

# Hanley Lofts Condominium

Run Date: 02/19/2025

Run Time: 07:11 AM

## BALANCE SHEET

As of: 01/31/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
1011-000	Alliance Bank - Operating	\$51,412.09
1013-000	Alliance Bank - Reserves/WC	\$60,855.90
	TOTAL ASSETS	<u>\$112,267.99</u>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	TOTAL LIABILITIES	\$0.00

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
3900-000	Retained Earnings	\$104,658.22
	Current Year Net Income/(Loss)	\$7,609.77
	TOTAL EQUITY	<u>\$112,267.99</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$112,267.99</u>

# Hanley Lofts Condominium

## INCOME STATEMENT

Start: 01/01/2025 | End: 01/31/2025

Run Date: 02/19/2025  
Run Time: 07:11 AM

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
5000-900 Capital Reserve Income	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	30,000.00
5010-000 Dues	10,117.15	9,000.00	1,117.15	10,117.15	9,000.00	1,117.15	108,000.00
5011-000 Dues - CDA Master Association	525.00	540.00	(15.00)	525.00	540.00	(15.00)	6,480.00
5045-000 Initiation Fees	(528.00)	0.00	(528.00)	(528.00)	0.00	(528.00)	0.00
5045-900 Initiation Fees - Capital Reser...	528.00	0.00	528.00	528.00	0.00	528.00	0.00
5050-000 Interest Income	1.05	1.00	0.05	1.05	1.00	0.05	12.00
5050-900 Interest Income	12.82	4.50	8.32	12.82	4.50	8.32	54.00
<b>Income Total</b>	<b>13,156.02</b>	<b>12,045.50</b>	<b>1,110.52</b>	<b>13,156.02</b>	<b>12,045.50</b>	<b>1,110.52</b>	<b>144,546.00</b>

**Total Income** **13,156.02**   **12,045.50**   **1,110.52**   **13,156.02**   **12,045.50**   **1,110.52**   **144,546.00**

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
6010-000 CDA Master Assoc Dues	540.00	540.00	0.00	540.00	540.00	0.00	6,480.00
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	485.00
6308-000 Lien Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	50.00
6310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	9,647.00
6410-000 Refuse Removal	480.20	518.00	37.80	480.20	518.00	37.80	6,216.00
6415-000 Electricity & Gas	595.65	310.00	(285.65)	595.65	310.00	(285.65)	3,720.00
6420-000 Water	135.26	75.00	(60.26)	135.26	75.00	(60.26)	2,510.00
6425-000 Sewer	396.23	362.00	(34.23)	396.23	362.00	(34.23)	4,344.00
6615-000 Snow Removal	0.00	2,250.00	2,250.00	0.00	2,250.00	2,250.00	6,750.00
6620-000 Building Replacement Reserve	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	30,000.00
6626-000 Postage	88.91	90.00	1.09	88.91	90.00	1.09	400.00
6630-000 Repairs and Maint	0.00	0.00	0.00	0.00	0.00	0.00	1,176.00
6750-000 Fire Alarm System	0.00	0.00	0.00	0.00	0.00	0.00	4,540.00
6810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	9,759.75
6820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	1,407.00
6830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	1,837.50
6843-000 Tree Removal	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00
6844-000 Insect Control	0.00	0.00	0.00	0.00	0.00	0.00	292.50
6860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00
6880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	1,700.00
6890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	8,557.50
6900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	179.50
7505-000 Management Fee	810.00	810.00	0.00	810.00	810.00	0.00	9,720.00
7515-000 Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	30.00
<b>Expense Total</b>	<b>5,546.25</b>	<b>7,455.00</b>	<b>1,908.75</b>	<b>5,546.25</b>	<b>7,455.00</b>	<b>1,908.75</b>	<b>113,101.75</b>

**Total Expense** **5,546.25**   **7,455.00**   **1,908.75**   **5,546.25**   **7,455.00**   **1,908.75**   **113,101.75**

