

Gleneagle Trail Condominiums
Balance Sheet
As of April 30, 2023

Accrual Basis

	<u>Apr 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · First Midwest Bank Checking	26,604.96
1107 · First Midwest MM #881	97.50
1106 · US Bank Checking #40487	<u>146,725.22</u>
Total Checking/Savings	173,427.68
Accounts Receivable	
1600 · Accounts Receivable	<u>42,920.70</u>
Total Accounts Receivable	<u>42,920.70</u>
Total Current Assets	<u>216,348.38</u>
TOTAL ASSETS	<u>216,348.38</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
1205 · Unearned Assessments	<u>8,698.58</u>
Total Other Current Liabilities	<u>8,698.58</u>
Total Current Liabilities	<u>8,698.58</u>
Total Liabilities	8,698.58
Equity	
3000 · Homeowners Equity	182,546.81
3001 · Reserves	159,775.19
32000 · Retained Earnings	(124,904.22)
Net Income	<u>(9,767.98)</u>
Total Equity	<u>207,649.80</u>
TOTAL LIABILITIES & EQUITY	<u>216,348.38</u>

Gleneagle Trail Condominiums
Profit & Loss Budget Performance
April 2023

Accrual Basis

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Assessment Income	14,529.94	14,529.75	0.19	58,119.76	58,119.00	0.76	174,357.00
4010 · Late Fees	375.00	250.00	125.00	1,575.00	1,000.00	575.00	3,000.00
4025 · Miscellaneous Income	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
Total Income	14,904.94	14,804.75	100.19	59,694.76	59,219.00	475.76	177,657.00
Expense							
5000 · Landscape Contract	1,962.50	3,925.00	(1,962.50)	1,962.50	3,925.00	(1,962.50)	27,475.00
5001 · Landscape Improvement	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
5005 · Snow Removal	0.00	0.00	0.00	12,337.20	12,337.20	0.00	20,562.00
5072 · Fire Protection Expense	0.00	0.00	0.00	5,958.55	6,100.00	(141.45)	6,100.00
5074 · Exterior Building Repair	2,194.50	1,666.67	527.83	5,186.88	6,666.68	(1,479.80)	20,000.00
5075 · Plumbing Repairs	70.00	0.00	70.00	70.00	0.00	70.00	0.00
5076 · Special Projects	0.00	2,333.33	(2,333.33)	0.00	9,333.32	(9,333.32)	28,000.00
5077 · Electricity	49.38	0.00	49.38	197.31	0.00	197.31	0.00
5080 · Management Fee	1,339.00	1,339.00	0.00	5,356.00	5,356.00	0.00	16,068.00
5082 · Insurance	4,483.31	2,000.00	2,483.31	27,961.65	8,000.00	19,961.65	24,000.00
5085 · Legal Fees	0.00	61.92	(61.92)	130.00	247.68	(117.68)	743.00
5096 · Postage	0.00	20.83	(20.83)	3.48	83.32	(79.84)	250.00
5097 · Copies	0.00	12.50	(12.50)	0.00	50.00	(50.00)	150.00
5098 · Miscellaneous Administrati...	43.67	4.17	39.50	212.85	16.68	196.17	50.00
7000 · Reserve Funding	2,521.58	2,521.58	0.00	10,086.32	10,086.32	0.00	30,259.00
Total Expense	12,663.94	13,885.00	(1,221.06)	69,462.74	62,202.20	7,260.54	177,657.00
Net Ordinary Income	2,241.00	919.75	1,321.25	(9,767.98)	(2,983.20)	(6,784.78)	0.00
Net Income	2,241.00	919.75	1,321.25	(9,767.98)	(2,983.20)	(6,784.78)	0.00

Gleneagle Trail Condominiums
14032 S. Kostner Avenue
Suite M
Crestwood, IL 60418
Phone: 708-396-1800
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Delinquents and Prepaids Report

As of 4/30/2023
Delinquents Only
Includes Credits
Excludes Past Memberships
Includes Current Memberships

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Gleneagle Trail Condominiums

