

Hanley Lofts Condominium

Run Date: 11/21/2025

Run Time: 08:47 AM

BALANCE SHEET

As of: 10/31/2025

Assets

Account #	Account Name	Total
1011-000	Alliance Bank - Operating	\$53,406.97
1013-000	Alliance Bank - Reserves/WC	\$84,023.75
	TOTAL ASSETS	<u>\$137,430.72</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
3900-000	Retained Earnings	\$104,658.22
	Current Year Net Income/(Loss)	\$32,772.50
	TOTAL EQUITY	<u>\$137,430.72</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$137,430.72</u>

Hanley Lofts Condominium

INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

Run Date: 11/21/2025
Run Time: 08:47 AM

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5000-900 Capital Reserve Income	2,500.00	2,500.00	0.00	25,000.00	25,000.00	0.00	30,000.00
5010-000 Dues	8,734.15	9,000.00	(265.85)	87,147.75	90,000.00	(2,852.25)	108,000.00
5011-000 Dues - CDA Master Association	525.00	540.00	(15.00)	5,325.00	5,400.00	(75.00)	6,480.00
5014-000 Transfer Fee	250.00	0.00	250.00	250.00	0.00	250.00	0.00
5020-000 Late Charges	0.00	0.00	0.00	125.00	0.00	125.00	0.00
5021-000 Late Interest	0.00	0.00	0.00	14.15	0.00	14.15	0.00
5045-000 Initiation Fees	530.00	0.00	530.00	2.00	0.00	2.00	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	1.13	1.00	0.13	11.12	10.00	1.12	12.00
5050-900 Interest Income	17.81	4.50	13.31	150.67	45.00	105.67	54.00
Income Total	12,558.09	12,045.50	512.59	119,083.69	120,455.00	(1,371.31)	144,546.00
Total Income	12,558.09	12,045.50	512.59	119,083.69	120,455.00	(1,371.31)	144,546.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
6010-000 CDA Master Assoc Dues	540.00	540.00	0.00	5,400.00	5,400.00	0.00	6,480.00
6135-000 Board & Annual Meetings	0.00	0.00	0.00	74.68	150.00	75.32	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	10,788.00	9,647.00	(1,141.00)	9,647.00
6410-000 Refuse Removal	368.00	518.00	150.00	4,225.60	5,180.00	954.40	6,216.00
6415-000 Electricity & Gas	418.86	310.00	(108.86)	5,561.57	3,100.00	(2,461.57)	3,720.00
6420-000 Water	411.44	250.00	(161.44)	2,367.94	2,195.00	(172.94)	2,510.00
6425-000 Sewer	473.90	362.00	(111.90)	4,063.62	3,620.00	(443.62)	4,344.00
6440-000 Street & Breezeway Maint	0.00	0.00	0.00	1,420.00	0.00	(1,420.00)	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	25,000.00	25,000.00	0.00	30,000.00
6626-000 Postage	16.02	5.00	(11.02)	125.87	180.00	54.13	400.00
6630-000 Repairs and Maint	57.75	73.50	15.75	648.95	1,029.00	380.05	1,176.00
6750-000 Fire Alarm System	549.75	385.00	(164.75)	2,714.25	4,540.00	1,825.75	4,540.00
6810-000 Commons Mowing	1,746.25	1,496.25	(250.00)	7,683.50	8,321.25	637.75	9,759.75
6820-000 Commons Fertilizing	351.75	0.00	(351.75)	1,055.25	1,055.25	0.00	1,407.00
6830-000 Commons Turf Spraying	0.00	708.75	708.75	180.00	1,837.50	1,657.50	1,837.50
6843-000 Tree Removal	0.00	0.00	0.00	0.00	2,100.00	2,100.00	2,100.00
6844-000 Insect Control	200.00	0.00	(200.00)	600.00	292.50	(307.50)	292.50
6860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	682.50	682.50	0.00	1,050.00
6880-000 Landscape Labor	100.00	300.00	200.00	248.75	1,500.00	1,251.25	1,700.00
6890-000 Misc. Landscape	0.00	1,155.00	1,155.00	1,408.75	6,982.50	5,573.75	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	8,100.00	8,100.00	0.00	9,720.00
7515-000 Income Taxes	0.00	0.00	0.00	10.00	30.00	20.00	30.00
Expense Total	8,543.72	9,413.50	869.78	86,311.19	97,907.00	11,595.81	113,101.75
Total Expense	8,543.72	9,413.50	869.78	86,311.19	97,907.00	11,595.81	113,101.75

Net Income	4,014.37	2,632.00	1,382.37	32,772.50	22,548.00	10,224.50	31,444.25
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Hanley Lofts Condominium
INCOME STATEMENT
 Capital Reserves
 Start: 10/01/2025 | End: 10/31/2025
Income

Run Date: 11/21/2025
 Run Time: 08:47 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5000-900 Capital Reserve Income	2,500.00	2,500.00	0.00	25,000.00	25,000.00	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	17.81	4.50	13.31	150.67	45.00	105.67	54.00
Income Total	2,517.81	2,504.50	13.31	26,208.67	25,045.00	1,163.67	30,054.00
Total Income	2,517.81	2,504.50	13.31	26,208.67	25,045.00	1,163.67	30,054.00

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	2,517.81	2,504.50	13.31	26,208.67	25,045.00	1,163.67	30,054.00