

# Hanley Lofts Condominium

Run Date: 11/20/2024

Run Time: 01:54 PM

## BALANCE SHEET

As of: 10/31/2024

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
1011-000	Alliance Bank - Operating	\$40,819.79
1013-000	Alliance Bank - Reserves/WC	\$52,791.59
	TOTAL ASSETS	<u>\$93,611.38</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	\$70,001.10
	Current Year Net Income/(Loss)	\$23,610.28
	TOTAL EQUITY	<u>\$93,611.38</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$93,611.38</u>

# Hanley Lofts Condominium

## INCOME STATEMENT

Start: 10/01/2024 | End: 10/31/2024

Run Date: 11/20/2024  
Run Time: 01:54 PM

### 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	20,835.00	20,835.00	0.00	25,835.00
5010-000 Dues	8,031.15	9,000.00	(968.85)	75,618.05	78,000.00	(2,381.95)	96,000.00
5011-000 Dues - CDA Master Association	462.00	504.00	(42.00)	4,172.00	4,368.00	(196.00)	5,376.00
5014-000 Transfer Fee	100.00	0.00	100.00	250.00	0.00	250.00	0.00
5020-000 Late Charges	0.00	0.00	0.00	100.00	0.00	100.00	0.00
5021-000 Late Interest	0.00	0.00	0.00	13.08	0.00	13.08	0.00
5045-000 Initiation Fees	(528.00)	0.00	(528.00)	528.00	0.00	528.00	0.00
5045-900 Initiation Fees - Capital Reser...	1,056.00	0.00	1,056.00	6,864.00	6,336.00	528.00	6,336.00
5050-000 Interest Income	0.89	1.00	(0.11)	9.33	10.00	(0.67)	12.00
5050-900 Interest Income	10.76	2.30	8.46	50.93	23.00	27.93	27.60
<b>Income Total</b>	<b>11,632.80</b>	<b>12,007.30</b>	<b>(374.50)</b>	<b>108,440.39</b>	<b>109,572.00</b>	<b>(1,131.61)</b>	<b>133,586.60</b>
<b>Total Income</b>	<b>11,632.80</b>	<b>12,007.30</b>	<b>(374.50)</b>	<b>108,440.39</b>	<b>109,572.00</b>	<b>(1,131.61)</b>	<b>133,586.60</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
6010-000 CDA Master Assoc Dues	504.00	504.00	0.00	4,228.00	4,368.00	140.00	5,376.00
6135-000 Board & Annual Meetings	0.00	0.00	0.00	50.00	150.00	100.00	150.00
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	8,770.00	10,000.00	1,230.00	10,000.00
6410-000 Refuse Removal	374.60	349.20	(25.40)	3,121.11	3,026.40	(94.71)	3,724.80
6415-000 Electricity & Gas	301.01	360.00	58.99	2,976.81	3,400.00	423.19	4,120.00
6420-000 Water	521.88	250.00	(271.88)	2,186.70	2,195.00	8.30	2,510.00
6425-000 Sewer	383.85	294.00	(89.85)	2,593.47	2,696.00	102.53	3,326.00
6615-000 Snow Removal	0.00	0.00	0.00	4,095.00	6,300.00	2,205.00	6,750.00
6620-000 Building Replacement Reserve	2,500.00	2,500.00	0.00	20,835.00	20,835.00	0.00	25,835.00
6626-000 Postage	42.09	5.00	(37.09)	113.88	140.00	26.12	400.00
6630-000 Repairs and Maint	280.11	65.00	(215.11)	689.09	900.00	210.91	1,030.00
6750-000 Fire Alarm System	1,864.05	256.50	(1,607.55)	4,796.20	2,526.00	(2,270.20)	2,526.00
6810-000 Commons Mowing	1,140.00	1,425.00	285.00	8,895.00	7,125.00	(1,770.00)	8,495.00
6820-000 Commons Fertilizing	335.00	0.00	(335.00)	670.00	1,005.00	335.00	1,340.00
6830-000 Commons Turf Spraying	0.00	675.00	675.00	675.00	1,750.00	1,075.00	1,750.00
6843-000 Tree Removal	0.00	0.00	0.00	160.00	2,000.00	1,840.00	2,000.00
6844-000 Insect Control	0.00	0.00	0.00	497.50	0.00	(497.50)	0.00
6860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	650.00	650.00	0.00	1,000.00
6880-000 Landscape Labor	665.00	200.00	(465.00)	2,091.25	1,000.00	(1,091.25)	1,100.00
6890-000 Misc. Landscape	333.00	1,000.00	667.00	10,096.60	4,800.00	(5,296.60)	6,000.00
6900-000 Web Fees	0.00	0.00	0.00	179.50	156.82	(22.68)	156.82
7505-000 Management Fee	720.00	720.00	0.00	6,000.00	6,240.00	240.00	7,680.00
7515-000 Income Taxes	0.00	0.00	0.00	10.00	30.00	20.00	30.00
<b>Expense Total</b>	<b>9,964.59</b>	<b>8,603.70</b>	<b>(1,360.89)</b>	<b>84,830.11</b>	<b>81,743.22</b>	<b>(3,086.89)</b>	<b>95,749.62</b>
<b>Total Expense</b>	<b>9,964.59</b>	<b>8,603.70</b>	<b>(1,360.89)</b>	<b>84,830.11</b>	<b>81,743.22</b>	<b>(3,086.89)</b>	<b>95,749.62</b>
<b>Net Income</b>	<b>1,668.21</b>	<b>3,403.60</b>	<b>(1,735.39)</b>	<b>23,610.28</b>	<b>27,828.78</b>	<b>(4,218.50)</b>	<b>37,836.98</b>

