

Hanley Lofts Condominium

Run Date: 10/23/2023

Run Time: 10:14 AM

BALANCE SHEET

As of: 09/30/2023

Assets

Account #	Account Name	Total
1011-000	Alliance Bank - Operating	\$38,547.06
1013-000	Alliance Bank - Reserves/WC	\$20,627.75
	TOTAL ASSETS	<u>\$59,174.81</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)	\$40,862.55
	TOTAL EQUITY	<u>\$59,174.81</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$59,174.81</u>

Hanley Lofts Condominium

INCOME STATEMENT

Start: 09/01/2023 | End: 09/30/2023

Income

Run Date: 10/23/2023
Run Time: 10:15 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	7,650.00	7,650.00	0.00	10,200.00
5010-000 Dues	6,183.00	6,183.00	0.00	61,828.85	40,189.50	21,639.35	60,593.40
5020-000 Late Charges	50.00	0.00	50.00	150.00	0.00	150.00	0.00
5021-000 Late Interest	19.70	0.00	19.70	39.36	0.00	39.36	0.00
5045-000 Initiation Fees	0.00	0.00	0.00	562.90	0.00	562.90	0.00
5045-900 Initiation Fees - Capital Reser...	0.00	2,164.05	(2,164.05)	8,093.30	6,492.15	1,601.15	8,656.20
5050-000 Interest Income	0.78	0.25	0.53	5.64	2.25	3.39	3.00
5050-900 Interest Income	2.53	0.08	2.45	14.93	0.72	14.21	1.00
Income Total	7,106.01	9,197.38	(2,091.37)	78,344.98	54,334.62	24,010.36	79,453.60

Total Income **7,106.01** **9,197.38** **(2,091.37)** **78,344.98** **54,334.62** **24,010.36** **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	253.00	(50.60)	2,751.95	1,644.50	(1,107.45)	2,479.40
6135-000 Board & Annual Meetings	0.00	0.00	0.00	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	0.00	0.00	0.00	5,703.00	2,886.00	(2,817.00)	2,886.00
6410-000 Refuse Removal	215.35	200.00	(15.35)	1,169.04	1,300.00	130.96	1,960.00
6415-000 Electricity & Gas	194.82	126.00	(68.82)	2,014.64	974.00	(1,040.64)	1,352.00
6420-000 Water	233.34	300.00	66.66	605.93	1,795.00	1,189.07	2,340.00
6425-000 Sewer	149.28	700.00	550.72	1,059.87	4,550.00	3,490.13	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	7,650.00	7,650.00	0.00	10,200.00
6626-000 Postage	28.30	10.00	(18.30)	54.13	150.00	95.87	400.00
6630-000 Repairs and Maint	55.00	75.00	20.00	220.00	675.00	455.00	900.00
6750-000 Fire Alarm System	0.00	0.00	0.00	769.50	1,749.10	979.60	2,005.60
6810-000 Commons Mowing	1,060.00	1,550.00	490.00	4,185.00	5,310.00	1,125.00	8,180.00
6820-000 Commons Fertilizing	0.00	0.00	0.00	600.00	630.00	30.00	1,080.00
6830-000 Commons Turf Spraying	0.00	100.00	100.00	600.00	550.00	(50.00)	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	100.00	700.00	600.00	900.00
6890-000 Misc. Landscape	0.00	300.00	300.00	2,730.00	1,740.00	(990.00)	4,540.00
6900-000 Web Fees	0.00	0.00	0.00	156.82	200.00	43.18	200.00
7505-000 Management Fee	480.00	400.00	(80.00)	3,280.00	2,600.00	(680.00)	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	3,569.69	5,064.00	1,494.31	37,482.43	42,153.60	4,671.17	60,003.00

Total Expense **3,569.69** **5,064.00** **1,494.31** **37,482.43** **42,153.60** **4,671.17** **60,003.00**

Net Income **3,536.32** **4,133.38** **(597.06)** **40,862.55** **12,181.02** **28,681.53** **19,450.60**

