

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

Accrual Basis

	Jul 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Checking	86,962.17
1114 · Fifth Third MM	57,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	154,785.70
Accounts Receivable	
1160 · Accounts Receivable/Assessments	61,383.70
Total Accounts Receivable	61,383.70
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	211,669.40
TOTAL ASSETS	211,669.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	12,525.38
Total Accounts Payable	12,525.38
Other Current Liabilities	
1205 · Prepaid Assessments	18,947.17
Total Other Current Liabilities	18,947.17
Total Current Liabilities	31,472.55
Total Liabilities	31,472.55

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	Jul 31, 22
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	629,327.54
3104 · Roof Reserve	-443,613.15
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	-15,185.70
Total Equity	180,196.85
TOTAL LIABILITIES & EQUITY	211,669.40

Courthomes of Frankfort Square
Profit & Loss Budget Performance
July 2022

Accrual Basis

	Jul 22	Budget	\$ Over ...	Jan - Jul 22	YTD Budget	\$ Over Budget	Annual Budg...
Income							
4000 · Assessment Income	34,289.35	34,255.42	33.93	240,025.45	239,787.94	237.51	411,065.00
4008 · Interest Income	0.00	25.00	-25.00	0.00	175.00	-175.00	300.00
4010 · Late Fees	365.00	375.00	-10.00	3,610.00	2,625.00	985.00	4,500.00
4025 · Rule Violation Income	-29.00	166.67	-195.67	5,301.00	1,166.69	4,134.31	2,000.00
Total Income	34,625.35	34,822.09	-196.74	248,936.45	243,754.63	5,181.82	417,865.00
Expense							
5000 · Landscape Contract	7,329.50	6,687.50	642.00	19,354.50	33,437.50	-14,083.00	53,500.00
5005 · Landscape Other	145.50	0.00	145.50	2,346.25	0.00	2,346.25	8,000.00
5015 · Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
5085 · Legal Fees	0.00	458.33	-458.33	1,544.32	3,208.31	-1,663.99	5,500.00
5500 · Insurance Expense	4,604.00	4,833.33	-229.33	32,172.00	33,833.31	-1,661.31	58,000.00
6105 · Management Fees	2,272.08	2,351.25	-79.17	15,904.56	16,458.75	-554.19	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	87.85	100.00	-12.15	493.14	700.00	-206.86	1,200.00
6109 · Printing/Duplicating	0.00	83.33	-83.33	1,023.94	583.31	440.63	1,000.00
6110 · Recording Secretary/Minutes	0.00	0.00	0.00	0.00	600.00	-600.00	1,050.00
6150 · Miscellaneous Operating Expe...	129.98	100.00	29.98	894.48	700.00	194.48	1,200.00
6201 · Electricity	802.90	791.67	11.23	5,868.97	5,541.69	327.28	9,500.00
6202 · Water and Sewer	0.00	30.00	-30.00	0.00	60.00	-60.00	60.00
6205 · Scavenger	3,925.13	3,583.33	341.80	25,568.18	25,083.31	484.87	43,000.00
6206 · Exterminator	0.00	75.00	-75.00	450.00	525.00	-75.00	900.00
6310 · General Repairs	2,313.24	1,666.67	646.57	30,059.84	11,666.69	18,393.15	20,000.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	808.25	1,500.00	-691.75	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	0.00	291.67	-291.67	6,210.81	2,041.69	4,169.12	3,500.00
6315 · Electrical Repairs	350.00	416.67	-66.67	3,829.95	2,916.69	913.26	5,000.00
6320 · Concrete Repairs	0.00	6,000.00	-6,000.00	5,950.00	6,000.00	-50.00	8,000.00
6338 · Roof Repairs	927.00	166.67	760.33	7,197.75	1,166.69	6,031.06	2,000.00
6339 · Gutter Cleaning	0.00	0.00	0.00	9,014.82	8,500.00	514.82	17,000.00
6340 · Security	720.00	333.33	386.67	1,376.00	2,333.31	-957.31	4,000.00

Courthomes of Frankfort Square
Profit & Loss Budget Performance
 July 2022

Accrual Basis

	<u>Jul 22</u>	<u>Budget</u>	<u>\$ Over ...</u>	<u>Jan - Jul 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budg...</u>
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	57,744.19	57,744.19	0.00	98,990.00
Total Expense	31,856.35	36,217.92	-4,361.57	264,122.15	245,350.44	18,771.71	417,865.00
Net Income	<u>2,769.00</u>	<u>-1,395.83</u>	<u>4,164.83</u>	<u>-15,185.70</u>	<u>-1,595.81</u>	<u>-13,589.89</u>	<u>0.00</u>