

Accrual Basis

Gleneagle Trail Condominiums
Balance Sheet
As of October 31, 2024

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1100 · First Midwest Bank Checking	38,216.12
1107 · First Midwest MM #881	2,673.84
1106 · US Bank Checking #40487	580.22
1110 · US Bank #7166	95,217.56
Total Checking/Savings	136,687.74
Accounts Receivable	
1600 · Accounts Receivable	66,404.44
Total Accounts Receivable	66,404.44
Total Current Assets	203,092.18
TOTAL ASSETS	203,092.18
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1205 · Unearned Assessments	5,496.94
Total Other Current Liabilities	5,496.94
Total Current Liabilities	5,496.94
Total Liabilities	5,496.94
Equity	
3000 · Homeowners Equity	182,546.81
3001 · Reserves	131,403.10
32000 · Retained Earnings	(134,664.53)
Net Income	18,309.86
Total Equity	197,595.24
TOTAL LIABILITIES & EQUITY	203,092.18

Gleneagle Trail Condominiums
Profit & Loss Budget Performance
October 2024

Accrual Basis	Oct 24	Budget	\$ Over Budget	Jan - Oct 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 - Assessment Income	16,706.17	16,706.42	(0.25)	167,061.70	167,064.20	(2.50)	200,477.00
4008 - Interest Income	232.76	0.00	232.76	234.30	0.00	234.30	0.00
4010 - Late Fees	600.00	250.00	350.00	5,325.00	2,500.00	2,825.00	3,000.00
4025 - Miscellaneous Income	0.00	25.00	(25.00)	25.00	250.00	(225.00)	300.00
Total Income	17,538.93	16,981.42	557.51	172,646.00	169,814.20	2,831.80	203,777.00
Expense							
5000 - Landscape Contract	3,925.00	3,581.25	343.75	27,408.78	28,650.00	(1,241.22)	28,650.00
5001 - Landscape Improvement	46.53	0.00	46.53	150.53	2,000.00	(1,849.47)	2,000.00
5005 - Snow Removal	0.00	0.00	0.00	13,170.00	10,975.00	2,195.00	21,950.00
5072 - Fire Protection Expense	0.00	0.00	0.00	6,801.90	6,100.00	701.90	6,100.00
5074 - Exterior Building Repair	2,565.81	2,083.33	482.48	33,145.52	20,833.30	12,312.22	25,000.00
5075 - Plumbing Repairs	0.00	0.00	0.00	3,155.00	0.00	3,155.00	0.00
5076 - Special Projects	0.00	0.00	0.00	0.00	20,500.00	(20,500.00)	20,500.00
5077 - Electricity	55.04	0.00	55.04	619.53	0.00	619.53	0.00
5080 - Management Fee	1,339.00	1,339.00	0.00	14,729.00	13,390.00	1,339.00	16,068.00
5082 - Insurance	0.00	4,333.33	(4,333.33)	48,378.00	43,333.30	5,044.70	52,000.00
5085 - Legal Fees	(79.50)	41.67	(121.17)	1,620.27	416.70	1,203.57	500.00
5096 - Postage	149.48	20.83	128.65	460.40	208.30	252.10	250.00
5097 - Copies	32.55	12.50	20.05	34.05	125.00	(90.95)	150.00
5098 - Miscellaneous Administrative	575.61	29.17	546.44	2,111.58	291.70	1,819.88	350.00
5099 - Bank Fees	0.00	0.00	0.00	30.00	0.00	30.00	0.00
7000 - Reserve Funding	0.00	2,521.58	(2,521.58)	2,521.58	25,215.80	(22,694.22)	30,259.00
Total Expense	8,609.52	13,962.66	(5,353.14)	154,336.14	172,039.10	(17,702.96)	203,777.00
Net Ordinary Income	8,929.41	3,018.76	5,910.65	18,309.86	(2,224.90)	20,534.76	0.00
Net Income	8,929.41	3,018.76	5,910.65	18,309.86	(2,224.90)	20,534.76	0.00