

**Hanley Lofts Condos**  
2026 Budget - Operating

| <b>INCOME: Assessments</b> |                        | <b>2025 Budget</b>   | <b>2025 Actuals thru<br/>Aug. + Budget</b> | <b>2026 Budget</b>   |
|----------------------------|------------------------|----------------------|--|----------------------|
| 5010                       | Dues                   | \$ 108,000.00        | \$ 107,399.45                              | \$ 108,000.00        |
| 5011                       | Master Dues            | \$ 6,480.00          | \$ 6,450.00                                | \$ 6,696.00          |
|                            | Developer Contribution | \$ -                 | \$ -                                       | \$ -                 |
| <b>Total Assessments:</b>  |                        | <b>\$ 114,480.00</b> | <b>\$ 113,849.45</b>                       | <b>\$ 114,696.00</b> |

| <b>INCOME: Other</b> |                 | <b>2025 Budget</b>   | <b>2025 Actuals thru<br/>Aug. + Budget</b> | <b>2026 Budget</b>   |
|----------------------|-----------------|----------------------|--|----------------------|
| 5014                 | Transfer Fee    | \$ -                 | \$ -                                       | \$ -                 |
| 5020                 | Late Charges    | \$ -                 | \$ 125.00                                  | \$ -                 |
| 5021                 | Late Interest   | \$ -                 | \$ 14.15                                   | \$ -                 |
| 5025                 | NSF Income      | \$ -                 | \$ -                                       | \$ -                 |
| 5026                 | Fine Income     | \$ -                 | \$ -                                       | \$ -                 |
| 5032                 | Lien Income     | \$ -                 | \$ -                                       | \$ -                 |
| 5045                 | Initiation Fees | \$ -                 | \$ -                                       | \$ -                 |
| 5050                 | Interest Income | \$ 12.00             | \$ 13.33                                   | \$ 15.00             |
| 5100                 | Misc. Income    | \$ -                 | \$ -                                       | \$ -                 |
| <b>Total Income:</b> |                 | <b>\$ 114,492.00</b> | <b>\$ 114,001.93</b>                       | <b>\$ 114,711.00</b> |

| <b>EXPENSES: Administrative expenses</b> |                         | <b>2025 Budget</b>  | <b>2025 Actuals thru<br/>Aug. + Budget</b> | <b>2026 Budget</b>  |
|--|-------------------------|---------------------|--|---------------------|
| 6120                                     | Community Events        | \$ -                | \$ -                                       | \$ -                |
| 6135                                     | Board & Annual Meetings | \$ 150.00           | \$ 74.68                                   | \$ 150.00           |
| 6305                                     | Accounting              | \$ 485.00           | \$ 485.00                                  | \$ 485.00           |
| 6306                                     | Legal                   | \$ -                | \$ -                                       | \$ -                |
| 6308                                     | Lien Filing Fees        | \$ 50.00            | \$ -                                       | \$ -                |
| 6330                                     | Bank Charges            | \$ -                | \$ -                                       | \$ -                |
| 6626                                     | Postage                 | \$ 400.00           | \$ 339.85                                  | \$ 400.00           |
| 6900                                     | Web Fees                | \$ 179.50           | \$ 156.96                                  | \$ 156.96           |
| 7505                                     | Management Fee          | \$ 9,720.00         | \$ 9,720.00                                | \$ 10,800.00        |
| <b>Total Administrative expenses</b>     |                         | <b>\$ 10,984.50</b> | <b>\$ 10,776.49</b>                        | <b>\$ 11,991.96</b> |

| <b>EXPENSES: Utilities and Taxes</b> |                   | <b>2025 Budget</b>  | <b>2025 Actuals thru<br/>Aug. + Budget</b> | <b>2026 Budget</b>  |
|--------------------------------------|-------------------|---------------------|--|---------------------|
| 6410                                 | Refuse Removal    | \$ 6,216.00         | \$ 5,548.40                                | \$ 4,723.92         |
| 6415                                 | Electricity & Gas | \$ 3,720.00         | \$ 6,470.97                                | \$ 6,654.00         |
| 6420                                 | Water             | \$ 2,510.00         | \$ 2,538.27                                | \$ 2,693.00         |
| 6425                                 | Sewer             | \$ 4,344.00         | \$ 4,683.29                                | \$ 4,877.00         |
| 7508                                 | Property Taxes    | \$ -                | \$ -                                       | \$ -                |
| 7515                                 | Income Taxes      | \$ 30.00            | \$ 10.00                                   | \$ 30.00            |
| <b>Total Utilities and Taxes</b>     |                   | <b>\$ 16,820.00</b> | <b>\$ 19,250.93</b>                        | <b>\$ 18,977.92</b> |

Hanley Lofts Condos  
2026 Budget - Operating (continued...)