Hanley Lofts Condominium

INCOME STATEMENT

Cost Center 000
Start: 09/01/2023 | End: 09/30/2023
Income

Run Date: 10/23/2023
Run Time: 10:15 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5010-000 Dues	6,183.00	6,183.00	0.00	61,828.85	40,189.50	21,639.35	60,593.40
5020-000 Late Charges	50.00	0.00	50.00	150.00	0.00	150.00	0.00
5021-000 Late Interest	19.70	0.00	19.70	39.36	0.00	39.36	0.00
5045-000 Initiation Fees	0.00	0.00	0.00	562.90	0.00	562.90	0.00
5050-000 Interest Income	0.78	0.25	0.53	5.64	2.25	3.39	3.00
Income Total	6,253.48	6,183.25	70.23	62,586.75	40,191.75	22,395.00	60,596.40
Total Income	6,253.48	6,183.25	70.23	62,586.75	40,191.75	22,395.00	60,596.40

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
6010-000 CDA Master Assoc Dues	303.60	253.00	(50.60)	2,751.95	1,644.50	(1,107.45)	2,479.40
6135-000 Board & Annual Meetings	0.00	0.00	0.00	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	0.00	0.00	0.00	5,703.00	2,886.00	(2,817.00)	2,886.00
6410-000 Refuse Removal	215.35	200.00	(15.35)	1,169.04	1,300.00	130.96	1,960.00
6415-000 Electricity & Gas	194.82	126.00	(68.82)	2,014.64	974.00	(1,040.64)	1,352.00
6420-000 Water	233.34	300.00	66.66	605.93	1,795.00	1,189.07	2,340.00
6425-000 Sewer	149.28	700.00	550.72	1,059.87	4,550.00	3,490.13	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	7,650.00	7,650.00	0.00	10,200.00
6626-000 Postage	28.30	10.00	(18.30)	54.13	150.00	95.87	400.00
6630-000 Repairs and Maint	55.00	75.00	20.00	220.00	675.00	455.00	900.00
6750-000 Fire Alarm System	0.00	0.00	0.00	769.50	1,749.10	979.60	2,005.60
6810-000 Commons Mowing	1,060.00	1,550.00	490.00	4,185.00	5,310.00	1,125.00	8,180.00
6820-000 Commons Fertilizing	0.00	0.00	0.00	600.00	630.00	30.00	1,080.00
6830-000 Commons Turf Spraying	0.00	100.00	100.00	600.00	550.00	(50.00)	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	100.00	700.00	600.00	900.00
6890-000 Misc. Landscape	0.00	300.00	300.00	2,730.00	1,740.00	(990.00)	4,540.00
6900-000 Web Fees	0.00	0.00	0.00	156.82	200.00	43.18	200.00
7505-000 Management Fee	480.00	400.00	(80.00)	3,280.00	2,600.00	(680.00)	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	3,569.69	5,064.00	1,494.31	37,482.43	42,153.60	4,671.17	60,003.00
Total Expense	3,569.69	5,064.00	1,494.31	37,482.43	42,153.60	4,671.17	60,003.00
Net Income	2,683.79	1,119.25	1,564.54	25,104.32	(1,961.85)	27,066.17	593.40

Hanley Lofts Condominium

INCOME STATEMENT

Capital Reserves
Start: 09/01/2023 | End: 09/30/2023

Income

Run Date: 10/23/2023
Run Time: 10:15 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	7,650.00	7,650.00	0.00	10,200.00
5045-900 Initiation Fees - Capital Reser...	0.00	2,164.05	(2,164.05)	8,093.30	6,492.15	1,601.15	8,656.20
5050-900 Interest Income	2.53	0.08	2.45	14.93	0.72	14.21	1.00
Income Total	852.53	3,014.13	(2,161.60)	15,758.23	14,142.87	1,615.36	18,857.20
Total Income	852.53	3,014.13	(2,161.60)	15,758.23	14,142.87	1,615.36	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	852.53	3,014.13	(2,161.60)	15,758.23	14,142.87	1,615.36	18,857.20