

# Hanley Lofts Condominium

Run Date: 11/17/2023

Run Time: 10:38 AM

## BALANCE SHEET

As of: 10/31/2023

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
1011-000	Alliance Bank - Operating	\$37,218.14
1013-000	Alliance Bank - Reserves/WC	\$23,335.52
	TOTAL ASSETS	<u>\$60,553.66</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	\$18,312.26
	Current Year Net Income/(Loss)	\$42,241.40
	TOTAL EQUITY	<u>\$60,553.66</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$60,553.66</u>

# Hanley Lofts Condominium

## INCOME STATEMENT

Start: 10/01/2023 | End: 10/31/2023

Run Date: 11/17/2023  
Run Time: 10:39 AM

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
5000-900 Capital Reserve Income	850.00	850.00	0.00	8,500.00	8,500.00	0.00	10,200.00
5010-000 Dues	5,564.70	6,492.15	(927.45)	67,393.55	46,681.65	20,711.90	60,593.40
5020-000 Late Charges	0.00	0.00	0.00	150.00	0.00	150.00	0.00
5021-000 Late Interest	0.00	0.00	0.00	39.36	0.00	39.36	0.00
5045-000 Initiation Fees	(1,854.90)	0.00	(1,854.90)	(1,292.00)	0.00	(1,292.00)	0.00
5045-900 Initiation Fees - Capital Reser...	1,854.90	0.00	1,854.90	9,948.20	6,492.15	3,456.05	8,656.20
5050-000 Interest Income	0.80	0.25	0.55	6.44	2.50	3.94	3.00
5050-900 Interest Income	2.87	0.08	2.79	17.80	0.80	17.00	1.00
<b>Income Total</b>	<b>6,418.37</b>	<b>7,342.48</b>	<b>(924.11)</b>	<b>84,763.35</b>	<b>61,677.10</b>	<b>23,086.25</b>	<b>79,453.60</b>
<b>Total Income</b>	<b>6,418.37</b>	<b>7,342.48</b>	<b>(924.11)</b>	<b>84,763.35</b>	<b>61,677.10</b>	<b>23,086.25</b>	<b>79,453.60</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
6010-000 CDA Master Assoc Dues	303.60	265.65	(37.95)	3,055.55	1,910.15	(1,145.40)	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	72.04	210.00	137.96	1,241.08	1,510.00	268.92	1,960.00
6415-000 Electricity & Gas	258.85	126.00	(132.85)	2,273.49	1,100.00	(1,173.49)	1,352.00
6420-000 Water	64.16	250.00	185.84	670.09	2,045.00	1,374.91	2,340.00
6425-000 Sewer	184.62	735.00	550.38	1,244.49	5,285.00	4,040.51	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	8,500.00	8,500.00	0.00	10,200.00
6626-000 Postage	1.25	30.00	28.75	55.38	180.00	124.62	400.00
6630-000 Repairs and Maint	55.00	75.00	20.00	275.00	750.00	475.00	900.00
6750-000 Fire Alarm System	210.00	256.50	46.50	979.50	2,005.60	1,026.10	2,005.60
6810-000 Commons Mowing	1,060.00	1,240.00	180.00	5,245.00	6,550.00	1,305.00	8,180.00
6820-000 Commons Fertilizing	0.00	450.00	450.00	600.00	1,080.00	480.00	1,080.00
6830-000 Commons Turf Spraying	600.00	600.00	0.00	1,200.00	1,150.00	(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	100.00	100.00	100.00	800.00	700.00	900.00
6890-000 Misc. Landscape	900.00	300.00	(600.00)	3,630.00	2,040.00	(1,590.00)	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	420.00	(60.00)	3,760.00	3,020.00	(740.00)	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
<b>Expense Total</b>	<b>5,039.52</b>	<b>5,908.15</b>	<b>868.63</b>	<b>42,521.95</b>	<b>48,061.75</b>	<b>5,539.80</b>	<b>60,003.00</b>
<b>Total Expense</b>	<b>5,039.52</b>	<b>5,908.15</b>	<b>868.63</b>	<b>42,521.95</b>	<b>48,061.75</b>	<b>5,539.80</b>	<b>60,003.00</b>
<b>Net Income</b>	<b>1,378.85</b>	<b>1,434.33</b>	<b>(55.48)</b>	<b>42,241.40</b>	<b>13,615.35</b>	<b>28,626.05</b>	<b>19,450.60</b>