# Hanley Lofts Condominium

## INCOME STATEMENT

Cost Center 000

Start: 10/01/2024 | End: 10/31/2024

### Income

Run Date: 11/20/2024  
Run Time: 01:54 PM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
5010-000 Dues	8,031.15	9,000.00	(968.85)	75,618.05	78,000.00	(2,381.95)	96,000.00
5011-000 Dues - CDA Master Association	462.00	504.00	(42.00)	4,172.00	4,368.00	(196.00)	5,376.00
5014-000 Transfer Fee	100.00	0.00	100.00	250.00	0.00	250.00	0.00
5020-000 Late Charges	0.00	0.00	0.00	100.00	0.00	100.00	0.00
5021-000 Late Interest	0.00	0.00	0.00	13.08	0.00	13.08	0.00
5045-000 Initiation Fees	(528.00)	0.00	(528.00)	528.00	0.00	528.00	0.00
5050-000 Interest Income	0.89	1.00	(0.11)	9.33	10.00	(0.67)	12.00
<b>Income Total</b>	<b>8,066.04</b>	<b>9,505.00</b>	<b>(1,438.96)</b>	<b>80,690.46</b>	<b>82,378.00</b>	<b>(1,687.54)</b>	<b>101,388.00</b>

**Total Income** **8,066.04**   **9,505.00**   **(1,438.96)**   **80,690.46**   **82,378.00**   **(1,687.54)**   **101,388.00**

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
6010-000 CDA Master Assoc Dues	504.00	504.00	0.00	4,228.00	4,368.00	140.00	5,376.00
6135-000 Board & Annual Meetings	0.00	0.00	0.00	50.00	150.00	100.00	150.00
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	8,770.00	10,000.00	1,230.00	10,000.00
6410-000 Refuse Removal	374.60	349.20	(25.40)	3,121.11	3,026.40	(94.71)	3,724.80
6415-000 Electricity & Gas	301.01	360.00	58.99	2,976.81	3,400.00	423.19	4,120.00
6420-000 Water	521.88	250.00	(271.88)	2,186.70	2,195.00	8.30	2,510.00
6425-000 Sewer	383.85	294.00	(89.85)	2,593.47	2,696.00	102.53	3,326.00
6615-000 Snow Removal	0.00	0.00	0.00	4,095.00	6,300.00	2,205.00	6,750.00
6620-000 Building Replacement Reserve	2,500.00	2,500.00	0.00	20,835.00	20,835.00	0.00	25,835.00
6626-000 Postage	42.09	5.00	(37.09)	113.88	140.00	26.12	400.00
6630-000 Repairs and Maint	280.11	65.00	(215.11)	689.09	900.00	210.91	1,030.00
6750-000 Fire Alarm System	1,864.05	256.50	(1,607.55)	4,796.20	2,526.00	(2,270.20)	2,526.00
6810-000 Commons Mowing	1,140.00	1,425.00	285.00	8,895.00	7,125.00	(1,770.00)	8,495.00
6820-000 Commons Fertilizing	335.00	0.00	(335.00)	670.00	1,005.00	335.00	1,340.00
6830-000 Commons Turf Spraying	0.00	675.00	675.00	675.00	1,750.00	1,075.00	1,750.00
6843-000 Tree Removal	0.00	0.00	0.00	160.00	2,000.00	1,840.00	2,000.00
6844-000 Insect Control	0.00	0.00	0.00	497.50	0.00	(497.50)	0.00
6860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	650.00	650.00	0.00	1,000.00
6880-000 Landscape Labor	665.00	200.00	(465.00)	2,091.25	1,000.00	(1,091.25)	1,100.00
6890-000 Misc. Landscape	333.00	1,000.00	667.00	10,096.60	4,800.00	(5,296.60)	6,000.00
6900-000 Web Fees	0.00	0.00	0.00	179.50	156.82	(22.68)	156.82
7505-000 Management Fee	720.00	720.00	0.00	6,000.00	6,240.00	240.00	7,680.00
7515-000 Income Taxes	0.00	0.00	0.00	10.00	30.00	20.00	30.00
<b>Expense Total</b>	<b>9,964.59</b>	<b>8,603.70</b>	<b>(1,360.89)</b>	<b>84,830.11</b>	<b>81,743.22</b>	<b>(3,086.89)</b>	<b>95,749.62</b>

**Total Expense** **9,964.59**   **8,603.70**   **(1,360.89)**   **84,830.11**   **81,743.22**   **(3,086.89)**   **95,749.62**

**Net Income** **(1,898.55)**   **901.30**   **(2,799.85)**   **(4,139.65)**   **634.78**   **(4,774.43)**   **5,638.38**

**Hanley Lofts Condominium**  
**INCOME STATEMENT**  
 Capital Reserves  
 Start: 10/01/2024 | End: 10/31/2024  
**Income**

Run Date: 11/20/2024  
 Run Time: 01:54 PM

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	20,835.00	20,835.00	0.00	25,835.00
5045-900 Initiation Fees - Capital Reser...	1,056.00	0.00	1,056.00	6,864.00	6,336.00	528.00	6,336.00
5050-900 Interest Income	10.76	2.30	8.46	50.93	23.00	27.93	27.60
<b>Income Total</b>	<b>3,566.76</b>	<b>2,502.30</b>	<b>1,064.46</b>	<b>27,749.93</b>	<b>27,194.00</b>	<b>555.93</b>	<b>32,198.60</b>
<b>Total Income</b>	<b>3,566.76</b>	<b>2,502.30</b>	<b>1,064.46</b>	<b>27,749.93</b>	<b>27,194.00</b>	<b>555.93</b>	<b>32,198.60</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>3,566.76</b>	<b>2,502.30</b>	<b>1,064.46</b>	<b>27,749.93</b>	<b>27,194.00</b>	<b>555.93</b>	<b>32,198.60</b>