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Accrual Basis

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

	<u>Aug 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Checking	73,261.46
1114 · Fifth Third MM	27,285.08
1115 · First Midwest CD	10,538.45
Total Checking/Savings	111,084.99
Accounts Receivable	
1160 · Accounts Receivable/Assessments	39,944.83
Total Accounts Receivable	39,944.83
Other Current Assets	
1170 · Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	146,529.82
TOTAL ASSETS	146,529.82
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	152,374.06
Total Accounts Payable	152,374.06
Other Current Liabilities	
1205 · Prepaid Assessments	27,580.85
Total Other Current Liabilities	27,580.85
Total Current Liabilities	179,954.91
Total Liabilities	179,954.91
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

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

	Aug 31, 25
32000 · Unrestricted Net Assets	62,448.21
Net Income	94,478.43
Total Equity	-33,425.09
TOTAL LIABILITIES & EQUITY	146,529.82

Courthomes of Frankfort Square
Profit & Loss Budget Performance
August 2025

Accrual Basis

	Aug 25	Budget	\$ Over Budget	Jan - Aug 25	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	40,671.98	40,365.85	306.13	323,164.14	322,926.80	237.34	484,390.20
4008 · Interest Income	0.00	25.00	-25.00	0.00	200.00	-200.00	300.00
4010 · Late Fees	510.00	375.00	135.00	3,245.00	3,000.00	245.00	4,500.00
4025 · Rule Violation Income	25.00	166.67	-141.67	275.00	1,333.36	-1,058.36	2,000.00
Total Income	41,206.98	40,932.52	274.46	326,684.14	327,460.16	-776.02	491,190.20
Expense							
5000 · Landscape Contract	6,750.00	7,100.00	-350.00	27,000.00	42,600.00	-15,600.00	56,800.00
5005 · Landscape Other	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
5015 · Tree Trimming	0.00	0.00	0.00	136.00	0.00	136.00	6,000.00
5085 · Legal Fees	-150.60	458.33	-608.93	6,263.86	3,666.64	2,597.22	5,500.00
5500 · Insurance Expense	0.00	7,591.67	-7,591.67	36,641.32	60,733.36	-24,092.04	91,100.00
6105 · Management Fees	2,421.75	2,470.00	-48.25	14,530.50	19,760.00	-5,229.50	29,640.00
6108 · Postage and Mailing Supplies	169.88	66.67	103.21	1,463.02	533.36	929.66	800.00
6109 · Printing/Duplicating	200.00	83.33	116.67	616.98	666.64	-49.66	1,000.00
6110 · Recording Secretary/Minutes	0.00	262.50	-262.50	225.00	787.50	-562.50	1,050.00
6126 · Bad Debt Expense	0.00	0.00	0.00	959.38	0.00	959.38	0.00
6150 · Miscellaneous Operating Exp...	292.46	583.33	-290.87	6,528.97	4,666.64	1,862.33	7,000.00
6201 · Electricity	1,160.20	1,000.00	160.20	9,105.88	8,000.00	1,105.88	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	66.64	-66.64	100.00
6205 · Scavenger	4,950.00	5,000.00	-50.00	39,574.40	40,000.00	-425.60	60,000.00
6206 · Exterminator	75.00	41.67	33.33	75.00	333.36	-258.36	500.00
6310 · General Repairs	4,481.61	2,916.67	1,564.94	17,848.78	23,333.36	-5,484.58	35,000.00
6311 · Deck and Step Repairs	2,500.00	0.00	2,500.00	4,433.00	4,000.00	433.00	4,000.00
6313 · Snow Removal Contract	0.00	0.00	0.00	32,792.20	20,500.00	12,292.20	41,000.00
6314 · Plumbing Repairs	0.00	1,416.67	-1,416.67	12,778.00	11,333.36	1,444.64	17,000.00
6315 · Electrical Repairs	0.00	333.33	-333.33	3,437.42	2,666.64	770.78	4,000.00
6338 · Roof Repairs	0.00	1,416.67	-1,416.67	6,433.00	11,333.36	-4,900.36	17,000.00
6339 · Gutter Cleaning	0.00	0.00	0.00	9,518.00	8,500.00	1,018.00	17,000.00
6340 · Security	0.00	416.67	-416.67	1,845.00	3,333.36	-1,488.36	5,000.00
6352 · Signs	0.00	16.67	-16.67	0.00	133.36	-133.36	200.00
7000 · Reserve Funding	0.00	6,540.66	-6,540.66	0.00	52,325.28	-52,325.28	78,475.64
Total Expense	22,850.30	37,723.17	-14,872.87	232,205.71	320,272.86	-88,067.15	491,165.64
Net Income	18,356.68	3,209.35	15,147.33	94,478.43	7,187.30	87,291.13	24.56