

Gleneagle Trail Condominiums
Balance Sheet
As of April 30, 2024

Accrual Basis

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
1100 - First Midwest Bank Checking	(10,916.02)
1107 - First Midwest MM #881	2,763.42
1106 - US Bank Checking #40487	146,690.22
Total Checking/Savings	138,537.62
Accounts Receivable	
1600 - Accounts Receivable	60,259.85
Total Accounts Receivable	60,259.85
Total Current Assets	198,797.47
TOTAL ASSETS	198,797.47
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 - Accounts Payable	15,564.83
Total Accounts Payable	15,564.83
Other Current Liabilities	
1205 - Unearned Assessments	8,199.95
Total Other Current Liabilities	8,199.95
Total Current Liabilities	23,764.78
Total Liabilities	23,764.78

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As of April 30, 2024

Accrual Basis

	Apr 30, 24
Equity	
3000 - Homeowners Equity	182,546.81
3001 - Reserves	131,403.10
32000 - Retained Earnings	(134,677.78)
Net Income	(4,239.44)
Total Equity	175,032.69
TOTAL LIABILITIES & EQUITY	198,797.47

Gleneagle Trail Condominiums

Profit & Loss Budget Performance

April 2024

Accrual Basis

	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 - Assessment Income	16,706.17	16,706.42	(0.25)	66,824.68	66,825.68	(1.00)	200,477.00
4008 - Interest Income	0.01	0.00	0.01	0.01	0.00	0.01	0.00
4010 - Late Fees	575.00	250.00	325.00	2,225.00	1,000.00	1,225.00	3,000.00
4025 - Miscellaneous Income	0.00	25.00	(25.00)	25.00	100.00	(75.00)	300.00
Total Income	17,281.18	16,981.42	299.76	69,074.69	67,925.68	1,149.01	203,777.00
Expense							
5000 - Landscape Contract	1,962.50	3,581.25	(1,618.75)	1,962.50	7,162.50	(5,200.00)	28,650.00
5001 - Landscape Improvement	44.00	0.00	44.00	44.00	0.00	44.00	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	3,970.56	2,083.33	1,887.23	6,361.06	8,333.32	(1,972.26)	25,000.00
5075 - Plumbing Repairs	0.00	0.00	0.00	195.00	0.00	195.00	0.00
5076 - Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	20,500.00
5077 - Electricity	53.17	0.00	53.17	290.64	0.00	290.64	0.00
5080 - Management Fee	1,339.00	1,339.00	0.00	6,695.00	5,356.00	1,339.00	16,068.00
5082 - Insurance	3,877.68	4,333.33	(455.65)	28,989.64	17,333.32	11,656.32	52,000.00
5085 - Legal Fees	4,966.33	41.67	4,924.66	4,966.33	166.68	4,799.65	500.00
5096 - Postage	84.72	20.83	63.89	173.62	83.32	90.30	250.00
5097 - Copies	0.00	12.50	(12.50)	0.00	50.00	(50.00)	150.00
5098 - Miscellaneous Administrative	47.99	29.17	18.82	1,142.86	116.68	1,026.18	350.00
7000 - Reserve Funding	0.00	2,521.58	(2,521.58)	2,521.58	10,086.32	(7,564.74)	30,259.00
Total Expense	16,345.95	13,962.66	2,383.29	73,314.13	65,763.14	7,550.99	203,777.00
Net Ordinary Income	935.23	3,018.76	(2,083.53)	(4,239.44)	2,162.54	(6,401.98)	0.00
Net Income	935.23	3,018.76	(2,083.53)	(4,239.44)	2,162.54	(6,401.98)	0.00