

Gleneagle Trail Condominiums
Balance Sheet
 As of January 31, 2022

Accrual Basis

	<u>Jan 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1100 · First Midwest Bank Checking	16,487.79
1106 · US Bank Checking #40487	196,775.22
	<u>213,263.01</u>
Total Checking/Savings	213,263.01
Accounts Receivable	
1600 · Accounts Receivable	31,997.32
	<u>31,997.32</u>
Total Accounts Receivable	31,997.32
Total Current Assets	<u>245,260.33</u>
TOTAL ASSETS	<u><u>245,260.33</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	20,000.00
	<u>20,000.00</u>
Total Accounts Payable	20,000.00
Other Current Liabilities	
1205 · Unearned Assessments	7,107.24
	<u>7,107.24</u>
Total Other Current Liabilities	7,107.24
Total Current Liabilities	<u>27,107.24</u>
Total Liabilities	27,107.24

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Balance Sheet
As of January 31, 2022

Accrual Basis

	<u>Jan 31, 22</u>
Equity	
3000 · Homeowners Equity	182,546.81
3001 · Reserves	146,480.09
32000 · Retained Earnings	(105,786.33)
Net Income	(5,087.48)
	<u>218,153.09</u>
Total Equity	<u>218,153.09</u>
TOTAL LIABILITIES & EQUITY	<u><u>245,260.33</u></u>

Gleneagle Trail Condominiums
Profit & Loss Budget Performance
January 2022

Accrual Basis

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Assessment Income	13,797.44	13,797.25	0.19	13,797.44	13,797.25	0.19	165,567.00
4010 · Late Fees	400.00	250.00	150.00	400.00	250.00	150.00	3,000.00
4025 · Miscellaneous Income	(3,000.00)	25.00	(3,025.00)	(3,000.00)	25.00	(3,025.00)	300.00
Total Income	11,197.44	14,072.25	(2,874.81)	11,197.44	14,072.25	(2,874.81)	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	8,224.80	4,112.40	4,112.40	8,224.80	4,112.40	4,112.40	20,562.00
5072 · Fire Protection Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,100.00
5074 · Exterior Building Repair	657.50	1,460.83	(803.33)	657.50	1,460.83	(803.33)	17,530.00
5076 · Special Projects	0.00	1,834.17	(1,834.17)	0.00	1,834.17	(1,834.17)	22,010.00
5080 · Management Fee	1,326.00	1,326.08	(0.08)	1,326.00	1,326.08	(0.08)	15,913.00
5082 · Insurance	3,543.49	2,000.00	1,543.49	3,543.49	2,000.00	1,543.49	24,000.00
5085 · Legal Fees	0.00	61.92	(61.92)	0.00	61.92	(61.92)	743.00
5096 · Postage	2.60	20.83	(18.23)	2.60	20.83	(18.23)	250.00
5097 · Copies	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
5098 · Miscellaneous Administrati...	8.95	4.17	4.78	8.95	4.17	4.78	50.00
7000 · Reserve Funding	2,521.58	2,521.58	0.00	2,521.58	2,521.58	0.00	30,259.00
Total Expense	16,284.92	13,354.48	2,930.44	16,284.92	13,354.48	2,930.44	168,867.00
Net Ordinary Income	(5,087.48)	717.77	(5,805.25)	(5,087.48)	717.77	(5,805.25)	0.00
Net Income	(5,087.48)	717.77	(5,805.25)	(5,087.48)	717.77	(5,805.25)	0.00