Hartman Condominium Association

Balance Sheet For 7/31/2026

Cash & Cash Equivalents		
1000-1000 - Cash- Operating	$8,170.43	
1000-1010 - Cash- Operating- Alternative 1	$22,581.77	
1000-3000 - Cash- Operating- Debt Service	$28,225.06	
1000-4000 - Cash- Operating- Loan Proceed	$75.00	
1000-8000 - Cash- Reserve	$15,910.84	
Total Cash & Cash Equivalents		**$74,963.10**
Receivables & Deposits		
1200-1000 - Accounts Receivable	$44,825.56	
Total Receivables & Deposits		**$44,825.56**
Due From Balance		
1400-0000 - Due From Balance	$175,566.71	
Total Due From Balance		**$175,566.71**
	Total Assets	**$295,355.37**
Accounts Payable		
2000-1000 - Accounts Payable	$58,257.83	
Total Accounts Payable		**$58,257.83**
Accruals		
2100-1000 - Accruals- Expenses	$3,601.05	
Total Accruals		**$3,601.05**
Prepayments		
2200-1000 - Prepayments- Owner	$4,448.00	
Total Prepayments		**$4,448.00**
Due To Balance		
2400-2000 - Due To- Reserve (From Operating)	$149,339.54	
Total Due To Balance		**$149,339.54**
Loan		
2500-1000 - Loan Payable	$1,691,825.02	
Total Loan		**$1,691,825.02**
Other Liability		
2700-2000 - Liability Clearing Account	$150.00	
Total Other Liability		**$150.00**
Owner Equity		
3000-0000 - Owner Equity	($1,684,396.68)	
3000-1000 - Owner Equity- Reserve	$167,214.38	
Total Owner Equity		**($1,517,182.30)**
Unrealized Gain/Loss		
3100-0000 - Unrealized Gain/Loss- Operating	($95,083.77)	
Total Unrealized Gain/Loss		**($95,083.77)**

Hartman Condominium Association

Balance Sheet For 7/31/2026

Total Liabilities / Equity	**$295,355.37**

Hartman Condominium Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Operating Revenue							
4000-1000 - Operating Assessments	27,828.00	27,813.80	14.20	195,008.50	194,696.60	311.90	333,765.60
4000-2020 - Vehicle Parking Fees	1,102.00	1,195.42	(93.42)	7,814.00	8,367.94	(553.94)	14,345.00
Total Operating Revenue	**28,930.00**	**29,009.22**	**(79.22)**	**202,822.50**	**203,064.54**	**(242.04)**	**348,110.60**
Operating Service & Fee Revenue							
4100-1000 - Legal & Collection Fees	425.00	-	425.00	1,438.23	-	1,438.23	-
4100-1010 - Enforcement Assessments	-	-	-	250.00	-	250.00	-
4100-1030 - Late Fees	360.00	-	360.00	1,120.00	-	1,120.00	-
4100-1040 - Move In/Out Fees	70.00	-	70.00	105.00	-	105.00	-
4100-1050 - NSF Fees	30.00	-	30.00	100.00	-	100.00	-
4100-1070 - Access Devices & Keys	50.00	-	50.00	50.00	-	50.00	-
4100-3000 - Maintenance Assessments	35.00	-	35.00	35.00	-	35.00	-
Total Operating Service & Fee Revenue	**970.00**	**-**	**970.00**	**3,098.23**	**-**	**3,098.23**	**-**
Operating Utility Reimbursement Revenue							
4200-1000 - Electric- Owner Billings	-	750.00	(750.00)	-	5,250.00	(5,250.00)	9,000.00
4200-2000 - Water- Owner Billings	698.00	1,166.67	(468.67)	6,906.59	8,166.69	(1,260.10)	14,000.00
4200-5000 - Cable & Internet Income	-	-	-	702.45	-	702.45	-
Total Operating Utility Reimbursement Revenue	**698.00**	**1,916.67**	**(1,218.67)**	**7,609.04**	**13,416.69**	**(5,807.65)**	**23,000.00**
Other Operating Revenue							
4400-1000 - Interest Income- Operating	1.11	-	1.11	8.10	-	8.10	-
4400-9000 - Other Miscellaneous Revenue	-	250.00	(250.00)	-	1,750.00	(1,750.00)	3,000.00
Total Other Operating Revenue	**1.11**	**250.00**	**(248.89)**	**8.10**	**1,750.00**	**(1,741.90)**	**3,000.00**
Special Assessment Revenue							
4900-1000 - Special Assessments	14,048.00	13,950.00	98.00	98,336.00	97,650.00	686.00	167,400.00
Total Special Assessment Revenue	**14,048.00**	**13,950.00**	**98.00**	**98,336.00**	**97,650.00**	**686.00**	**167,400.00**
Total Income	**44,647.11**	**45,125.89**	**(478.78)**	**311,873.87**	**315,881.23**	**(4,007.36)**	**541,510.60**
Operating Expense							
General & Administrative							
5000-1000 - General & Administrative	-	100.00	100.00	875.00	700.00	(175.00)	1,200.00
5000-2010 - Mailings & Postage	-	-	-	524.56	-	(524.56)	-
5000-7000 - Bank Fees	15.00	-	(15.00)	70.00	-	(70.00)	-
5000-7010 - Interest Expense	10,249.76	10,702.79	453.03	72,886.62	74,919.53	2,032.91	128,433.50
Total General & Administrative	**10,264.76**	**10,802.79**	**538.03**	**74,356.18**	**75,619.53**	**1,263.35**	**129,633.50**
Office Expenses							
5100-1000 - Computers & Equipment	-	-	-	150.00	-	(150.00)	-
5100-1010 - Software & Websites	-	-	-	225.00	-	(225.00)	-
Total Office Expenses	**-**	**-**	**-**	**375.00**	**-**	**(375.00)**	**-**

