

# Hanley Lofts Condominium

Run Date: 01/21/2026

Run Time: 06:47 AM

## BALANCE SHEET

As of: 12/31/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
1011-000	Alliance Bank - Operating	\$57,074.98
1013-000	Alliance Bank - Reserves/WC	\$89,060.36
	TOTAL ASSETS	<u>\$146,135.34</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	\$104,658.22
	Current Year Net Income/(Loss)	\$41,477.12
	TOTAL EQUITY	<u>\$146,135.34</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$146,135.34</u>

# Hanley Lofts Condominium

## INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

Run Date: 01/21/2026  
Run Time: 06:47 AM

### 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	30,000.00	30,000.00	0.00	30,000.00
5010-000 Dues	10,902.65	9,000.00	1,902.65	106,309.95	108,000.00	(1,690.05)	108,000.00
5011-000 Dues - CDA Master Association	615.00	540.00	75.00	6,480.00	6,480.00	0.00	6,480.00
5020-000 Late Charges	50.00	0.00	50.00	200.00	0.00	200.00	0.00
5021-000 Late Interest	10.12	0.00	10.12	27.64	0.00	27.64	0.00
5032-000 Lien Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00
5045-000 Initiation Fees	0.00	0.00	0.00	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	1.18	1.00	0.18	13.42	12.00	1.42	12.00
5050-900 Interest Income	18.87	4.50	14.37	187.28	54.00	133.28	54.00
<b>Income Total</b>	<b>14,147.82</b>	<b>12,045.50</b>	<b>2,102.32</b>	<b>144,328.29</b>	<b>144,546.00</b>	<b>(217.71)</b>	<b>144,546.00</b>
<b>Total Income</b>	<b>14,147.82</b>	<b>12,045.50</b>	<b>2,102.32</b>	<b>144,328.29</b>	<b>144,546.00</b>	<b>(217.71)</b>	<b>144,546.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
6010-000 CDA Master Assoc Dues	540.00	540.00	0.00	6,480.00	6,480.00	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	50.00	50.00	50.00	50.00	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	386.40	518.00	131.60	5,012.26	6,216.00	1,203.74	6,216.00
6415-000 Electricity & Gas	490.43	310.00	(180.43)	6,488.89	3,720.00	(2,768.89)	3,720.00
6420-000 Water	146.10	120.00	(26.10)	2,768.06	2,510.00	(258.06)	2,510.00
6425-000 Sewer	409.00	362.00	(47.00)	4,842.68	4,344.00	(498.68)	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	450.00	450.00	3,310.00	6,750.00	3,440.00	6,750.00
6620-000 Building Replacement Reserve	2,500.00	2,500.00	0.00	30,000.00	30,000.00	0.00	30,000.00
6626-000 Postage	1.25	215.00	213.75	316.94	400.00	83.06	400.00
6630-000 Repairs and Maint	57.75	73.50	15.75	984.45	1,176.00	191.55	1,176.00
6750-000 Fire Alarm System	0.00	0.00	0.00	2,714.25	4,540.00	1,825.75	4,540.00
6810-000 Commons Mowing	840.00	840.00	0.00	9,571.25	9,759.75	188.50	9,759.75
6820-000 Commons Fertilizing	0.00	0.00	0.00	1,055.25	1,407.00	351.75	1,407.00
6830-000 Commons Turf Spraying	0.00	0.00	0.00	888.75	1,837.50	948.75	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)	800.00	292.50	(507.50)	292.50
6860-000 Sprinkler Turn On/Off	0.00	0.00	0.00	1,050.00	1,050.00	0.00	1,050.00
6880-000 Landscape Labor	0.00	0.00	0.00	248.75	1,700.00	1,451.25	1,700.00
6890-000 Misc. Landscape	2,206.25	1,575.00	(631.25)	3,615.00	8,557.50	4,942.50	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	9,720.00	9,720.00	0.00	9,720.00
7515-000 Income Taxes	0.00	0.00	0.00	10.00	30.00	20.00	30.00
<b>Expense Total</b>	<b>8,587.18</b>	<b>8,363.50</b>	<b>(223.68)</b>	<b>102,851.17</b>	<b>113,101.75</b>	<b>10,250.58</b>	<b>113,101.75</b>
<b>Total Expense</b>	<b>8,587.18</b>	<b>8,363.50</b>	<b>(223.68)</b>	<b>102,851.17</b>	<b>113,101.75</b>	<b>10,250.58</b>	<b>113,101.75</b>

<b>Net Income</b>	<b>5,560.64</b>	<b>3,682.00</b>	<b>1,878.64</b>	<b>41,477.12</b>	<b>31,444.25</b>	<b>10,032.87</b>	<b>31,444.25</b>
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**Hanley Lofts Condominium**  
**INCOME STATEMENT**  
 Capital Reserves  
 Start: 12/01/2025 | End: 12/31/2025  
**Income**

Run Date: 01/21/2026  
 Run Time: 06:47 AM

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	30,000.00	30,000.00	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	18.87	4.50	14.37	187.28	54.00	133.28	54.00
<b>Income Total</b>	<b>2,518.87</b>	<b>2,504.50</b>	<b>14.37</b>	<b>31,245.28</b>	<b>30,054.00</b>	<b>1,191.28</b>	<b>30,054.00</b>
<b>Total Income</b>	<b>2,518.87</b>	<b>2,504.50</b>	<b>14.37</b>	<b>31,245.28</b>	<b>30,054.00</b>	<b>1,191.28</b>	<b>30,054.00</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>2,518.87</b>	<b>2,504.50</b>	<b>14.37</b>	<b>31,245.28</b>	<b>30,054.00</b>	<b>1,191.28</b>	<b>30,054.00</b>