

**Courthomes of Frankfort Square
Balance Sheet**

As of December 31, 2022

Accrual Basis

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1100 - Fifth Third Checking	12,648.42
1114 - Fifth Third MM	27,285.08
1115 - First Midwest CD	10,538.45
Total Checking/Savings	50,471.95
Accounts Receivable	
1160 - Accounts Receivable/Assessments	67,618.76
Total Accounts Receivable	67,618.76
Other Current Assets	
1170 - Allowance for Bad Debt	-4,500.00
Total Other Current Assets	-4,500.00
Total Current Assets	113,590.71
TOTAL ASSETS	113,590.71
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 - Accounts Payable	34,074.36
Total Accounts Payable	34,074.36
Other Current Liabilities	
1205 - Prepaid Assessments	18,531.52
Total Other Current Liabilities	18,531.52
Total Current Liabilities	52,605.88
Total Liabilities	52,605.88

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Accrual Basis

	<u>Dec 31, 22</u>
Equity	
3000 · Homeowner's Equity	383,554.12
3103 · Contingency Reserve	603,785.93
3104 · Roof Reserve	-476,293.15
3106 · Paving Reserve	-381,618.21
3108 · Reserves - Other	-131,942.92
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	<u>-65,956.37</u>
Total Equity	<u>60,984.83</u>
TOTAL LIABILITIES & EQUITY	<u>113,590.71</u>

Courthomes of Frankfort Square
Profit & Loss Budget Performance
 December 2022

Accrual Basis

	Dec 22	Budget	\$ Over ...	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budg...
Income							
4000 - Assessment Income	34,289.35	34,255.38	33.97	411,591.01	411,065.00	526.01	411,065.00
4008 - Interest Income	0.00	25.00	-25.00	0.00	300.00	-300.00	300.00
4010 - Late Fees	570.00	375.00	195.00	6,865.00	4,500.00	2,365.00	4,500.00
4025 - Rule Violation Income	0.00	166.63	-166.63	5,776.00	2,000.00	3,776.00	2,000.00
Total Income	34,859.35	34,822.01	37.34	424,232.01	417,865.00	6,367.01	417,865.00
Expense							
5000 - Landscape Contract	7,192.50	0.00	7,192.50	55,043.00	53,500.00	1,543.00	53,500.00
5005 - Landscape Other	381.00	0.00	381.00	6,206.75	8,000.00	-1,793.25	8,000.00
5015 - Tree Trimming	0.00	4,500.00	-4,500.00	0.00	4,500.00	-4,500.00	4,500.00
5085 - Legal Fees	1,058.66	458.37	600.29	4,242.74	5,500.00	-1,257.26	5,500.00
5500 - Insurance Expense	0.00	4,833.37	-4,833.37	65,434.40	58,000.00	7,434.40	58,000.00
6105 - Management Fees	2,272.08	2,351.25	-79.17	27,264.96	28,215.00	-950.04	28,215.00
6106 - Audit and Tax Preparation	0.00	1,000.00	-1,000.00	0.00	1,000.00	-1,000.00	1,000.00
6108 - Postage and Mailing Supplies	0.00	100.00	-100.00	541.18	1,200.00	-658.82	1,200.00
6109 - Printing/Duplicating	0.00	83.37	-83.37	1,277.04	1,000.00	277.04	1,000.00
6110 - Recording Secretary/Minutes	150.00	150.00	0.00	450.00	1,050.00	-600.00	1,050.00
6126 - Bad Debt Expense	747.31	0.00	747.31	747.31	0.00	747.31	0.00
6150 - Miscellaneous Operating Expe...	0.00	100.00	-100.00	1,700.33	1,200.00	500.33	1,200.00
6201 - Electricity	853.71	791.63	62.08	9,221.44	9,500.00	-278.56	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	3,583.37	371.57	45,313.07	43,000.00	2,313.07	43,000.00
6206 - Exterminator	0.00	75.00	-75.00	650.00	900.00	-250.00	900.00
6310 - General Repairs	3,739.99	1,666.63	2,073.36	46,822.68	20,000.00	26,822.68	20,000.00
6311 - Deck and Step Repairs	4,619.50	0.00	4,619.50	6,234.37	1,500.00	4,734.37	1,500.00
6313 - Snow Removal Contract	0.00	5,250.00	-5,250.00	50,821.00	41,000.00	9,821.00	41,000.00
6314 - Plumbing Repairs	0.00	291.63	-291.63	11,908.11	3,500.00	8,408.11	3,500.00
6315 - Electrical Repairs	2,456.99	416.63	2,040.36	9,465.89	5,000.00	4,465.89	5,000.00
6320 - Concrete Repairs	0.00	0.00	0.00	14,300.00	8,000.00	6,300.00	8,000.00
6338 - Roof Repairs	1,362.50	166.63	1,195.87	10,825.25	2,000.00	8,825.25	2,000.00
6339 - Gutter Cleaning	450.00	0.00	450.00	18,384.82	17,000.00	1,384.82	17,000.00
6340 - Security	0.00	333.37	-333.37	4,344.00	4,000.00	344.00	4,000.00

Courthomes of Frankfort Square
Profit & Loss Budget Performance
 December 2022

Accrual Basis	Dec 22	Budget	\$ Over ...	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budg...
6352 - Signs	0.00	0.00	0.00	0.00	250.00	-250.00	250.00
7000 - Reserve Funding	8,249.17	8,249.13	0.04	98,990.04	98,990.00	0.04	98,990.00
Total Expense	37,488.35	34,400.38	3,087.97	490,188.38	417,865.00	72,323.38	417,865.00
Net Income	-2,629.00	421.63	-3,050.63	-65,956.37	0.00	-65,956.37	0.00