

Gleneagle Trail Condominiums
Balance Sheet
As of October 31, 2022

Accrual Basis

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1100 · First Midwest Bank Checking	48,610.85
1107 · First Midwest MM #881	187.50
1106 · US Bank Checking #40487	146,775.22
Total Checking/Savings	195,573.57
Accounts Receivable	
1600 · Accounts Receivable	36,726.71
Total Accounts Receivable	36,726.71
Total Current Assets	232,300.28
TOTAL ASSETS	232,300.28
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	251.59
Total Accounts Payable	251.59
Other Current Liabilities	
1205 · Unearned Assessments	6,934.26
Total Other Current Liabilities	6,934.26
Total Current Liabilities	7,185.85
Total Liabilities	7,185.85

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Accrual Basis

	<u>Oct 31, 22</u>
Equity	
3000 · Homeowners Equity	182,546.81
3001 · Reserves	151,140.31
32000 · Retained Earnings	(105,937.14)
Net Income	<u>(2,635.55)</u>
Total Equity	<u>225,114.43</u>
TOTAL LIABILITIES & EQUITY	<u><u>232,300.28</u></u>

Gleneagle Trail Condominiums
Profit & Loss Budget Performance

October 2022

Accrual Basis

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Assessment Income	13,797.44	13,797.25	0.19	137,974.40	137,972.50	1.90	165,567.00
4010 · Late Fees	400.00	250.00	150.00	2,635.81	2,500.00	135.81	3,000.00
4025 · Miscellaneous Income	0.00	25.00	(25.00)	(3,002.84)	250.00	(3,252.84)	300.00
Total Income	14,197.44	14,072.25	125.19	137,607.37	140,722.50	(3,115.13)	168,867.00
Expense							
5000 · Landscape Contract	0.00	3,412.50	(3,412.50)	20,255.00	27,300.00	(7,045.00)	27,300.00
5001 · Landscape Improvement	0.00	0.00	0.00	9,875.00	4,000.00	5,875.00	4,000.00
5005 · Snow Removal	0.00	0.00	0.00	15,848.20	14,341.40	1,506.80	20,562.00
5072 · Fire Protection Expense	0.00	0.00	0.00	5,556.85	6,100.00	(543.15)	6,100.00
5074 · Exterior Building Repair	0.00	1,460.83	(1,460.83)	11,665.55	14,608.30	(2,942.75)	17,530.00
5076 · Special Projects	6,849.00	1,834.17	5,014.83	6,849.00	18,341.70	(11,492.70)	22,010.00
5077 · Electricity	48.07	0.00	48.07	631.43	0.00	631.43	0.00
5080 · Management Fee	1,326.00	1,326.08	(0.08)	13,260.00	13,260.80	(0.80)	15,913.00
5082 · Insurance	2,816.41	2,000.00	816.41	28,891.18	20,000.00	8,891.18	24,000.00
5085 · Legal Fees	156.00	61.92	94.08	1,226.54	619.20	607.34	743.00
5096 · Postage	0.00	20.83	(20.83)	295.24	208.30	86.94	250.00
5097 · Copies	0.00	12.50	(12.50)	0.00	125.00	(125.00)	150.00
5098 · Miscellaneous Administrative	133.22	4.17	129.05	673.13	41.70	631.43	50.00
7000 · Reserve Funding	2,521.58	2,521.58	0.00	25,215.80	25,215.80	0.00	30,259.00
Total Expense	13,850.28	12,654.58	1,195.70	140,242.92	144,162.20	(3,919.28)	168,867.00
Net Ordinary Income	347.16	1,417.67	(1,070.51)	(2,635.55)	(3,439.70)	804.15	0.00
Net Income	347.16	1,417.67	(1,070.51)	(2,635.55)	(3,439.70)	804.15	0.00