| <b>EXPENSES: Landscaping</b> |   | <b>2025 Budget</b>  | <b>2025 Actuals thru<br/>Aug. + Budget</b> | <b>2026 Budget</b>  |
|------------------------------|---|---------------------|--|---------------------|
| 6615                         | Snow Removal                                    | \$ 6,750.00         | \$ 3,760.00                                | \$ 5,600.00         |
| 6810                         | Mowing - Commons                                | \$ 9,759.75         | \$ 9,172.00                                | \$ 10,783.17        |
| 6820                         | Fertilize - Commons                             | \$ 1,407.00         | \$ 1,055.25                                | \$ 1,108.02         |
| 6830                         | Turf Spray - Commons                            | \$ 1,837.50         | \$ 1,098.75                                | \$ 1,698.38         |
| 6843                         | Master Tree Program                             | \$ 2,100.00         | \$ 2,000.00                                | \$ 2,100.00         |
| 6850                         | Flowers (Planting, Maintenance, & Fall Cleanup) | \$ -                | \$ -                                       | \$ -                |
| 6844                         | Insect Control                                  | \$ 292.50           | \$ 600.00                                  | \$ 600.00           |
| 6860                         | Sprinkler Turn On & Blow Out                    | \$ 1,050.00         | \$ 1,050.00                                | \$ 1,102.50         |
| 6880                         | Landscape Labor/Materials irrigation            | \$ 1,700.00         | \$ 948.75                                  | \$ 1,200.00         |
| 6890                         | Misc. Landscape- Planter/Fall clean             | \$ 8,557.50         | \$ 6,448.75                                | \$ 6,763.86         |
| <b>Total Landscaping:</b>    |   | <b>\$ 33,454.25</b> | <b>\$ 26,133.50</b>                        | <b>\$ 30,955.93</b> |

| <b>EXPENSES: Building Maintenance and Capital Reserves</b> |   | <b>2025 Budget</b>  | <b>2025 Actuals thru<br/>Aug. + Budget</b> | <b>2026 Budget</b>  |
|--|---|---------------------|--|---------------------|
| 6310   | Insurance Expense                         | \$ 9,647.00         | \$ 10,788.00                               | \$ 11,855.80        |
| 6440   | Street & Breeze Ways-Maint.               | \$ -                | \$ 1,420.00                                | \$ 1,400.00         |
| 6630   | Repairs & Maintenance- Grounds & Building | \$ 1,176.00         | \$ 927.45                                  | \$ 1,034.54         |
| 6635   | Special Projects-Damages (water)          | \$ -                | \$ -                                       | \$ -                |
| 6750   | Fire Alarm System                         | \$ 4,540.00         | \$ 2,934.50                                | \$ 3,040.00         |
| 6620   | Building Replace Reserve                  | \$ 30,000.00        | \$ 30,000.00                               | \$ 30,000.00        |
| <b>Total Building Maintenance and Capital Reserves:</b>    |   | <b>\$ 45,363.00</b> | <b>\$ 46,069.95</b>                        | <b>\$ 47,330.34</b> |

| <b>EXPENSES: Master HOA</b> |               | <b>2025 Budget</b> | <b>2025 Actuals thru<br/>Aug. + Budget</b> | <b>2026 Budget</b> |
|-----------------------------|---------------|--------------------|--|--------------------|
| 6010                        | HOA Main Dues | \$ 6,480.00        | \$ 6,480.00                                | \$ 6,696.00        |
| <b>Total Master HOA</b>     |               | <b>\$ 6,480.00</b> | <b>\$ 6,480.00</b>                         | <b>\$ 6,696.00</b> |

**TOTAL EXPENSES:** \$ 113,101.75    \$ 108,710.87    \$ 115,952.15  
**NET CASH FLOW:** \$ 1,390.25    \$ 5,291.06    \$ (1,241.15)

**BEGINNING OPERATING BALANCE:** \$ 46,843.14    \$ 46,843.14    \$ 52,134.20  
**ENDING OPERATING BALANCE:** \$ 48,233.39    \$ 52,134.20    \$ 50,893.05

**Year End Projection:**

|                     |                      |
|---------------------|----------------------|
| Operating Account   | \$ 52,134.20         |
| Reserve Account     | \$ 89,057.23         |
| <b>Total Assets</b> | <b>\$ 141,191.43</b> |

**Hanley Lofts Condos**  
**2026 Budget - Capital Expenses**

| <b>INCOME:</b>       |                                     | <b>2025 Budget</b>  | <b>2025 Actuals thru Sept<br/>+ Budget</b> | <b>2026 Budget</b>  |
|----------------------|-------------------------------------|---------------------|--|---------------------|
| 5000-900             | Operating-Building Replacement Res. | \$ 25,835.00        | \$ 30,000.00                               | \$ 30,000.00        |
| 5045-900             | Initiation Fees                     | \$ 6,336.00         | \$ 1,058.00                                | \$ -                |
| 5050-900             | Interest                            | \$ 27.60            | \$ 184.15                                  | \$ 204.00           |
| <b>Total Income:</b> |                                     | <b>\$ 32,198.60</b> | <b>\$ 31,242.15</b>                        | <b>\$ 30,204.00</b> |

| <b>Capital Expenses:</b> |      | <b>2025 Budget</b>  | <b>2025 Actuals thru Sept<br/>+ Budget</b> | <b>2026 Budget</b>  |
|--------------------------|------|---------------------|--|---------------------|
| 6621-900                 | None | \$ -                | \$ -                                       | \$ -                |
| <b>Total Expenses:</b>   |      | <b>\$ -</b>         | <b>\$ -</b>                                | <b>\$ -</b>         |
| <b>Net Cash Flow</b>     |      | <b>\$ 32,198.60</b> | <b>\$ 31,242.15</b>                        | <b>\$ 30,204.00</b> |