

Hanley Lofts Condominium

Run Date: 02/23/2026

Run Time: 07:15 AM

BALANCE SHEET

As of: 01/31/2026

Assets

Account #	Account Name	Total
1011-000	Alliance Bank - Operating	\$59,388.65
1013-000	Alliance Bank - Reserves/WC	\$92,109.79
	TOTAL ASSETS	<u>\$151,498.44</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
3900-000	Retained Earnings	\$146,135.34
	Current Year Net Income/(Loss)	\$5,363.10
	TOTAL EQUITY	<u>\$151,498.44</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$151,498.44</u>

Hanley Lofts Condominium

INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Run Date: 02/23/2026
Run Time: 07:15 AM

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
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	10,062.00	9,000.00	1,062.00	10,062.00	9,000.00	1,062.00	108,000.00
5011-000 Dues - CDA Master Association	558.00	558.00	0.00	558.00	558.00	0.00	6,696.00
5045-000 Initiation Fees	(530.00)	0.00	(530.00)	(530.00)	0.00	(530.00)	0.00
5045-900 Initiation Fees - Capital Reser...	530.00	0.00	530.00	530.00	0.00	530.00	0.00
5050-000 Interest Income	1.27	1.25	0.02	1.27	1.25	0.02	15.00
5050-900 Interest Income	19.43	17.00	2.43	19.43	17.00	2.43	204.00
Income Total	13,140.70	12,076.25	1,064.45	13,140.70	12,076.25	1,064.45	144,915.00

Total Income **13,140.70** **12,076.25** **1,064.45** **13,140.70** **12,076.25** **1,064.45** **144,915.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
6010-000 CDA Master Assoc Dues	558.00	558.00	0.00	558.00	558.00	0.00	6,696.00
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
6310-000 Insurance Expense	1,149.00	0.00	(1,149.00)	1,149.00	0.00	(1,149.00)	11,855.80
6410-000 Refuse Removal	386.40	385.56	(0.84)	386.40	385.56	(0.84)	4,723.92
6415-000 Electricity & Gas	565.46	600.00	34.54	565.46	600.00	34.54	6,654.00
6420-000 Water	133.26	148.00	14.74	133.26	148.00	14.74	2,693.00
6425-000 Sewer	389.53	400.00	10.47	389.53	400.00	10.47	4,877.00
6440-000 Street & Breezeway Maint	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
6615-000 Snow Removal	700.00	2,240.00	1,540.00	700.00	2,240.00	1,540.00	5,600.00
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	53.45	55.00	1.55	53.45	55.00	1.55	400.00
6630-000 Repairs and Maint	57.75	60.64	2.89	57.75	60.64	2.89	1,034.54
6750-000 Fire Alarm System	384.75	385.00	0.25	384.75	385.00	0.25	3,040.00
6810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	10,783.17
6820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	1,108.02
6830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	1,698.38
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	600.00
6860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	1,102.50
6880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
6890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	6,763.86
6900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	156.96
7505-000 Management Fee	900.00	900.00	0.00	900.00	900.00	0.00	10,800.00
7515-000 Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	30.00
Expense Total	7,777.60	8,232.20	454.60	7,777.60	8,232.20	454.60	115,952.15

Total Expense **7,777.60** **8,232.20** **454.60** **7,777.60** **8,232.20** **454.60** **115,952.15**

Net Income **5,363.10** **3,844.05** **1,519.05** **5,363.10** **3,844.05** **1,519.05** **28,962.85**

Hanley Lofts Condominium
INCOME STATEMENT
 Cost Center 000
 Start: 01/01/2026 | End: 01/31/2026
Income

Run Date: 02/23/2026
 Run Time: 07:15 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5010-000 Dues	10,062.00	9,000.00	1,062.00	10,062.00	9,000.00	1,062.00	108,000.00
5011-000 Dues - CDA Master Association	558.00	558.00	0.00	558.00	558.00	0.00	6,696.00
5045-000 Initiation Fees	(530.00)	0.00	(530.00)	(530.00)	0.00	(530.00)	0.00
5050-000 Interest Income	1.27	1.25	0.02	1.27	1.25	0.02	15.00
Income Total	10,091.27	9,559.25	532.02	10,091.27	9,559.25	532.02	114,711.00
Total Income	10,091.27	9,559.25	532.02	10,091.27	9,559.25	532.02	114,711.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
6010-000 CDA Master Assoc Dues	558.00	558.00	0.00	558.00	558.00	0.00	6,696.00
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
6310-000 Insurance Expense	1,149.00	0.00	(1,149.00)	1,149.00	0.00	(1,149.00)	11,855.80
6410-000 Refuse Removal	386.40	385.56	(0.84)	386.40	385.56	(0.84)	4,723.92
6415-000 Electricity & Gas	565.46	600.00	34.54	565.46	600.00	34.54	6,654.00
6420-000 Water	133.26	148.00	14.74	133.26	148.00	14.74	2,693.00
6425-000 Sewer	389.53	400.00	10.47	389.53	400.00	10.47	4,877.00
6440-000 Street & Breezeway Maint	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
6615-000 Snow Removal	700.00	2,240.00	1,540.00	700.00	2,240.00	1,540.00	5,600.00
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	53.45	55.00	1.55	53.45	55.00	1.55	400.00
6630-000 Repairs and Maint	57.75	60.64	2.89	57.75	60.64	2.89	1,034.54
6750-000 Fire Alarm System	384.75	385.00	0.25	384.75	385.00	0.25	3,040.00
6810-000 Commons Mowing	0.00	0.00	0.00	0.00	0.00	0.00	10,783.17
6820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	1,108.02
6830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	1,698.38
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	600.00
6860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	0.00	0.00	1,102.50
6880-000 Landscape Labor	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
6890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	6,763.86
6900-000 Web Fees	0.00	0.00	0.00	0.00	0.00	0.00	156.96
7505-000 Management Fee	900.00	900.00	0.00	900.00	900.00	0.00	10,800.00
7515-000 Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	30.00
Expense Total	7,777.60	8,232.20	454.60	7,777.60	8,232.20	454.60	115,952.15
Total Expense	7,777.60	8,232.20	454.60	7,777.60	8,232.20	454.60	115,952.15
Net Income	2,313.67	1,327.05	986.62	2,313.67	1,327.05	986.62	(1,241.15)

Hanley Lofts Condominium

INCOME STATEMENT

Capital Reserves

Start: 01/01/2026 | End: 01/31/2026

Income

Run Date: 02/23/2026
Run Time: 07:15 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
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...	530.00	0.00	530.00	530.00	0.00	530.00	0.00
5050-900 Interest Income	19.43	17.00	2.43	19.43	17.00	2.43	204.00
Income Total	3,049.43	2,517.00	532.43	3,049.43	2,517.00	532.43	30,204.00
Total Income	3,049.43	2,517.00	532.43	3,049.43	2,517.00	532.43	30,204.00

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	3,049.43	2,517.00	532.43	3,049.43	2,517.00	532.43	30,204.00