

Hanley Lofts Condominium

Run Date: 02/21/2024

Run Time: 09:16 AM

BALANCE SHEET

As of: 01/31/2024

Assets

Account #	Account Name	Total
1011-000	Alliance Bank - Operating	\$40,722.50
1013-000	Alliance Bank - Reserves/WC	\$26,712.04
	TOTAL ASSETS	<u>\$67,434.54</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
3900-000	Retained Earnings	\$70,001.10
	Current Year Net Income/(Loss)	(\$2,566.56)
	TOTAL EQUITY	<u>\$67,434.54</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$67,434.54</u>

Hanley Lofts Condominium

INCOME STATEMENT

Start: 01/01/2024 | End: 01/31/2024

Income

Run Date: 02/21/2024
Run Time: 09:16 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5000-900 Capital Reserve Income	1,667.00	1,667.00	0.00	1,667.00	1,667.00	0.00	25,835.00
5010-000 Dues	6,096.45	6,000.00	96.45	6,096.45	6,000.00	96.45	96,000.00
5011-000 Dues - CDA Master Association	336.00	336.00	0.00	336.00	336.00	0.00	5,376.00
5045-900 Initiation Fees - Capital Reser...	0.00	0.00	0.00	0.00	0.00	0.00	6,336.00
5050-000 Interest Income	0.96	1.00	(0.04)	0.96	1.00	(0.04)	12.00
5050-900 Interest Income	3.38	2.30	1.08	3.38	2.30	1.08	27.60
Income Total	8,103.79	8,006.30	97.49	8,103.79	8,006.30	97.49	133,586.60
Total Income	8,103.79	8,006.30	97.49	8,103.79	8,006.30	97.49	133,586.60

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
6010-000 CDA Master Assoc Dues	336.00	336.00	0.00	336.00	336.00	0.00	5,376.00
6135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	150.00
6305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	450.00
6310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
6330-000 Bank Charges	9.24	0.00	(9.24)	9.24	0.00	(9.24)	0.00
6410-000 Refuse Removal	225.05	232.80	7.75	225.05	232.80	7.75	3,724.80
6415-000 Electricity & Gas	389.01	260.00	(129.01)	389.01	260.00	(129.01)	4,120.00
6420-000 Water	67.07	75.00	7.93	67.07	75.00	7.93	2,510.00
6425-000 Sewer	202.29	166.00	(36.29)	202.29	166.00	(36.29)	3,326.00
6615-000 Snow Removal	1,415.00	2,250.00	835.00	1,415.00	2,250.00	835.00	6,750.00
6620-000 Building Replacement Reserve	1,667.00	1,667.00	0.00	1,667.00	1,667.00	0.00	25,835.00
6626-000 Postage	44.69	50.00	5.31	44.69	50.00	5.31	400.00
6630-000 Repairs and Maint	110.00	65.00	(45.00)	110.00	65.00	(45.00)	1,030.00
6750-000 Fire Alarm System	210.00	256.50	46.50	210.00	256.50	46.50	2,526.00
6810-000 Commons Mowing	1,665.00	0.00	(1,665.00)	1,665.00	0.00	(1,665.00)	8,495.00
6820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	1,340.00
6830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00
6843-000 Tree Removal	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
6860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
6880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00
6890-000 Misc. Landscape	3,850.00	0.00	(3,850.00)	3,850.00	0.00	(3,850.00)	6,000.00
6900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	156.82
7505-000 Management Fee	480.00	480.00	0.00	480.00	480.00	0.00	7,680.00
7515-000 Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	30.00
Expense Total	10,670.35	5,838.30	(4,832.05)	10,670.35	5,838.30	(4,832.05)	95,749.62
Total Expense	10,670.35	5,838.30	(4,832.05)	10,670.35	5,838.30	(4,832.05)	95,749.62
Net Income	(2,566.56)	2,168.00	(4,734.56)	(2,566.56)	2,168.00	(4,734.56)	37,836.98

