

Gleneagle Trail Condominiums

Balance Sheet

As of September 30, 2023

Accrual Basis

|                                    | Sep 30, 23   |
|------------------------------------|--------------|
| ASSETS                             |              |
| Current Assets                     |              |
| Checking/Savings                   |              |
| 1100 · First Midwest Bank Checking | 27,239.62    |
| 1107 · First Midwest MM #881       | 22.50        |
| 1106 · US Bank Checking #40487     | 146,725.22   |
| Total Checking/Savings             | 173,987.34   |
| Accounts Receivable                |              |
| 1600 · Accounts Receivable         | 49,422.01    |
| Total Accounts Receivable          | 49,422.01    |
| Total Current Assets               | 223,409.35   |
| TOTAL ASSETS                       | 223,409.35   |
| LIABILITIES & EQUITY               |              |
| Liabilities                        |              |
| Current Liabilities                |              |
| Accounts Payable                   |              |
| 1200 · Accounts Payable            | 9,885.16     |
| Total Accounts Payable             | 9,885.16     |
| Other Current Liabilities          |              |
| 1205 · Unearned Assessments        | 6,193.02     |
| Total Other Current Liabilities    | 6,193.02     |
| Total Current Liabilities          | 16,078.18    |
| Total Liabilities                  | 16,078.18    |
| Equity                             |              |
| 3000 · Homeowners Equity           | 182,546.81   |
| 3001 · Reserves                    | 172,383.09   |
| 32000 · Retained Earnings          | (124,904.22) |
| Net Income                         | (22,694.51)  |

Gleneagle Trail Condominiums  
Balance Sheet  
As of September 30, 2023

Accrual Basis

|                            | Sep 30, 23 |
|----------------------------|------------|
| Total Equity               | 207,331.17 |
| TOTAL LIABILITIES & EQUITY | 223,409.35 |

Gleneagle Trail Condominiums  
Profit & Loss Budget Performance  
September 2023

Accrual Basis

|                                        | Sep 23    | Budget    | \$ Over Budget | Jan - Sep 23 | YTD Budget | \$ Over Budget | Annual Budget |
|----------------------------------------|-----------|-----------|----------------|--------------|------------|----------------|---------------|
| Ordinary Income/Expense                |           |           |                |              |            |                |               |
| Income                                 |           |           |                |              |            |                |               |
| 4000 · Assessment Income               | 14,529.94 | 14,529.75 | 0.19           | 130,769.46   | 130,767.75 | 1.71           | 174,357.00    |
| 4010 · Late Fees                       | 400.00    | 250.00    | 150.00         | 3,725.00     | 2,250.00   | 1,475.00       | 3,000.00      |
| 4025 · Miscellaneous Income            | 0.00      | 25.00     | (25.00)        | 0.00         | 225.00     | (225.00)       | 300.00        |
| Total Income                           | 14,929.94 | 14,804.75 | 125.19         | 134,494.46   | 133,242.75 | 1,251.71       | 177,657.00    |
| Expense                                |           |           |                |              |            |                |               |
| 5000 · Landscape Contract              | 3,925.00  | 3,925.00  | 0.00           | 23,965.38    | 23,550.00  | 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        | 5,427.00  | 1,666.67  | 3,760.33       | 22,997.25    | 15,000.03  | 7,997.22       | 20,000.00     |
| 5075 · Plumbing Repairs                | 0.00      | 0.00      | 0.00           | 70.00        | 0.00       | 70.00          | 0.00          |
| 5076 · Special Projects                | 22.68     | 2,333.33  | (2,310.65)     | 5,480.05     | 20,999.97  | (15,519.92)    | 28,000.00     |
| 5077 · Electricity                     | 48.67     | 0.00      | 48.67          | 333.86       | 0.00       | 333.86         | 0.00          |
| 5080 · Management Fee                  | 1,339.00  | 1,339.00  | 0.00           | 12,051.00    | 12,051.00  | 0.00           | 16,068.00     |
| 5082 · Insurance                       | 0.00      | 2,000.00  | (2,000.00)     | 50,057.00    | 18,000.00  | 32,057.00      | 24,000.00     |
| 5085 · Legal Fees                      | 0.00      | 61.92     | (61.92)        | 130.00       | 557.28     | (427.28)       | 743.00        |
| 5096 · Postage                         | 0.00      | 20.83     | (20.83)        | 145.27       | 187.47     | (42.20)        | 250.00        |
| 5097 · Copies                          | 0.00      | 12.50     | (12.50)        | 0.00         | 112.50     | (112.50)       | 150.00        |
| 5098 · Miscellaneous Administrative... | 38.80     | 4.17      | 34.63          | 519.65       | 37.53      | 482.12         | 50.00         |
| 7000 · Reserve Funding                 | 2,521.58  | 2,521.58  | 0.00           | 22,694.22    | 22,694.22  | 0.00           | 30,259.00     |
| Total Expense                          | 13,322.73 | 13,885.00 | (562.27)       | 157,188.97   | 135,627.20 | 21,561.77      | 177,657.00    |
| Net Ordinary Income                    | 1,607.21  | 919.75    | 687.46         | (22,694.51)  | (2,384.45) | (20,310.06)    | 0.00          |
| Net Income                             | 1,607.21  | 919.75    | 687.46         | (22,694.51)  | (2,384.45) | (20,310.06)    | 0.00          |