	4,843.50	4,940.00	-96.50	29,640.00
6108 - Postage and Mailing Supplies	148.00	66.67	81.33	1,160.02	133.30	1,026.72	800.00
6109 - Printing/Duplicating	0.00	83.33	-83.33	0.00	166.70	-166.70	1,000.00
6110 - Recording Secretary/Minutes	0.00	0.00	0.00	150.00	0.00	150.00	1,050.00
6150 - Miscellaneous Operating Exp...	270.76	583.33	-312.57	67.93	1,166.70	-1,098.77	7,000.00
6201 - Electricity	0.00	1,666.67	-1,666.67	0.00	3,333.30	-3,333.30	20,000.00
6202 - Water and Sewer	0.00	8.33	-8.33	0.00	16.70	-16.70	100.00
6205 - Scavenger	0.00	5,000.00	-5,000.00	0.00	10,000.00	-10,000.00	60,000.00
6206 - Exterminator	0.00	41.67	-41.67	0.00	83.30	-83.30	500.00
6310 - General Repairs	3,495.00	2,916.67	578.33	5,264.47	5,833.30	-568.83	35,000.00
6311 - Deck and Step Repairs	1,255.00	500.00	755.00	2,169.00	1,000.00	1,169.00	6,000.00
6313 - Snow Removal Contract	7,255.40	8,200.00	-944.60	22,581.80	16,400.00	6,181.80	41,000.00
6314 - Plumbing Repairs	0.00	1,250.00	-1,250.00	7,742.55	2,500.00	5,242.55	15,000.00
6315 - Electrical Repairs	1,345.56	500.00	845.56	1,638.87	1,000.00	638.87	6,000.00
6338 - Roof Repairs	0.00	0.00	0.00	475.00	0.00	475.00	37,000.00
6339 - Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
6340 - Security	0.00	250.00	-250.00	0.00	500.00	-500.00	3,000.00
6352 - Signs	0.00	16.67	-16.67	0.00	33.30	-33.30	200.00
7000 - Reserve Funding	0.00	5,537.50	-5,537.50	0.00	11,075.00	-11,075.00	66,450.00
Total Expense	23,090.91	40,382.51	-17,291.60	56,867.25	80,764.90	-23,897.65	540,040.00
Net Income	22,163.16	4,620.83	17,542.33	33,378.11	9,241.70	24,136.41	0.00