

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

Accrual Basis

	<u>Oct 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Checking	80,323.43
1114 · Fifth Third MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	148,146.96
Accounts Receivable	
1160 · Accounts Receivable/Assessments	64,081.66
Total Accounts Receivable	64,081.66
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	207,728.62
TOTAL ASSETS	207,728.62
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	55,898.44
Total Accounts Payable	55,898.44
Other Current Liabilities	
1205 · Prepaid Assessments	16,920.55
Total Other Current Liabilities	16,920.55
Total Current Liabilities	72,818.99
Total Liabilities	72,818.99

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Accrual Basis

	Oct 31, 22
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	616,790.05
3104 · Roof Reserve	-476,293.15
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	215,565.78
Net Income	-15,255.43
	134,909.63
Total Equity	134,909.63
TOTAL LIABILITIES & EQUITY	207,728.62

**Courthomes of Frankfort Square
Profit & Loss Budget Performance
October 2022**

Accrual Basis

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	34,289.35	34,255.42	33.93	342,893.50	342,554.20	339.30	411,065.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	250.00	-250.00	300.00
4010 · Late Fees	600.00	375.00	225.00	5,530.00	3,750.00	1,780.00	4,500.00
4025 · Rule Violation Income	0.00	166.67	-166.67	5,276.00	1,666.70	3,609.30	2,000.00
Total Income	34,889.35	34,822.09	67.26	353,699.50	348,220.90	5,478.60	417,865.00
Expense							
5000 · Landscape Contract	0.00	6,687.50	-6,687.50	33,397.00	53,500.00	-20,103.00	53,500.00
5005 · Landscape Other	0.00	0.00	0.00	5,825.75	8,000.00	-2,174.25	8,000.00
5015 · Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
5085 · Legal Fees	1,189.76	458.33	731.43	3,184.08	4,583.30	-1,399.22	5,500.00
5500 · Insurance Expense	0.00	4,833.33	-4,833.33	39,693.76	48,333.30	-8,639.54	58,000.00
6105 · Management Fees	2,272.08	2,351.25	-79.17	22,720.80	23,512.50	-791.70	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	0.00	100.00	-100.00	522.54	1,000.00	-477.46	1,200.00
6109 · Printing/Duplicating	0.00	83.33	-83.33	1,143.69	833.30	310.39	1,000.00
6110 · Recording Secretary/Minutes	300.00	150.00	150.00	300.00	900.00	-600.00	1,050.00
6150 · Miscellaneous Operating Expe...	521.00	100.00	421.00	1,700.33	1,000.00	700.33	1,200.00
6201 · Electricity	814.15	791.67	22.48	7,551.66	7,916.70	-365.04	9,500.00
6202 · Water and Sewer	0.00	0.00	0.00	0.00	60.00	-60.00	60.00
6205 · Scavenger	3,954.94	3,583.33	371.61	37,403.19	35,833.30	1,569.89	43,000.00
6206 · Exterminator	200.00	75.00	125.00	650.00	750.00	-100.00	900.00
6310 · General Repairs	799.00	1,666.67	-867.67	34,046.78	16,666.70	17,380.08	20,000.00
6311 · Deck and Step Repairs	426.30	0.00	426.30	1,614.87	1,500.00	114.87	1,500.00
6313 · Snow Removal Contract	0.00	0.00	0.00	36,310.20	30,500.00	5,810.20	41,000.00
6314 · Plumbing Repairs	5,697.30	291.67	5,405.63	11,908.11	2,916.70	8,991.41	3,500.00
6315 · Electrical Repairs	2,478.95	416.67	2,062.28	6,658.90	4,166.70	2,492.20	5,000.00
6320 · Concrete Repairs	0.00	2,000.00	-2,000.00	14,300.00	8,000.00	6,300.00	8,000.00
6338 · Roof Repairs	375.00	166.67	208.33	9,462.75	1,666.70	7,796.05	2,000.00
6339 · Gutter Cleaning	4,080.00	0.00	4,080.00	13,724.82	8,500.00	5,224.82	17,000.00
6340 · Security	720.00	333.33	386.67	4,344.00	3,333.30	1,010.70	4,000.00
6352 · Signs	0.00	0.00	0.00	0.00	250.00	-250.00	250.00
7000 · Reserve Funding	8,249.17	8,249.17	0.00	82,491.70	82,491.70	0.00	98,990.00
Total Expense	32,077.65	32,337.92	-260.27	368,954.93	346,214.20	22,740.73	417,865.00
Net Income	2,811.70	2,484.17	327.53	-15,255.43	2,006.70	-17,262.13	0.00