

Accrual Basis

Gleneagle Trail Condominiums
Balance Sheet
As of October 31, 2023

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1100 - First Midwest Bank Checking	25,572.65
1107 - First Midwest MM #881	7.50
1106 - US Bank Checking #40487	146,720.22
Total Checking/Savings	172,300.37
Accounts Receivable	
1600 - Accounts Receivable	51,567.86
Total Accounts Receivable	51,567.86
Total Current Assets	223,868.23
TOTAL ASSETS	223,868.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 - Accounts Payable	372.69
Total Accounts Payable	372.69
Other Current Liabilities	
1205 - Unearned Assessments	6,682.73
Total Other Current Liabilities	6,682.73
Total Current Liabilities	7,055.42
Total Liabilities	7,055.42

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Accrual Basis

	Oct 31, 23
Equity	
3000 · Homeowners Equity	182,546.81
3001 · Reserves	174,904.67
32000 · Retained Earnings	(124,904.22)
Net Income	(15,734.45)
Total Equity	216,812.81
TOTAL LIABILITIES & EQUITY	223,868.23

Gleneagle Trail Condominiums

Profit & Loss Budget Performance

October 2023

Accrual Basis

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Assessment Income	14,529.94	14,529.75	0.19	145,299.40	145,297.50	1.90	174,357.00
4010 · Late Fees	475.00	250.00	225.00	4,200.00	2,500.00	1,700.00	3,000.00
4025 · Miscellaneous Income	0.00	25.00	(25.00)	0.00	250.00	(250.00)	300.00
Total Income	15,004.94	14,804.75	200.19	149,499.40	148,047.50	1,451.90	177,657.00
Expense							
5000 · Landscape Contract	3,925.00	3,925.00	0.00	27,890.38	27,475.00	415.38	27,475.00
5001 · Landscape Improvement	0.00	0.00	0.00	449.54	4,000.00	(3,550.46)	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	0.00	1,666.67	(1,666.67)	22,997.25	16,666.70	6,330.55	20,000.00
5075 · Plumbing Repairs	0.00	0.00	0.00	70.00	0.00	70.00	0.00
5076 · Special Projects	0.00	2,333.33	(2,333.33)	5,480.05	23,333.30	(17,853.25)	28,000.00
5077 · Electricity	48.97	0.00	48.97	382.83	0.00	382.83	0.00
5080 · Management Fee	1,339.00	1,339.00	0.00	13,390.00	13,390.00	0.00	16,068.00
5082 · Insurance	0.00	2,000.00	(2,000.00)	50,057.00	20,000.00	30,057.00	24,000.00
5085 · Legal Fees	156.00	61.92	94.08	286.00	619.20	(333.20)	743.00
5096 · Postage	26.21	20.83	5.38	146.48	208.30	(61.82)	250.00
5097 · Copies	0.00	12.50	(12.50)	0.00	125.00	(125.00)	150.00
5098 · Miscellaneous Administrative...	53.12	4.17	48.95	572.77	41.70	531.07	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	8,069.88	13,885.00	(5,815.12)	165,233.85	149,512.20	15,721.65	177,657.00
Net Ordinary Income	6,935.06	919.75	6,015.31	(15,734.45)	(1,464.70)	(14,269.75)	0.00
Net Income	6,935.06	919.75	6,015.31	(15,734.45)	(1,464.70)	(14,269.75)	0.00