

Hanley Lofts Condominium

Run Date: 05/10/2023

Run Time: 02:00 PM

BALANCE SHEET

As of: 04/30/2023

Assets

Account #	Account Name	Total
1011-000	Alliance Bank - Operating	\$33,342.11
1013-000	Alliance Bank - Reserves/WC	\$13,275.43
	TOTAL ASSETS	<u>\$46,617.54</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
3900-000	Retained Earnings	\$18,312.26
	Current Year Net Income/(Loss)	\$28,305.28
	TOTAL EQUITY	<u>\$46,617.54</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$46,617.54</u>

Hanley Lofts Condominium

INCOME STATEMENT

Start: 04/01/2023 | End: 04/30/2023

Run Date: 05/10/2023
Run Time: 02:00 PM

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5000-900 Capital Reserve Income	850.00	850.00	0.00	3,400.00	3,400.00	0.00	10,200.00
5010-000 Dues	6,801.30	4,018.95	2,782.35	32,028.53	14,220.90	17,807.63	60,593.40
5020-000 Late Charges	0.00	0.00	0.00	75.00	0.00	75.00	0.00
5021-000 Late Interest	0.00	0.00	0.00	15.72	0.00	15.72	0.00
5045-000 Initiation Fees	(2,473.20)	0.00	(2,473.20)	(55.40)	0.00	(55.40)	0.00
5045-900 Initiation Fees - Capital Reserves	3,709.80	0.00	3,709.80	5,001.80	2,164.05	2,837.75	8,656.20
5050-000 Interest Income	0.66	0.25	0.41	1.86	1.00	0.86	3.00
5050-900 Interest Income	1.38	0.08	1.30	4.11	0.32	3.79	1.00
Total	8,889.94	4,869.28	4,020.66	40,471.62	19,786.27	20,685.35	79,453.60

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6010-000 CDA Master Assoc Dues	303.60	164.45	(139.15)	1,233.95	581.90	(652.05)	2,479.40
6135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	100.00
6305-000 Accounting	0.00	0.00	0.00	450.00	450.00	0.00	450.00
6310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	2,886.00
6410-000 Refuse Removal	110.60	130.00	19.40	430.09	460.00	29.91	1,960.00
6415-000 Electricity & Gas	285.01	86.00	(199.01)	1,081.56	344.00	(737.56)	1,352.00
6420-000 Water	65.68	150.00	84.32	170.88	350.00	179.12	2,340.00
6425-000 Sewer	65.48	455.00	389.52	340.46	1,610.00	1,269.54	6,860.00
6615-000 Snow Removal	450.00	0.00	(450.00)	3,255.00	5,500.00	2,245.00	6,500.00
6620-000 Building Replacement Reserve	850.00	850.00	0.00	3,400.00	3,400.00	0.00	10,200.00
6626-000 Postage	0.00	30.00	30.00	24.58	100.00	75.42	400.00
6630-000 Repairs and Maint	0.00	75.00	75.00	0.00	300.00	300.00	900.00
6750-000 Fire Alarm System	256.50	256.50	0.00	513.00	513.00	0.00	2,005.60
6810-000 Commons Mowing	0.00	210.00	210.00	0.00	210.00	210.00	8,180.00
6820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	1,080.00
6830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00
6843-000 Tree Removal	0.00	500.00	500.00	0.00	500.00	500.00	500.00
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	900.00
6890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	4,540.00
6900-000 Web Fees	156.82	0.00	(156.82)	156.82	0.00	(156.82)	200.00
7505-000 Management Fee	320.00	260.00	(60.00)	1,080.00	920.00	(160.00)	3,920.00
7508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	100.00
7515-000 Income Taxes	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
Total	2,863.69	3,166.95	303.26	12,166.34	15,238.90	3,072.56	60,003.00

Net Income	6,026.25	1,702.33	4,323.92	28,305.28	4,547.37	23,757.91	19,450.60
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Hanley Lofts Condominium