**Net Income** **7,609.77**   **4,590.50**   **3,019.27**   **7,609.77**   **4,590.50**   **3,019.27**   **31,444.25**

# Hanley Lofts Condominium

## INCOME STATEMENT

Cost Center 000

Start: 01/01/2025 | End: 01/31/2025

Run Date: 02/19/2025  
Run Time: 07:11 AM

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
5010-000 Dues	10,117.15	9,000.00	1,117.15	10,117.15	9,000.00	1,117.15	108,000.00
5011-000 Dues - CDA Master Association	525.00	540.00	(15.00)	525.00	540.00	(15.00)	6,480.00
5045-000 Initiation Fees	(528.00)	0.00	(528.00)	(528.00)	0.00	(528.00)	0.00
5050-000 Interest Income	1.05	1.00	0.05	1.05	1.00	0.05	12.00
<b>Income Total</b>	<b>10,115.20</b>	<b>9,541.00</b>	<b>574.20</b>	<b>10,115.20</b>	<b>9,541.00</b>	<b>574.20</b>	<b>114,492.00</b>
<b>Total Income</b>	<b>10,115.20</b>	<b>9,541.00</b>	<b>574.20</b>	<b>10,115.20</b>	<b>9,541.00</b>	<b>574.20</b>	<b>114,492.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
6010-000 CDA Master Assoc Dues	540.00	540.00	0.00	540.00	540.00	0.00	6,480.00
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	485.00
6308-000 Lien Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	50.00
6310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	9,647.00
6410-000 Refuse Removal	480.20	518.00	37.80	480.20	518.00	37.80	6,216.00
6415-000 Electricity & Gas	595.65	310.00	(285.65)	595.65	310.00	(285.65)	3,720.00
6420-000 Water	135.26	75.00	(60.26)	135.26	75.00	(60.26)	2,510.00
6425-000 Sewer	396.23	362.00	(34.23)	396.23	362.00	(34.23)	4,344.00
6615-000 Snow Removal	0.00	2,250.00	2,250.00	0.00	2,250.00	2,250.00	6,750.00
6620-000 Building Replacement Reserve	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	30,000.00
6626-000 Postage	88.91	90.00	1.09	88.91	90.00	1.09	400.00
6630-000 Repairs and Maint	0.00	0.00	0.00	0.00	0.00	0.00	1,176.00
6750-000 Fire Alarm System	0.00	0.00	0.00	0.00	0.00	0.00	4,540.00
6810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	9,759.75
6820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	1,407.00
6830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	1,837.50
6843-000 Tree Removal	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00
6844-000 Insect Control	0.00	0.00	0.00	0.00	0.00	0.00	292.50
6860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00
6880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	1,700.00
6890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	8,557.50
6900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	179.50
7505-000 Management Fee	810.00	810.00	0.00	810.00	810.00	0.00	9,720.00
7515-000 Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	30.00
<b>Expense Total</b>	<b>5,546.25</b>	<b>7,455.00</b>	<b>1,908.75</b>	<b>5,546.25</b>	<b>7,455.00</b>	<b>1,908.75</b>	<b>113,101.75</b>
<b>Total Expense</b>	<b>5,546.25</b>	<b>7,455.00</b>	<b>1,908.75</b>	<b>5,546.25</b>	<b>7,455.00</b>	<b>1,908.75</b>	<b>113,101.75</b>
<b>Net Income</b>	<b>4,568.95</b>	<b>2,086.00</b>	<b>2,482.95</b>	<b>4,568.95</b>	<b>2,086.00</b>	<b>2,482.95</b>	<b>1,390.25</b>

**Hanley Lofts Condominium**  
**INCOME STATEMENT**  
 Capital Reserves  
 Start: 01/01/2025 | End: 01/31/2025  
**Income**

Run Date: 02/19/2025  
 Run Time: 07:11 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
5000-900 Capital Reserve Income	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	30,000.00
5045-900 Initiation Fees - Capital Reser...	528.00	0.00	528.00	528.00	0.00	528.00	0.00
5050-900 Interest Income	12.82	4.50	8.32	12.82	4.50	8.32	54.00
<b>Income Total</b>	<b>3,040.82</b>	<b>2,504.50</b>	<b>536.32</b>	<b>3,040.82</b>	<b>2,504.50</b>	<b>536.32</b>	<b>30,054.00</b>
<b>Total Income</b>	<b>3,040.82</b>	<b>2,504.50</b>	<b>536.32</b>	<b>3,040.82</b>	<b>2,504.50</b>	<b>536.32</b>	<b>30,054.00</b>

**Expense**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>3,040.82</b>	<b>2,504.50</b>	<b>536.32</b>	<b>3,040.82</b>	<b>2,504.50</b>	<b>536.32</b>	<b>30,054.00</b>