

Gleneagle Trail Condominiums
Balance Sheet
As of February 28, 2022

Accrual Basis

	<u>Feb 28, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · First Midwest Bank Checking	14,871.24
1106 · US Bank Checking #40487	196,775.22
Total Checking/Savings	211,646.46
Accounts Receivable	
1600 · Accounts Receivable	33,835.32
Total Accounts Receivable	33,835.32
Total Current Assets	245,481.78
TOTAL ASSETS	245,481.78
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	38,150.73
Total Accounts Payable	38,150.73
Other Current Liabilities	
1205 · Unearned Assessments	6,523.45
Total Other Current Liabilities	6,523.45
Total Current Liabilities	44,674.18
Total Liabilities	44,674.18

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Accrual Basis

	<u>Feb 28, 22</u>
Equity	
3000 · Homeowners Equity	182,546.81
3001 · Reserves	130,967.67
32000 · Retained Earnings	(105,931.60)
Net Income	<u>(6,775.28)</u>
Total Equity	<u>200,807.60</u>
TOTAL LIABILITIES & EQUITY	<u><u>245,481.78</u></u>

Gleneagle Trail Condominiums
Profit & Loss Budget Performance
February 2022

Accrual Basis

	Feb 22	Budget	\$ Over Budget	Jan - Feb 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Assessment Income	13,797.44	13,797.25	0.19	27,594.88	27,594.50	0.38	165,567.00
4010 · Late Fees	375.00	250.00	125.00	775.00	500.00	275.00	3,000.00
4025 · Miscellaneous Income	0.00	25.00	(25.00)	(3,000.00)	50.00	(3,050.00)	300.00
Total Income	14,172.44	14,072.25	100.19	25,369.88	28,144.50	(2,774.62)	168,867.00
Expense							
5000 · Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	27,300.00
5001 · Landscape Improvement	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
5005 · Snow Removal	3,511.00	4,112.40	(601.40)	11,735.80	8,224.80	3,511.00	20,562.00
5072 · Fire Protection Expense	5,556.85	6,100.00	(543.15)	5,556.85	6,100.00	(543.15)	6,100.00
5074 · Exterior Building Repair	0.00	1,460.83	(1,460.83)	657.50	2,921.66	(2,264.16)	17,530.00
5076 · Special Projects	0.00	1,834.17	(1,834.17)	0.00	3,668.34	(3,668.34)	22,010.00
5080 · Management Fee	1,326.00	1,326.08	(0.08)	2,652.00	2,652.16	(0.16)	15,913.00
5082 · Insurance	2,816.41	2,000.00	816.41	6,359.90	4,000.00	2,359.90	24,000.00
5085 · Legal Fees	0.00	61.92	(61.92)	0.00	123.84	(123.84)	743.00
5096 · Postage	116.73	20.83	95.90	119.33	41.66	77.67	250.00
5097 · Copies	0.00	12.50	(12.50)	0.00	25.00	(25.00)	150.00
5098 · Miscellaneous Administrative	11.67	4.17	7.50	20.62	8.34	12.28	50.00
7000 · Reserve Funding	2,521.58	2,521.58	0.00	5,043.16	5,043.16	0.00	30,259.00
Total Expense	15,860.24	19,454.48	(3,594.24)	32,145.16	32,808.96	(663.80)	168,867.00
Net Ordinary Income	(1,687.80)	(5,382.23)	3,694.43	(6,775.28)	(4,664.46)	(2,110.82)	0.00
Net Income	(1,687.80)	(5,382.23)	3,694.43	(6,775.28)	(4,664.46)	(2,110.82)	0.00