Hanley Lofts Condominium

INCOME STATEMENT

Cost Center 000
Start: 01/01/2024 | End: 01/31/2024

Income

Run Date: 02/21/2024
Run Time: 09:16 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5010-000 Dues	6,096.45	6,000.00	96.45	6,096.45	6,000.00	96.45	96,000.00
5011-000 Dues - CDA Master Association	336.00	336.00	0.00	336.00	336.00	0.00	5,376.00
5050-000 Interest Income	0.96	1.00	(0.04)	0.96	1.00	(0.04)	12.00
Income Total	6,433.41	6,337.00	96.41	6,433.41	6,337.00	96.41	101,388.00
Total Income	6,433.41	6,337.00	96.41	6,433.41	6,337.00	96.41	101,388.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
6010-000 CDA Master Assoc Dues	336.00	336.00	0.00	336.00	336.00	0.00	5,376.00
6135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	150.00
6305-000 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	450.00
6310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
6330-000 Bank Charges	9.24	0.00	(9.24)	9.24	0.00	(9.24)	0.00
6410-000 Refuse Removal	225.05	232.80	7.75	225.05	232.80	7.75	3,724.80
6415-000 Electricity & Gas	389.01	260.00	(129.01)	389.01	260.00	(129.01)	4,120.00
6420-000 Water	67.07	75.00	7.93	67.07	75.00	7.93	2,510.00
6425-000 Sewer	202.29	166.00	(36.29)	202.29	166.00	(36.29)	3,326.00
6615-000 Snow Removal	1,415.00	2,250.00	835.00	1,415.00	2,250.00	835.00	6,750.00
6620-000 Building Replacement Reserve	1,667.00	1,667.00	0.00	1,667.00	1,667.00	0.00	25,835.00
6626-000 Postage	44.69	50.00	5.31	44.69	50.00	5.31	400.00
6630-000 Repairs and Maint	110.00	65.00	(45.00)	110.00	65.00	(45.00)	1,030.00
6750-000 Fire Alarm System	210.00	256.50	46.50	210.00	256.50	46.50	2,526.00
6810-000 Commons Mowing	1,665.00	0.00	(1,665.00)	1,665.00	0.00	(1,665.00)	8,495.00
6820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	1,340.00
6830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00
6843-000 Tree Removal	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
6860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
6880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00
6890-000 Misc. Landscape	3,850.00	0.00	(3,850.00)	3,850.00	0.00	(3,850.00)	6,000.00
6900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	156.82
7505-000 Management Fee	480.00	480.00	0.00	480.00	480.00	0.00	7,680.00
7515-000 Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	30.00
Expense Total	10,670.35	5,838.30	(4,832.05)	10,670.35	5,838.30	(4,832.05)	95,749.62
Total Expense	10,670.35	5,838.30	(4,832.05)	10,670.35	5,838.30	(4,832.05)	95,749.62
Net Income	(4,236.94)	498.70	(4,735.64)	(4,236.94)	498.70	(4,735.64)	5,638.38

Hanley Lofts Condominium

INCOME STATEMENT

Capital Reserves

Start: 01/01/2024 | End: 01/31/2024

Income

Run Date: 02/21/2024
Run Time: 09:17 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5000-900 Capital Reserve Income	1,667.00	1,667.00	0.00	1,667.00	1,667.00	0.00	25,835.00
5045-900 Initiation Fees - Capital Reser...	0.00	0.00	0.00	0.00	0.00	0.00	6,336.00
5050-900 Interest Income	3.38	2.30	1.08	3.38	2.30	1.08	27.60
Income Total	1,670.38	1,669.30	1.08	1,670.38	1,669.30	1.08	32,198.60
Total Income	1,670.38	1,669.30	1.08	1,670.38	1,669.30	1.08	32,198.60

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	1,670.38	1,669.30	1.08	1,670.38	1,669.30	1.08	32,198.60