Hartman Condominium Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Professional Services							
5300-1000 - Management Fees	2,100.00	2,100.00	-	14,700.00	14,700.00	-	25,200.00
5300-1020 - Management Billable Admin & Acct	-	-	-	180.00	-	(180.00)	-
5300-2000 - Accounting & Tax Services	-	75.00	75.00	275.00	525.00	250.00	900.00
5300-3000 - Legal Services- Collections	287.00	-	(287.00)	412.00	-	(412.00)	-
5300-3010 - Legal Services- General	1,088.00	250.00	(838.00)	5,947.23	1,750.00	(4,197.23)	3,000.00
Total Professional Services	**3,475.00**	**2,425.00**	**(1,050.00)**	**21,514.23**	**16,975.00**	**(4,539.23)**	**29,100.00**
Insurance							
5400-1000 - Insurance Premiums	17,221.20	4,713.92	(12,507.28)	52,406.60	32,997.44	(19,409.16)	56,567.00
Total Insurance	**17,221.20**	**4,713.92**	**(12,507.28)**	**52,406.60**	**32,997.44**	**(19,409.16)**	**56,567.00**
Transfers & Other Expenses							
5500-1000 - Transfer to Reserves	5,000.00	5,000.00	-	35,000.00	35,000.00	-	60,000.00
5500-4000 - Contingency Budget	-	-	-	-	-	-	1,168.00
Total Transfers & Other Expenses	**5,000.00**	**5,000.00**	**-**	**35,000.00**	**35,000.00**	**-**	**61,168.00**
Utilities							
6500-1000 - Water & Sewer	3,017.63	2,000.00	(1,017.63)	11,899.06	14,000.00	2,100.94	24,000.00
6500-2000 - Electric	5,384.45	4,166.67	(1,217.78)	30,690.04	29,166.69	(1,523.35)	50,000.00
6500-3000 - Gas	189.75	833.33	643.58	7,649.75	5,833.31	(1,816.44)	10,000.00
6500-4000 - Trash & Recycling	639.76	628.83	(10.93)	4,451.43	4,401.81	(49.62)	7,546.00
6500-5000 - Cable & Internet	277.63	250.00	(27.63)	698.71	1,750.00	1,051.29	3,000.00
Total Utilities	**9,509.22**	**7,878.83**	**(1,630.39)**	**55,388.99**	**55,151.81**	**(237.18)**	**94,546.00**
Grounds Care							
6600-1030 - Seasonal Flowers	-	333.33	333.33	2,559.60	2,333.35	(226.25)	4,000.00
6600-5000 - Snow & Ice Services	-	329.92	329.92	4,050.00	2,309.44	(1,740.56)	3,959.00
Total Grounds Care	**-**	**663.25**	**663.25**	**6,609.60**	**4,642.79**	**(1,966.81)**	**7,959.00**
General Repairs & Maintenance							
7000-1000 - Management Maintenance Services	3,231.20	1,300.00	(1,931.20)	17,518.93	9,100.00	(8,418.93)	15,600.00
7000-2000 - General R&M	-	2,250.00	2,250.00	7,367.97	15,750.00	8,382.03	27,000.00
Total General Repairs & Maintenance	**3,231.20**	**3,550.00**	**318.80**	**24,886.90**	**24,850.00**	**(36.90)**	**42,600.00**
Specialty Repairs & Maintenance							
7300-1000 - Cleaning Services	1,290.34	1,466.67	176.33	9,032.38	10,266.69	1,234.31	17,600.00
7300-2000 - Carpet Cleaning	-	166.67	166.67	2,989.20	1,166.69	(1,822.51)	2,000.00
7300-3000 - Window Cleaning	-	666.67	666.67	-	4,666.69	4,666.69	8,000.00
7700-1000 - Fire Protection Services	1,982.08	833.33	(1,148.75)	12,760.12	5,833.31	(6,926.81)	10,000.00
7700-1010 - Fire Protection R&M	-	-	-	194.40	-	(194.40)	-
7700-2000 - Access Control Systems	-	293.25	293.25	689.00	2,052.75	1,363.75	3,519.00
7700-4000 - Elevator R&M	1,802.81	1,200.00	(602.81)	11,690.98	8,400.00	(3,290.98)	14,400.00

