

# Hanley Lofts Condominium

Run Date: 06/23/2025

Run Time: 07:07 AM

## BALANCE SHEET

As of: 05/31/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
1011-000	Alliance Bank - Operating	\$58,781.90
1013-000	Alliance Bank - Reserves/WC	\$71,441.16
	TOTAL ASSETS	<u>\$130,223.06</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)	\$25,564.84
	TOTAL EQUITY	<u>\$130,223.06</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$130,223.06</u>

# Hanley Lofts Condominium

## INCOME STATEMENT

Start: 05/01/2025 | End: 05/31/2025

Run Date: 06/23/2025  
Run Time: 07:07 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	12,500.00	12,500.00	0.00	30,000.00
5010-000 Dues	8,499.15	9,000.00	(500.85)	45,044.15	45,000.00	44.15	108,000.00
5011-000 Dues - CDA Master Association	555.00	540.00	15.00	2,700.00	2,700.00	0.00	6,480.00
5020-000 Late Charges	25.00	0.00	25.00	125.00	0.00	125.00	0.00
5021-000 Late Interest	3.26	0.00	3.26	14.14	0.00	14.14	0.00
5045-000 Initiation Fees	0.00	0.00	0.00	(528.00)	0.00	(528.00)	0.00
5045-900 Initiation Fees - Capital Reser...	0.00	0.00	0.00	1,058.00	0.00	1,058.00	0.00
5050-000 Interest Income	1.28	1.00	0.28	5.62	5.00	0.62	12.00
5050-900 Interest Income	15.10	4.50	10.60	68.08	22.50	45.58	54.00
5100-000 Misc. Income	0.00	0.00	0.00	20.00	0.00	20.00	0.00
<b>Income Total</b>	<b>11,598.79</b>	<b>12,045.50</b>	<b>(446.71)</b>	<b>61,006.99</b>	<b>60,227.50</b>	<b>779.49</b>	<b>144,546.00</b>
<b>Total Income</b>	<b>11,598.79</b>	<b>12,045.50</b>	<b>(446.71)</b>	<b>61,006.99</b>	<b>60,227.50</b>	<b>779.49</b>	<b>144,546.00</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	2,700.00	2,700.00	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	485.00	485.00	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	1,024.00	0.00	(1,024.00)	9,647.00
6410-000 Refuse Removal	427.40	518.00	90.60	2,178.80	2,590.00	411.20	6,216.00
6415-000 Electricity & Gas	584.33	310.00	(274.33)	3,260.14	1,550.00	(1,710.14)	3,720.00
6420-000 Water	131.30	250.00	118.70	663.43	595.00	(68.43)	2,510.00
6425-000 Sewer	372.59	362.00	(10.59)	1,901.80	1,810.00	(91.80)	4,344.00
6440-000 Street & Breezeway Maint	430.00	0.00	(430.00)	430.00	0.00	(430.00)	0.00
6615-000 Snow Removal	0.00	0.00	0.00	3,310.00	6,300.00	2,990.00	6,750.00
6620-000 Building Replacement Reserve	2,500.00	2,500.00	0.00	12,500.00	12,500.00	0.00	30,000.00
6626-000 Postage	0.00	20.00	20.00	100.44	155.00	54.56	400.00
6630-000 Repairs and Maint	57.75	73.50	15.75	353.33	367.50	14.17	1,176.00
6750-000 Fire Alarm System	0.00	0.00	0.00	384.75	770.00	385.25	4,540.00
6810-000 Commons Mowing	349.25	1,737.75	1,388.50	349.25	1,737.75	1,388.50	9,759.75
6820-000 Commons Fertilizing	351.75	351.75	0.00	351.75	351.75	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	1,050.00	1,050.00	0.00	2,100.00	2,100.00	2,100.00
6844-000 Insect Control	200.00	0.00	(200.00)	200.00	97.50	(102.50)	292.50
6860-000 Sprinkler Turn On/Off	682.50	682.50	0.00	682.50	682.50	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	350.00	2,467.50	2,117.50	350.00	2,467.50	2,117.50	8,557.50
6900-000 Web Fees	0.00	0.00	0.00	156.96	179.50	22.54	179.50
7505-000 Management Fee	810.00	810.00	0.00	4,050.00	4,050.00	0.00	9,720.00
7515-000 Income Taxes	0.00	0.00	0.00	10.00	30.00	20.00	30.00
<b>Expense Total</b>	<b>7,786.87</b>	<b>11,673.00</b>	<b>3,886.13</b>	<b>35,442.15</b>	<b>41,519.00</b>	<b>6,076.85</b>	<b>113,101.75</b>
<b>Total Expense</b>	<b>7,786.87</b>	<b>11,673.00</b>	<b>3,886.13</b>	<b>35,442.15</b>	<b>41,519.00</b>	<b>6,076.85</b>	<b>113,101.75</b>

<b>Net Income</b>	<b>3,811.92</b>	<b>372.50</b>	<b>3,439.42</b>	<b>25,564.84</b>	<b>18,708.50</b>	<b>6,856.34</b>	<b>31,444.25</b>
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# Hanley Lofts Condominium