Run Date: 05/10/2023

Run Time: 02:00 PM

INCOME STATEMENT

Cost Center 000

Start: 04/01/2023 | End: 04/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5010-000 Dues	6,801.30	4,018.95	2,782.35	32,028.53	14,220.90	17,807.63	60,593.40
5020-000 Late Charges	0.00	0.00	0.00	75.00	0.00	75.00	0.00
5021-000 Late Interest	0.00	0.00	0.00	15.72	0.00	15.72	0.00
5045-000 Initiation Fees	(2,473.20)	0.00	(2,473.20)	(55.40)	0.00	(55.40)	0.00
5050-000 Interest Income	0.66	0.25	0.41	1.86	1.00	0.86	3.00
Total	4,328.76	4,019.20	309.56	32,065.71	14,221.90	17,843.81	60,596.40

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6010-000 CDA Master Assoc Dues	303.60	164.45	(139.15)	1,233.95	581.90	(652.05)	2,479.40
6135-000 Board & Annual Meetings	0.00	0.00	0.00	0.00	0.00	0.00	100.00
6305-000 Accounting	0.00	0.00	0.00	450.00	450.00	0.00	450.00
6310-000 Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	2,886.00
6410-000 Refuse Removal	110.60	130.00	19.40	430.09	460.00	29.91	1,960.00
6415-000 Electricity & Gas	285.01	86.00	(199.01)	1,081.56	344.00	(737.56)	1,352.00
6420-000 Water	65.68	150.00	84.32	170.88	350.00	179.12	2,340.00
6425-000 Sewer	65.48	455.00	389.52	340.46	1,610.00	1,269.54	6,860.00
6615-000 Snow Removal	450.00	0.00	(450.00)	3,255.00	5,500.00	2,245.00	6,500.00
6620-000 Building Replacement Reserve	850.00	850.00	0.00	3,400.00	3,400.00	0.00	10,200.00
6626-000 Postage	0.00	30.00	30.00	24.58	100.00	75.42	400.00
6630-000 Repairs and Maint	0.00	75.00	75.00	0.00	300.00	300.00	900.00
6750-000 Fire Alarm System	256.50	256.50	0.00	513.00	513.00	0.00	2,005.60
6810-000 Commons Mowing	0.00	210.00	210.00	0.00	210.00	210.00	8,180.00
6820-000 Commons Fertilizing	0.00	0.00	0.00	0.00	0.00	0.00	1,080.00
6830-000 Commons Turf Spraying	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00
6843-000 Tree Removal	0.00	500.00	500.00	0.00	500.00	500.00	500.00
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	900.00
6890-000 Misc. Landscape	0.00	0.00	0.00	0.00	0.00	0.00	4,540.00
6900-000 Web Fees	156.82	0.00	(156.82)	156.82	0.00	(156.82)	200.00
7505-000 Management Fee	320.00	260.00	(60.00)	1,080.00	920.00	(160.00)	3,920.00
7508-000 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	100.00
7515-000 Income Taxes	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
Total	2,863.69	3,166.95	303.26	12,166.34	15,238.90	3,072.56	60,003.00
Net Income	1,465.07	852.25	612.82	19,899.37	(1,017.00)	20,916.37	593.40

Hanley Lofts Condominium

Run Date: 05/10/2023

Run Time: 02:00 PM

INCOME STATEMENT

Capital Reserves

Start: 04/01/2023 | End: 04/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5000-900 Capital Reserve Income	850.00	850.00	0.00	3,400.00	3,400.00	0.00	10,200.00
5045-900 Initiation Fees - Capital Reserves	3,709.80	0.00	3,709.80	5,001.80	2,164.05	2,837.75	8,656.20
5050-900 Interest Income	1.38	0.08	1.30	4.11	0.32	3.79	1.00
Total	4,561.18	850.08	3,711.10	8,405.91	5,564.37	2,841.54	18,857.20

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	4,561.18	850.08	3,711.10	8,405.91	5,564.37	2,841.54	18,857.20