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09/25/25
Accrual Basis

Gleneagle Trail Condominiums
Balance Sheet
As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1100 · First Midwest Bank Checking	32,676.27
1107 · First Midwest MM #881	2,524.49
1106 · US Bank Checking #40487	580.22
1110 · US Bank #7166	96,329.99
Total Checking/Savings	132,110.97
Accounts Receivable	
1600 · Accounts Receivable	70,387.61
Total Accounts Receivable	70,387.61
Total Current Assets	202,498.58
TOTAL ASSETS	202,498.58
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	153.20
Total Accounts Payable	153.20
Other Current Liabilities	
1205 · Unearned Assessments	7,721.34
Total Other Current Liabilities	7,721.34
Total Current Liabilities	7,874.54
Total Liabilities	7,874.54
Equity	
32000 · Homeowner Equity	57,219.86
3001 · Reserves	131,413.10
Net Income	5,991.08
Total Equity	194,624.04
TOTAL LIABILITIES & EQUITY	202,498.58

Gleneagle Trail Condominiums
Profit & Loss Budget Performance

Accrual Basis

August 2025

	Aug 25	Budget	\$ Over Budget	Jan - Aug 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 - Assessment Income	18,477.62	18,271.75	205.87	146,781.80	146,174.00	607.80	219,261.00
4008 - Interest Income	20.51	0.00	20.51	434.27	0.00	434.27	0.00
4010 - Late Fees	550.00	250.00	300.00	3,925.00	2,000.00	1,925.00	3,000.00
4025 - Miscellaneous Income	0.00	25.00	(25.00)	0.00	200.00	(200.00)	300.00
Total Income	19,048.13	18,546.75	501.38	151,141.07	148,374.00	2,767.07	222,561.00
Expense							
5000 - Landscape Contract							
5001 - Landscape Improvement	3,975.00	3,478.13	496.87	21,067.50	20,868.78	198.72	27,825.00
5005 - Snow Removal	0.00	0.00	0.00	60.00	0.00	60.00	2,000.00
5072 - Fire Protection Expense	0.00	0.00	0.00	13,170.00	10,975.00	2,195.00	21,950.00
5074 - Exterior Building Repair	0.00	0.00	0.00	6,718.95	6,240.00	478.95	6,240.00
5076 - Special Projects	9,252.42	2,083.33	7,169.09	35,319.26	16,666.64	18,652.62	25,000.00
5077 - Electricity	0.00	1,708.33	(1,708.33)	0.00	13,666.64	(13,666.64)	20,500.00
5080 - Management Fee	65.23	54.84	10.39	581.26	509.65	71.61	729.74
5082 - Insurance	1,403.08	1,403.08	0.00	9,821.56	11,224.64	(1,403.08)	16,837.00
5085 - Legal Fees	4,484.12	4,818.18	(334.06)	50,697.88	50,727.26	(29.38)	70,000.00
5096 - Postage	0.00	41.67	(41.67)	3,856.14	333.36	3,522.78	500.00
5097 - Copies	160.67	25.00	135.67	170.02	200.00	(29.98)	300.00
5098 - Miscellaneous Administrative	0.00	12.50	(12.50)	0.00	100.00	(100.00)	150.00
5099 - Bank Fees	0.00	83.33	(83.33)	3,447.41	666.64	2,780.77	1,000.00
7000 - Reserve Funding	36.64	0.00	36.64	240.01	0.00	240.01	30.00
	0.00	2,521.58	(2,521.58)	0.00	20,172.64	(20,172.64)	30,259.00
Total Expense	19,377.16	16,229.97	3,147.19	145,149.99	152,351.25	(7,201.26)	223,320.74
Net Ordinary Income	(329.03)	2,316.78	(2,645.81)	5,991.08	(3,977.25)	9,968.33	(759.74)
Net Income	(329.03)	2,316.78	(2,645.81)	5,991.08	(3,977.25)	9,968.33	(759.74)