

Hanley Lofts Condominium

Run Date: 08/16/2023

Run Time: 09:45 AM

BALANCE SHEET

As of: 07/31/2023

Assets

Account #	Account Name	Total
1011-000	Alliance Bank - Operating	\$34,881.33
1013-000	Alliance Bank - Reserves/WC	\$18,922.72
	TOTAL ASSETS	<u>\$53,804.05</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)	\$35,491.79
	TOTAL EQUITY	<u>\$53,804.05</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$53,804.05</u>

Hanley Lofts Condominium

INCOME STATEMENT

Start: 07/01/2023 | End: 07/31/2023

Income

Run Date: 08/16/2023
Run Time: 09:46 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5000-900 Capital Reserve Income	850.00	850.00	0.00	5,950.00	5,950.00	0.00	10,200.00
5010-000 Dues	7,419.60	5,255.55	2,164.05	50,886.68	28,441.80	22,444.88	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	(1,236.60)	0.00	(1,236.60)	562.90	0.00	562.90	0.00
5045-900 Initiation Fees - Capital Reser...	3,091.50	0.00	3,091.50	8,093.30	4,328.10	3,765.20	8,656.20
5050-000 Interest Income	0.70	0.25	0.45	4.09	1.75	2.34	3.00
5050-900 Interest Income	2.18	0.08	2.10	9.90	0.56	9.34	1.00
Income Total	10,127.38	6,105.88	4,021.50	65,597.59	38,722.21	26,875.38	79,453.60

Total Income **10,127.38** **6,105.88** **4,021.50** **65,597.59** **38,722.21** **26,875.38** **79,453.60**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
6010-000 CDA Master Assoc Dues	303.60	215.05	(88.55)	2,144.75	1,163.80	(980.95)	2,479.40
6135-000 Board & Annual Meetings	0.00	100.00	100.00	97.55	100.00	2.45	100.00
6305-000 Accounting	0.00	0.00	0.00	450.00	450.00	0.00	450.00
6310-000 Insurance Expense	(3,049.00)	2,886.00	5,935.00	5,703.00	2,886.00	(2,817.00)	2,886.00
6410-000 Refuse Removal	201.80	170.00	(31.80)	825.34	920.00	94.66	1,960.00
6415-000 Electricity & Gas	150.47	126.00	(24.47)	1,526.75	722.00	(804.75)	1,352.00
6420-000 Water	65.13	300.00	234.87	309.40	1,095.00	785.60	2,340.00
6425-000 Sewer	190.51	595.00	404.49	731.86	3,220.00	2,488.14	6,860.00
6615-000 Snow Removal	0.00	0.00	0.00	3,255.00	5,500.00	2,245.00	6,500.00
6620-000 Building Replacement Reserve	850.00	850.00	0.00	5,950.00	5,950.00	0.00	10,200.00
6626-000 Postage	0.00	10.00	10.00	25.83	130.00	104.17	400.00
6630-000 Repairs and Maint	55.00	75.00	20.00	110.00	525.00	415.00	900.00
6750-000 Fire Alarm System	256.50	1,236.10	979.60	769.50	1,749.10	979.60	2,005.60
6810-000 Commons Mowing	800.00	1,050.00	250.00	1,800.00	2,520.00	720.00	8,180.00
6820-000 Commons Fertilizing	300.00	0.00	(300.00)	600.00	315.00	(285.00)	1,080.00
6830-000 Commons Turf Spraying	600.00	100.00	(500.00)	600.00	450.00	(150.00)	1,150.00
6843-000 Tree Removal	0.00	0.00	0.00	0.00	500.00	500.00	500.00
6860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
6880-000 Landscape Labor	0.00	200.00	200.00	0.00	300.00	300.00	900.00
6890-000 Misc. Landscape	800.00	420.00	(380.00)	2,700.00	1,140.00	(1,560.00)	4,540.00
6900-000 Web Fees	0.00	200.00	200.00	156.82	200.00	43.18	200.00
7505-000 Management Fee	480.00	340.00	(140.00)	2,320.00	1,840.00	(480.00)	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
Expense Total	2,004.01	8,873.15	6,869.14	30,105.80	32,175.90	2,070.10	60,003.00

Total Expense **2,004.01** **8,873.15** **6,869.14** **30,105.80** **32,175.90** **2,070.10** **60,003.00**

Net Income **8,123.37** **(2,767.27)** **10,890.64** **35,491.79** **6,546.31** **28,945.48** **19,450.60**