## INCOME STATEMENT

Cost Center 000

Start: 05/01/2025 | End: 05/31/2025

### Income

Run Date: 06/23/2025  
Run Time: 07:07 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
5010-000 Dues	8,499.15	9,000.00	(500.85)	45,044.15	45,000.00	44.15	108,000.00
5011-000 Dues - CDA Master Association	555.00	540.00	15.00	2,700.00	2,700.00	0.00	6,480.00
5020-000 Late Charges	25.00	0.00	25.00	125.00	0.00	125.00	0.00
5021-000 Late Interest	3.26	0.00	3.26	14.14	0.00	14.14	0.00
5045-000 Initiation Fees	0.00	0.00	0.00	(528.00)	0.00	(528.00)	0.00
5050-000 Interest Income	1.28	1.00	0.28	5.62	5.00	0.62	12.00
5100-000 Misc. Income	0.00	0.00	0.00	20.00	0.00	20.00	0.00
<b>Income Total</b>	<b>9,083.69</b>	<b>9,541.00</b>	<b>(457.31)</b>	<b>47,380.91</b>	<b>47,705.00</b>	<b>(324.09)</b>	<b>114,492.00</b>

**Total Income** **9,083.69**   **9,541.00**   **(457.31)**   **47,380.91**   **47,705.00**   **(324.09)**   **114,492.00**

### 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	2,700.00	2,700.00	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	485.00	485.00	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	1,024.00	0.00	(1,024.00)	9,647.00
6410-000 Refuse Removal	427.40	518.00	90.60	2,178.80	2,590.00	411.20	6,216.00
6415-000 Electricity & Gas	584.33	310.00	(274.33)	3,260.14	1,550.00	(1,710.14)	3,720.00
6420-000 Water	131.30	250.00	118.70	663.43	595.00	(68.43)	2,510.00
6425-000 Sewer	372.59	362.00	(10.59)	1,901.80	1,810.00	(91.80)	4,344.00
6440-000 Street & Breezeway Maint	430.00	0.00	(430.00)	430.00	0.00	(430.00)	0.00
6615-000 Snow Removal	0.00	0.00	0.00	3,310.00	6,300.00	2,990.00	6,750.00
6620-000 Building Replacement Reserve	2,500.00	2,500.00	0.00	12,500.00	12,500.00	0.00	30,000.00
6626-000 Postage	0.00	20.00	20.00	100.44	155.00	54.56	400.00
6630-000 Repairs and Maint	57.75	73.50	15.75	353.33	367.50	14.17	1,176.00
6750-000 Fire Alarm System	0.00	0.00	0.00	384.75	770.00	385.25	4,540.00
6810-000 Commons Mowing	349.25	1,737.75	1,388.50	349.25	1,737.75	1,388.50	9,759.75
6820-000 Commons Fertilizing	351.75	351.75	0.00	351.75	351.75	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	1,050.00	1,050.00	0.00	2,100.00	2,100.00	2,100.00
6844-000 Insect Control	200.00	0.00	(200.00)	200.00	97.50	(102.50)	292.50
6860-000 Sprinkler Turn On/Off	682.50	682.50	0.00	682.50	682.50	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	350.00	2,467.50	2,117.50	350.00	2,467.50	2,117.50	8,557.50
6900-000 Web Fees	0.00	0.00	0.00	156.96	179.50	22.54	179.50
7505-000 Management Fee	810.00	810.00	0.00	4,050.00	4,050.00	0.00	9,720.00
7515-000 Income Taxes	0.00	0.00	0.00	10.00	30.00	20.00	30.00
<b>Expense Total</b>	<b>7,786.87</b>	<b>11,673.00</b>	<b>3,886.13</b>	<b>35,442.15</b>	<b>41,519.00</b>	<b>6,076.85</b>	<b>113,101.75</b>

**Total Expense** **7,786.87**   **11,673.00**   **3,886.13**   **35,442.15**   **41,519.00**   **6,076.85**   **113,101.75**

**Net Income** **1,296.82**   **(2,132.00)**   **3,428.82**   **11,938.76**   **6,186.00**   **5,752.76**   **1,390.25**

**Hanley Lofts Condominium**  
**INCOME STATEMENT**  
 Capital Reserves  
 Start: 05/01/2025 | End: 05/31/2025  
**Income**

Run Date: 06/23/2025  
 Run Time: 07:07 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	12,500.00	12,500.00	0.00	30,000.00
5045-900 Initiation Fees - Capital Reser...	0.00	0.00	0.00	1,058.00	0.00	1,058.00	0.00
5050-900 Interest Income	15.10	4.50	10.60	68.08	22.50	45.58	54.00
<b>Income Total</b>	<b>2,515.10</b>	<b>2,504.50</b>	<b>10.60</b>	<b>13,626.08</b>	<b>12,522.50</b>	<b>1,103.58</b>	<b>30,054.00</b>
<b>Total Income</b>	<b>2,515.10</b>	<b>2,504.50</b>	<b>10.60</b>	<b>13,626.08</b>	<b>12,522.50</b>	<b>1,103.58</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>2,515.10</b>	<b>2,504.50</b>	<b>10.60</b>	<b>13,626.08</b>	<b>12,522.50</b>	<b>1,103.58</b>	<b>30,054.00</b>