

Gleneagle Trail Condominiums
Balance Sheet
As of January 31, 2024

Accrual Basis

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1100 - First Midwest Bank Checking	22,747.29
1107 - First Midwest MM #881	77.50
1106 - US Bank Checking #40487	146,705.22
Total Checking/Savings	169,530.01
Accounts Receivable	
1600 - Accounts Receivable	61,057.62
Total Accounts Receivable	61,057.62
Total Current Assets	230,587.63
TOTAL ASSETS	230,587.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 - Accounts Payable	51,061.56
Total Accounts Payable	51,061.56
Other Current Liabilities	
1205 - Unearned Assessments	9,227.41
Total Other Current Liabilities	9,227.41
Total Current Liabilities	60,288.97
Total Liabilities	60,288.97

Accrual Basis

Gleneagle Trail Condominiums

Balance Sheet

As of January 31, 2024

	Jan 31, 24
Equity	
3000 - Homeowners Equity	182,546.81
3001 - Reserves	131,403.10
32000 - Retained Earnings	(134,677.78)
Net Income	(8,973.47)
Total Equity	170,298.66
TOTAL LIABILITIES & EQUITY	230,587.63

Gleneagle Trail Condominiums
Profit & Loss Budget Performance
January 2024

Accrual Basis

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Assessment Income	16,706.17	16,706.42	(0.25)	16,706.17	16,706.42	(0.25)	200,477.00
4010 · Late Fees	650.00	250.00	400.00	650.00	250.00	400.00	3,000.00
4025 · Miscellaneous Income	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00
Total Income	17,356.17	16,981.42	374.75	17,356.17	16,981.42	374.75	203,777.00
Expense							
5000 · Landscape Contract	0.00	0.00	0.00	0.00	0.00	0.00	28,650.00
5001 · Landscape Improvement	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
5005 · Snow Removal	4,390.00	5,487.50	(1,097.50)	4,390.00	5,487.50	(1,097.50)	21,950.00
5072 · Fire Protection Expense	0.00	0.00	0.00	0.00	0.00	0.00	6,100.00
5074 · Exterior Building Repair	578.50	2,083.33	(1,504.83)	578.50	2,083.33	(1,504.83)	25,000.00
5076 · Special Projects	0.00	0.00	0.00	0.00	0.00	0.00	20,500.00
5077 · Electricity	102.50	0.00	102.50	102.50	0.00	102.50	0.00
5080 · Management Fee	1,339.00	1,339.00	0.00	1,339.00	1,339.00	0.00	16,068.00
5082 · Insurance	17,356.60	4,333.33	13,023.27	17,356.60	4,333.33	13,023.27	52,000.00
5085 · Legal Fees	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00
5096 · Postage	0.00	20.83	(20.83)	0.00	20.83	(20.83)	250.00
5097 · Copies	0.00	12.50	(12.50)	0.00	12.50	(12.50)	150.00
5098 · Miscellaneous Administrative	41.46	29.17	12.29	41.46	29.17	12.29	350.00
7000 · Reserve Funding	2,521.58	2,521.58	0.00	2,521.58	2,521.58	0.00	30,259.00
Total Expense	26,329.64	15,868.91	10,460.73	26,329.64	15,868.91	10,460.73	203,777.00
Net Ordinary Income	(8,973.47)	1,112.51	(10,085.98)	(8,973.47)	1,112.51	(10,085.98)	0.00
Net Income	(8,973.47)	1,112.51	(10,085.98)	(8,973.47)	1,112.51	(10,085.98)	0.00