Hanley Lofts Condominium

INCOME STATEMENT

Cost Center 000
Start: 07/01/2023 | End: 07/31/2023
Income

Run Date: 08/16/2023
Run Time: 09:46 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5010-000 Dues	7,419.60	5,255.55	2,164.05	50,886.68	28,441.80	22,444.88	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	(1,236.60)	0.00	(1,236.60)	562.90	0.00	562.90	0.00
5050-000 Interest Income	0.70	0.25	0.45	4.09	1.75	2.34	3.00
Income Total	6,183.70	5,255.80	927.90	51,544.39	28,443.55	23,100.84	60,596.40
Total Income	6,183.70	5,255.80	927.90	51,544.39	28,443.55	23,100.84	60,596.40
Expense							
Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
6010-000 CDA Master Assoc Dues	303.60	215.05	(88.55)	2,144.75	1,163.80	(980.95)	2,479.40
6135-000 Board & Annual Meetings	0.00	100.00	100.00	97.55	100.00	2.45	100.00
6305-000 Accounting	0.00	0.00	0.00	450.00	450.00	0.00	450.00
6310-000 Insurance Expense	(3,049.00)	2,886.00	5,935.00	5,703.00	2,886.00	(2,817.00)	2,886.00
6410-000 Refuse Removal	201.80	170.00	(31.80)	825.34	920.00	94.66	1,960.00
6415-000 Electricity & Gas	150.47	126.00	(24.47)	1,526.75	722.00	(804.75)	1,352.00
6420-000 Water	65.13	300.00	234.87	309.40	1,095.00	785.60	2,340.00
6425-000 Sewer	190.51	595.00	404.49	731.86	3,220.00	2,488.14	6,860.00
6615-000 Snow Removal	0.00	0.00	0.00	3,255.00	5,500.00	2,245.00	6,500.00
6620-000 Building Replacement Reserve	850.00	850.00	0.00	5,950.00	5,950.00	0.00	10,200.00
6626-000 Postage	0.00	10.00	10.00	25.83	130.00	104.17	400.00
6630-000 Repairs and Maint	55.00	75.00	20.00	110.00	525.00	415.00	900.00
6750-000 Fire Alarm System	256.50	1,236.10	979.60	769.50	1,749.10	979.60	2,005.60
6810-000 Commons Mowing	800.00	1,050.00	250.00	1,800.00	2,520.00	720.00	8,180.00
6820-000 Commons Fertilizing	300.00	0.00	(300.00)	600.00	315.00	(285.00)	1,080.00
6830-000 Commons Turf Spraying	600.00	100.00	(500.00)	600.00	450.00	(150.00)	1,150.00
6843-000 Tree Removal	0.00	0.00	0.00	0.00	500.00	500.00	500.00
6860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
6880-000 Landscape Labor	0.00	200.00	200.00	0.00	300.00	300.00	900.00
6890-000 Misc. Landscape	800.00	420.00	(380.00)	2,700.00	1,140.00	(1,560.00)	4,540.00
6900-000 Web Fees	0.00	200.00	200.00	156.82	200.00	43.18	200.00
7505-000 Management Fee	480.00	340.00	(140.00)	2,320.00	1,840.00	(480.00)	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
Expense Total	2,004.01	8,873.15	6,869.14	30,105.80	32,175.90	2,070.10	60,003.00
Total Expense	2,004.01	8,873.15	6,869.14	30,105.80	32,175.90	2,070.10	60,003.00
Net Income	4,179.69	(3,617.35)	7,797.04	21,438.59	(3,732.35)	25,170.94	593.40

Hanley Lofts Condominium
INCOME STATEMENT
 Capital Reserves
 Start: 07/01/2023 | End: 07/31/2023
Income

Run Date: 08/16/2023
 Run Time: 09:46 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5000-900 Capital Reserve Income	850.00	850.00	0.00	5,950.00	5,950.00	0.00	10,200.00
5045-900 Initiation Fees - Capital Reser...	3,091.50	0.00	3,091.50	8,093.30	4,328.10	3,765.20	8,656.20
5050-900 Interest Income	2.18	0.08	2.10	9.90	0.56	9.34	1.00
Income Total	3,943.68	850.08	3,093.60	14,053.20	10,278.66	3,774.54	18,857.20
Total Income	3,943.68	850.08	3,093.60	14,053.20	10,278.66	3,774.54	18,857.20

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	3,943.68	850.08	3,093.60	14,053.20	10,278.66	3,774.54	18,857.20