

Hanley Lofts Condominium

Run Date: 03/23/2026

Run Time: 06:45 AM

BALANCE SHEET

As of: 02/28/2026

Assets

Account #	Account Name	Total
1011-000	Alliance Bank - Operating	\$62,128.31
1013-000	Alliance Bank - Reserves/WC	\$94,627.87
	TOTAL ASSETS	<u>\$156,756.18</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)	\$10,620.84
	TOTAL EQUITY	<u>\$156,756.18</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$156,756.18</u>

Hanley Lofts Condominium

INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Run Date: 03/23/2026
Run Time: 06:45 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	5,000.00	5,000.00	0.00	30,000.00
5010-000 Dues	8,219.00	9,000.00	(781.00)	18,281.00	18,000.00	281.00	108,000.00
5011-000 Dues - CDA Master Association	542.50	558.00	(15.50)	1,100.50	1,116.00	(15.50)	6,696.00
5014-000 Transfer Fee	250.00	0.00	250.00	250.00	0.00	250.00	0.00
5045-000 Initiation Fees	531.00	0.00	531.00	1.00	0.00	1.00	0.00
5045-900 Initiation Fees - Capital Reser...	0.00	0.00	0.00	530.00	0.00	530.00	0.00
5050-000 Interest Income	1.19	1.25	(0.06)	2.46	2.50	(0.04)	15.00
5050-900 Interest Income	18.08	17.00	1.08	37.51	34.00	3.51	204.00
Income Total	12,061.77	12,076.25	(14.48)	25,202.47	24,152.50	1,049.97	144,915.00

Total Income	12,061.77	12,076.25	(14.48)	25,202.47	24,152.50	1,049.97	144,915.00
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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	1,116.00	1,116.00	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	485.00	485.00	0.00	485.00	485.00	0.00	485.00
6310-000 Insurance Expense	0.00	0.00	0.00	1,149.00	0.00	(1,149.00)	11,855.80
6410-000 Refuse Removal	388.71	385.56	(3.15)	775.11	771.12	(3.99)	4,723.92
6415-000 Electricity & Gas	640.33	700.00	59.67	1,205.79	1,300.00	94.21	6,654.00
6420-000 Water	130.26	148.00	17.74	263.52	296.00	32.48	2,693.00
6425-000 Sewer	421.98	400.00	(21.98)	811.51	800.00	(11.51)	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	680.00	1,680.00	1,000.00	1,380.00	3,920.00	2,540.00	5,600.00
6620-000 Building Replacement Reserve	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00	30,000.00
6626-000 Postage	0.00	5.00	5.00	53.45	60.00	6.55	400.00
6630-000 Repairs and Maint	57.75	60.64	2.89	115.50	121.28	5.78	1,034.54
6750-000 Fire Alarm System	0.00	0.00	0.00	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	1,800.00	1,800.00	0.00	10,800.00
7515-000 Income Taxes	42.00	30.00	(12.00)	42.00	30.00	(12.00)	30.00
Expense Total	6,804.03	7,852.20	1,048.17	14,581.63	16,084.40	1,502.77	115,952.15

Total Expense	6,804.03	7,852.20	1,048.17	14,581.63	16,084.40	1,502.77	115,952.15
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Net Income	5,257.74	4,224.05	1,033.69	10,620.84	8,068.10	2,552.74	28,962.85
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Hanley Lofts Condominium

INCOME STATEMENT

Cost Center 000

Start: 02/01/2026 | End: 02/28/2026

Income

Run Date: 03/23/2026
Run Time: 06:45 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5010-000 Dues	8,219.00	9,000.00	(781.00)	18,281.00	18,000.00	281.00	108,000.00
5011-000 Dues - CDA Master Association	542.50	558.00	(15.50)	1,100.50	1,116.00	(15.50)	6,696.00
5014-000 Transfer Fee	250.00	0.00	250.00	250.00	0.00	250.00	0.00
5045-000 Initiation Fees	531.00	0.00	531.00	1.00	0.00	1.00	0.00
5050-000 Interest Income	1.19	1.25	(0.06)	2.46	2.50	(0.04)	15.00
Income Total	9,543.69	9,559.25	(15.56)	19,634.96	19,118.50	516.46	114,711.00
Total Income	9,543.69	9,559.25	(15.56)	19,634.96	19,118.50	516.46	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	1,116.00	1,116.00	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	485.00	485.00	0.00	485.00	485.00	0.00	485.00
6310-000 Insurance Expense	0.00	0.00	0.00	1,149.00	0.00	(1,149.00)	11,855.80
6410-000 Refuse Removal	388.71	385.56	(3.15)	775.11	771.12	(3.99)	4,723.92
6415-000 Electricity & Gas	640.33	700.00	59.67	1,205.79	1,300.00	94.21	6,654.00
6420-000 Water	130.26	148.00	17.74	263.52	296.00	32.48	2,693.00
6425-000 Sewer	421.98	400.00	(21.98)	811.51	800.00	(11.51)	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	680.00	1,680.00	1,000.00	1,380.00	3,920.00	2,540.00	5,600.00
6620-000 Building Replacement Reserve	2,500.00	2,500.00	0.00	5,000.00	5,000.00	0.00	30,000.00
6626-000 Postage	0.00	5.00	5.00	53.45	60.00	6.55	400.00
6630-000 Repairs and Maint	57.75	60.64	2.89	115.50	121.28	5.78	1,034.54
6750-000 Fire Alarm System	0.00	0.00	0.00	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	1,800.00	1,800.00	0.00	10,800.00
7515-000 Income Taxes	42.00	30.00	(12.00)	42.00	30.00	(12.00)	30.00
Expense Total	6,804.03	7,852.20	1,048.17	14,581.63	16,084.40	1,502.77	115,952.15
Total Expense	6,804.03	7,852.20	1,048.17	14,581.63	16,084.40	1,502.77	115,952.15
Net Income	2,739.66	1,707.05	1,032.61	5,053.33	3,034.10	2,019.23	(1,241.15)

Hanley Lofts Condominium
INCOME STATEMENT
 Capital Reserves
 Start: 02/01/2026 | End: 02/28/2026
Income

Run Date: 03/23/2026
 Run Time: 06:45 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	5,000.00	5,000.00	0.00	30,000.00
5045-900 Initiation Fees - Capital Reser...	0.00	0.00	0.00	530.00	0.00	530.00	0.00
5050-900 Interest Income	18.08	17.00	1.08	37.51	34.00	3.51	204.00
Income Total	2,518.08	2,517.00	1.08	5,567.51	5,034.00	533.51	30,204.00
Total Income	2,518.08	2,517.00	1.08	5,567.51	5,034.00	533.51	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	2,518.08	2,517.00	1.08	5,567.51	5,034.00	533.51	30,204.00