Gleneagle Trail Condominiums
Balance Sheet
Accrual Basis As of September 30, 2024

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
1100 · First Midwest Bank Checking	28,892.84
1107 · First Midwest MM #881	2,688.77
1106 · US Bank Checking #40487	95,610.09
Total Checking/Savings	127,191.70
Accounts Receivable	
1600 · Accounts Receivable	66,928.71
Total Accounts Receivable	66,928.71
Total Current Assets	194,120.41
TOTAL ASSETS	**194,120.41**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1205 · Unearned Assessments	5,424.58
Total Other Current Liabilities	5,424.58
Total Current Liabilities	5,424.58
Total Liabilities	5,424.58
Equity	
3000 · Homeowners Equity	182,546.81
3001 · Reserves	131,403.10
32000 · Retained Earnings	(134,664.53)
Net Income	9,410.45
Total Equity	188,695.83
TOTAL LIABILITIES & EQUITY	**194,120.41**

Gleneagle Trail Condominiums
Profit & Loss Budget Performance
Accrual Basis — September 2024

	Sep 24	Budget	$ Over Budget	Jan - Sep 24	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Assessment Income	16,706.17	16,706.42	(0.25)	150,355.53	150,357.78	(2.25)	200,477.00
4008 · Interest Income	0.51	0.00	0.51	1.54	0.00	1.54	0.00
4010 · Late Fees	550.00	250.00	300.00	4,725.00	2,250.00	2,475.00	3,000.00
4025 · Miscellaneous Income	0.00	25.00	(25.00)	25.00	225.00	(200.00)	300.00
Total Income	17,256.68	16,981.42	275.26	155,107.07	152,832.78	2,274.29	203,777.00
Expense							
5000 · Landscape Contract	3,925.00	3,581.25	343.75	23,483.78	25,068.75	(1,584.97)	28,650.00
5001 · Landscape Improvement	0.00	0.00	0.00	104.00	2,000.00	(1,896.00)	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	8,493.00	2,083.33	6,409.67	30,579.71	18,749.97	11,829.74	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	54.84	0.00	54.84	564.49	0.00	564.49	0.00
5080 · Management Fee	1,339.00	1,339.00	0.00	13,390.00	12,051.00	1,339.00	16,068.00
5082 · Insurance	3,877.67	4,333.33	(455.66)	48,378.00	38,999.97	9,378.03	52,000.00
5085 · Legal Fees	79.50	41.67	37.83	1,699.77	375.03	1,324.74	500.00
5096 · Postage	5.10	20.83	(15.73)	310.92	187.47	123.45	250.00
5097 · Copies	0.00	12.50	(12.50)	1.50	112.50	(111.00)	150.00
5098 · Miscellaneous Administrative	42.97	29.17	13.80	1,535.97	262.53	1,273.44	350.00
7000 · Reserve Funding	0.00	2,521.58	(2,521.58)	2,521.58	22,694.22	(20,172.64)	30,259.00
Total Expense	17,817.08	13,962.66	3,854.42	145,696.62	158,076.44	(12,379.82)	203,777.00
Net Ordinary Income	(560.40)	3,018.76	(3,579.16)	9,410.45	(5,243.66)	14,654.11	0.00
Net Income	**(560.40)**	**3,018.76**	**(3,579.16)**	**9,410.45**	**(5,243.66)**	**14,654.11**	**0.00**