

Courthomes of Frankfort Square
Balance Sheet
As of April 30, 2025

Accrual Basis

	<u>Apr 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · Fifth Third Checking	47,196.61
1114 · Fifth Third MM	27,285.08
1115 · First Midwest CD	<u>10,538.45</u>
Total Checking/Savings	85,020.14
Accounts Receivable	
1160 · Accounts Receivable/Assessments	<u>47,269.73</u>
Total Accounts Receivable	47,269.73
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>127,789.87</u>
TOTAL ASSETS	<u>127,789.87</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	<u>182,987.64</u>
Total Accounts Payable	182,987.64
Other Current Liabilities	
1205 · Prepaid Assessments	<u>27,531.15</u>
Total Other Current Liabilities	<u>27,531.15</u>
Total Current Liabilities	<u>210,518.79</u>
Total Liabilities	210,518.79

Courthomes of Frankfort Square
Balance Sheet
As of April 30, 2025

Accrual Basis

	<u>Apr 30, 25</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	62,098.21
Net Income	45,524.60
Total Equity	-82,728.92
TOTAL LIABILITIES & EQUITY	127,789.87

Courthomes of Frankfort Square
Profit & Loss Budget Performance
April 2025

Accrual Basis

	Apr 25	Budget	\$ Over Budget	Jan - Apr 25	YTD Budget	\$ Over Budget	Annual Budget
Income							
4000 · Assessment Income	40,365.33	40,365.85	-0.52	161,461.32	161,463.40	-2.08	484,390.20
4008 · Interest Income	0.00	25.00	-25.00	0.00	100.00	-100.00	300.00
4010 · Late Fees	495.00	375.00	120.00	1,320.00	1,500.00	-180.00	4,500.00
4025 · Rule Violation Income	50.00	166.67	-116.67	200.00	666.68	-466.68	2,000.00
Total Income	40,910.33	40,932.52	-22.19	162,981.32	163,730.08	-748.76	491,190.20
Expense							
5000 · Landscape Contract	0.00	7,100.00	-7,100.00	0.00	14,200.00	-14,200.00	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	0.00	0.00	0.00	0.00	0.00	6,000.00
5085 · Legal Fees	3,087.98	458.33	2,629.65	6,581.40	1,833.32	4,748.08	5,500.00
5500 · Insurance Expense	6,106.88	7,591.67	-1,484.79	30,534.44	30,366.68	167.76	91,100.00
6105 · Management Fees	2,421.75	2,470.00	-48.25	7,265.25	9,880.00	-2,614.75	29,640.00
6108 · Postage and Mailing Supplies	140.00	66.67	73.33	1,265.14	266.68	998.46	800.00
6109 · Printing/Duplicating	48.90	83.33	-34.43	53.50	333.32	-279.82	1,000.00
6110 · Recording Secretary/Minutes	150.00	262.50	-112.50	150.00	525.00	-375.00	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...	1,035.38	583.33	452.05	3,482.91	2,333.32	1,149.59	7,000.00
6201 · Electricity	0.00	1,000.00	-1,000.00	2,623.18	4,000.00	-1,376.82	12,000.00
6202 · Water and Sewer	0.00	8.33	-8.33	0.00	33.32	-33.32	100.00
6205 · Scavenger	4,966.88	5,000.00	-33.12	19,732.52	20,000.00	-267.48	60,000.00
6206 · Exterminator	0.00	41.67	-41.67	0.00	166.68	-166.68	500.00
6310 · General Repairs	1,338.00	2,916.67	-1,578.67	4,939.52	11,666.68	-6,727.16	35,000.00
6311 · Deck and Step Repairs	0.00	0.00	0.00	1,000.00	2,000.00	-1,000.00	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	1,642.00	5,666.68	-4,024.68	17,000.00
6315 · Electrical Repairs	0.00	333.33	-333.33	1,732.28	1,333.32	398.96	4,000.00
6338 · Roof Repairs	225.00	1,416.67	-1,191.67	225.00	5,666.68	-5,441.68	17,000.00
6339 · Gutter Cleaning	0.00	4,250.00	-4,250.00	838.00	4,250.00	-3,412.00	17,000.00
6340 · Security	1,640.00	416.67	1,223.33	1,640.00	1,666.68	-26.68	5,000.00
6352 · Signs	0.00	16.67	-16.67	0.00	66.68	-66.68	200.00
7000 · Reserve Funding	0.00	6,540.66	-6,540.66	0.00	26,162.64	-26,162.64	78,475.64
Total Expense	21,160.77	41,973.17	-20,812.40	117,456.72	162,917.68	-45,460.96	491,165.64
Net Income	19,749.56	-1,040.65	20,790.21	45,524.60	812.40	44,712.20	24.56