# Hanley Lofts Condominium

## INCOME STATEMENT

Cost Center 000

Start: 10/01/2023 | End: 10/31/2023

### Income

Run Date: 11/17/2023  
Run Time: 10:39 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
5010-000 Dues	5,564.70	6,492.15	(927.45)	67,393.55	46,681.65	20,711.90	60,593.40
5020-000 Late Charges	0.00	0.00	0.00	150.00	0.00	150.00	0.00
5021-000 Late Interest	0.00	0.00	0.00	39.36	0.00	39.36	0.00
5045-000 Initiation Fees	(1,854.90)	0.00	(1,854.90)	(1,292.00)	0.00	(1,292.00)	0.00
5050-000 Interest Income	0.80	0.25	0.55	6.44	2.50	3.94	3.00
<b>Income Total</b>	<b>3,710.60</b>	<b>6,492.40</b>	<b>(2,781.80)</b>	<b>66,297.35</b>	<b>46,684.15</b>	<b>19,613.20</b>	<b>60,596.40</b>
<b>Total Income</b>	<b>3,710.60</b>	<b>6,492.40</b>	<b>(2,781.80)</b>	<b>66,297.35</b>	<b>46,684.15</b>	<b>19,613.20</b>	<b>60,596.40</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
6010-000 CDA Master Assoc Dues	303.60	265.65	(37.95)	3,055.55	1,910.15	(1,145.40)	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	72.04	210.00	137.96	1,241.08	1,510.00	268.92	1,960.00
6415-000 Electricity & Gas	258.85	126.00	(132.85)	2,273.49	1,100.00	(1,173.49)	1,352.00
6420-000 Water	64.16	250.00	185.84	670.09	2,045.00	1,374.91	2,340.00
6425-000 Sewer	184.62	735.00	550.38	1,244.49	5,285.00	4,040.51	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	8,500.00	8,500.00	0.00	10,200.00
6626-000 Postage	1.25	30.00	28.75	55.38	180.00	124.62	400.00
6630-000 Repairs and Maint	55.00	75.00	20.00	275.00	750.00	475.00	900.00
6750-000 Fire Alarm System	210.00	256.50	46.50	979.50	2,005.60	1,026.10	2,005.60
6810-000 Commons Mowing	1,060.00	1,240.00	180.00	5,245.00	6,550.00	1,305.00	8,180.00
6820-000 Commons Fertilizing	0.00	450.00	450.00	600.00	1,080.00	480.00	1,080.00
6830-000 Commons Turf Spraying	600.00	600.00	0.00	1,200.00	1,150.00	(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	100.00	100.00	100.00	800.00	700.00	900.00
6890-000 Misc. Landscape	900.00	300.00	(600.00)	3,630.00	2,040.00	(1,590.00)	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	420.00	(60.00)	3,760.00	3,020.00	(740.00)	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
<b>Expense Total</b>	<b>5,039.52</b>	<b>5,908.15</b>	<b>868.63</b>	<b>42,521.95</b>	<b>48,061.75</b>	<b>5,539.80</b>	<b>60,003.00</b>
<b>Total Expense</b>	<b>5,039.52</b>	<b>5,908.15</b>	<b>868.63</b>	<b>42,521.95</b>	<b>48,061.75</b>	<b>5,539.80</b>	<b>60,003.00</b>
<b>Net Income</b>	<b>(1,328.92)</b>	<b>584.25</b>	<b>(1,913.17)</b>	<b>23,775.40</b>	<b>(1,377.60)</b>	<b>25,153.00</b>	<b>593.40</b>

# Hanley Lofts Condominium

## INCOME STATEMENT

Capital Reserves  
Start: 10/01/2023 | End: 10/31/2023

### Income

Run Date: 11/17/2023  
Run Time: 10:39 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
5000-900 Capital Reserve Income	850.00	850.00	0.00	8,500.00	8,500.00	0.00	10,200.00
5045-900 Initiation Fees - Capital Reser...	1,854.90	0.00	1,854.90	9,948.20	6,492.15	3,456.05	8,656.20
5050-900 Interest Income	2.87	0.08	2.79	17.80	0.80	17.00	1.00
<b>Income Total</b>	<b>2,707.77</b>	<b>850.08</b>	<b>1,857.69</b>	<b>18,466.00</b>	<b>14,992.95</b>	<b>3,473.05</b>	<b>18,857.20</b>
<b>Total Income</b>	<b>2,707.77</b>	<b>850.08</b>	<b>1,857.69</b>	<b>18,466.00</b>	<b>14,992.95</b>	<b>3,473.05</b>	<b>18,857.20</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>2,707.77</b>	<b>850.08</b>	<b>1,857.69</b>	<b>18,466.00</b>	<b>14,992.95</b>	<b>3,473.05</b>	<b>18,857.20</b>