Hartman Condominium Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
7800-2000 - Plumbing R&M	895.00	529.30	(365.70)	2,894.00	3,705.10	811.10	6,351.60
7800-3000 - HVAC PM Contract	-	375.00	375.00	-	2,625.00	2,625.00	4,500.00
7800-3010 - HVAC R&M	660.00	833.33	173.33	2,017.25	5,833.31	3,816.06	10,000.00
7800-3030 - HVAC Treatments	-	333.33	333.33	-	2,333.35	2,333.35	4,000.00
Total Specialty Repairs & Maintenance	**6,630.23**	**6,697.55**	**67.32**	**42,267.33**	**46,882.89**	**4,615.56**	**80,370.60**
Total Expense	**55,331.61**	**41,731.34**	**(13,600.27)**	**312,804.83**	**292,119.46**	**(20,685.37)**	**501,944.10**
Operating Net Total	**(10,684.50)**	**3,394.55**	**(14,079.05)**	**(930.96)**	**23,761.77**	**(24,692.73)**	**39,566.50**

Hartman Condominium Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Revenue							
4800-1000 - Reserve Income from Assessments	5,000.00	-	5,000.00	35,000.00	-	35,000.00	-
4800-2000 - New Owner Contribution-Reserve	668.00	-	668.00	668.00	-	668.00	-
4800-9000 - Interest Income- Reserve	25.85	-	25.85	190.39	-	190.39	-
Total Reserve Revenue	**5,693.85**	**-**	**5,693.85**	**35,858.39**	**-**	**35,858.39**	**-**
Total Income	**5,693.85**	**-**	**5,693.85**	**35,858.39**	**-**	**35,858.39**	**-**
Reserve Expense							
Reserve Expenses							
8000-1000 - Reserve-Project Management	-	-	-	312.50	-	(312.50)	-
8000-1030 - Reserve-Reserve Study- Reserve Funded	-	-	-	1,825.00	-	(1,825.00)	-
8100-7000 - Reserve-Awnings	-	-	-	2,592.00	-	(2,592.00)	-
8100-9000 - Reserve-General Building Exterior	5,000.00	-	(5,000.00)	106,000.00	-	(106,000.00)	-
8400-5000 - Reserve-HVAC Systems	10,325.00	-	(10,325.00)	11,225.01	-	(11,225.01)	-
Total Reserve Expenses	**15,325.00**	**-**	**(15,325.00)**	**121,954.51**	**-**	**(121,954.51)**	**-**
Total Expense	**15,325.00**	**-**	**(15,325.00)**	**121,954.51**	**-**	**(121,954.51)**	**-**
Reserve Net Total	**(9,631.15)**	**-**	**(9,631.15)**	**(86,096.12)**	**-**	**(86,096.12)**	**-**
Net Total	**(20,315.65)**	**3,394.55**	**(23,710.20)**	**(87,027.08)**	**23,761.77**	**(110,788.85)**	**39,566.50**