Gleneagle Trail Condominiums			Delinquent				Total Delinq	Member Delinq	Membership Payment Comments
Home	Primary	Phone Numbers	1-30 Days	31-60 Days	61-90 Days	Over 90			
Gleneagle Trail Condominiums-1001FS	Thomas, Leandra	c:(708) 743-0414	\$147.51	\$147.51	\$147.51	\$987.87	\$1,430.40	\$1,430.40	
1002BP	Mayfield, Angela	h:(773) 550-1161	\$147.51	--	--	--	\$147.51	\$147.51	
1004BP	Gilmore & Keller	h:(708) 715-3537 c:(708) 288-8743	\$172.51	\$172.51	\$172.51	\$337.59	\$855.12	\$855.12	
1005BP	Inverclyde LLC	h:(855) 224-5484	\$172.51	\$172.51	\$172.51	\$3,754.08	\$4,271.61	\$4,271.61	
1005FS	Jones, Lamont	c:(773) 551-7247	\$155.67	\$155.67	\$155.67	\$3.63	\$470.64	\$470.64	
1006BP	McCammon, Robin F	h:(708) 856-2839 c:(708) 856-2839	\$160.22	\$135.22	\$141.03	--	\$436.47	\$436.47	
1007BP	Brooks, Vicki D.	w:(773) 869-7100 h:(773) 577-6392	\$160.22	\$160.22	\$13.82	\$120.00	\$454.26	\$454.26	
1008BP	Pratts, Andrea	c:(708) 793-0146	\$145.74	--	--	--	\$145.74	\$145.74	
1010BP	Thomas, Anita M.	h:(708) 720-5545 c:(708) 738-4755	\$31.04	--	--	--	\$31.04	\$31.04	
1011FS	Sims, Erica S.	h:(708) 829-3030 c:(708) 898-2490	\$147.51	\$147.51	\$147.51	\$1,252.43	\$1,694.96	\$1,694.96	
1015FS	Williams, Fahtima	c:(708) 941-8491	\$135.22	\$20.06	--	--	\$155.28	\$155.28	
1017FS	Connolley, Charles	h:(312) 371-5018	\$137.66	--	--	--	\$137.66	\$137.66	
1019FS	Muslim, Shahid	h:(708) 720-5164 c:(312) 805-3568	\$163.04	--	--	--	\$163.04	\$163.04	
1021FS	Murphy, Trina	w:(312) 583-2164 h:(708) 833-7104 c:(708) 603-1294	\$155.67	\$155.67	\$180.67	\$26.31	\$518.32	\$518.32	
6304PV	Donson-Franklin, Charon	c:(708) 668-2171	\$180.67	\$180.67	\$180.67	\$844.33	\$1,386.34	\$1,386.34	
6315GP	Whalley, Jacques Q	c:(773) 717-9793	\$147.51	--	--	--	\$147.51	\$147.51	
6316PV	Allen, Joseph	c:(773) 972-9787	\$7.85	--	--	--	\$7.85	\$7.85	
6318PV	Counts, Crystal		\$24.51	--	--	--	\$24.51	\$24.51	
6319BP	Williams, Lucille D.	h:(773) 459-3337	\$105.38	--	--	--	\$105.38	\$105.38	
6319PV	Toney, Stephanie	c:(708) 548-5770	\$24.40	--	--	--	\$24.40	\$24.40	
6321BP	Hopkins, Glinda	h:(708) 720-6620 c:(708) 289-5001	\$135.22	\$160.22	\$135.22	\$905.62	\$1,336.28	\$1,336.28	
6321PV	Kenerson, Carla	h:(708) 745-2217 c:(630) 440-5086	\$160.22	\$160.22	\$160.22	\$467.02	\$947.68	\$947.68	
6322BP	Dantzler, Kenneth A	h:(312) 714-7458 c:(312) 714-7458	\$118.74	--	--	--	\$118.74	\$118.74	
6322PV	Robinson, Brenda J.	h:(773) 314-6420 c:(773) 314-6420	\$135.22	\$34.79	--	--	\$170.01	\$170.01	
6323BP	Mays, LeFay	c:(708) 513-2053	\$180.67	\$25.00	--	--	\$205.67	\$205.67	
6323PV	Long, Teketta	h:(708) 720-5385 c:(773) 368-4207	\$0.82	--	--	--	\$0.82	\$0.82	
6324BP	Donaldson, Mia	c:(708) 407-6634	\$155.67	--	--	--	\$155.67	\$155.67	
6324PV	Genesis, LLC	h:(630) 333-5448 c:(630) 444-7283	\$163.67	\$654.68	\$163.67	\$2,093.61	\$3,075.63	\$3,075.63	
6325PV	Smith III, Fletcher N.	h:(708) 720-5277 c:(847) 878-2164	\$7.85	--	--	--	\$7.85	\$7.85	
6327PV	Thompson, Nicole	w:(630) 268-1718 h:(708) 466-2921 c:(708) 466-2921	\$129.85	--	--	--	\$129.85	\$129.85	
6328PV	Gipson, Reaelma	c:(773) 425-2740	\$155.67	\$155.67	\$155.67	\$1,116.99	\$1,584.00	\$1,584.00	
6329BP	Mitchell-Palmer, Eric C	c:(708) 955-0993	\$82.61	--	--	--	\$82.61	\$82.61	
6331BP	Robinson, Joseph	c:(708) 475-1251	\$31.40	--	--	--	\$31.40	\$31.40	
6333BP	Washington, Teresa M.	h:(708) 720-3427 c:(773) 550-6287	\$135.22	\$17.06	--	--	\$152.28	\$152.28	
6335BP	Heard, Cheronda T	c:(773) 957-6249	\$163.67	\$25.00	--	--	\$188.67	\$188.67	
6341BP	Mitchell, Bernadene	h:(708) 720-5046 c:(773) 988-4268	\$135.22	\$98.66	--	--	\$233.88	\$233.88	
911BP	Jones, Ronald B	c:(773) 875-0187	\$188.67	\$25.00	--	--	\$213.67	\$213.67	
911FS	Ervin, Tiana/Ruth	c:(708) 566-7727	\$180.67	\$155.67	\$115.98	--	\$452.32	\$452.32	