

Current Unaudited Financial Documents
Cliff View Terrace Condominiums

Order: D6QPJDFBS
Address: 2411 Brownsboro Rd Apt 203
Order Date: 12-05-2025
Document not for resale
HomeWiseDocs

Cliff View Terrace Condominiums

Balance Sheet

Transaction 11/30/2025

Operating

Assets

10100	Alliance - Operating	2,411.03
10600	Reserve account -AAFS	55,711.72
12000	Accounts Receivable	20,482.60
		<u>78,605.35</u>

Total Assets

78,605.35

Liabilities & Equity

20100	PrePaid Assessments	1,766.38
29000	Members Equity - retained Earnings	69,799.60
		<u>71,565.98</u>

Equity

Net Income

7,039.37

Total Equity

7,039.37

Total Liabilities & Equity

78,605.35

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KR Budget Comparison Standard with Code

Transaction 11/1/2025 To 11/30/2025 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
31000 Condominium Fees	8,745.69	8,745.67	0.02	96,202.59	96,202.37	0.22	104,948.00
34000 Condominium Assessments	0.00	0.00	0.00	8,745.69	8,746.00	(0.31)	8,746.00
36500 Late Charges	212.07	0.00	212.07	1,130.69	0.00	1,130.69	0.00
37000 Interest Income	11.53	0.00	11.53	109.60	0.00	109.60	0.00
TOTAL	8,969.29	8,745.67	223.62	106,188.57	104,948.37	1,240.20	113,694.00
TOTAL Income	8,969.29	8,745.67	223.62	106,188.57	104,948.37	1,240.20	113,694.00
Expense							
48000 Trash Removal	313.26	275.00	38.26	3,167.68	3,025.00	142.68	3,300.00
56700 Snow Removal	0.00	25.00	(25.00)	745.66	275.00	470.66	300.00
56900 Termite	0.00	50.00	(50.00)	575.00	550.00	25.00	600.00
57500 Misc.	0.00	25.00	(25.00)	182.50	275.00	(92.50)	300.00
66000 Miscellaneous Expense	0.00	0.00	0.00	15.00	0.00	15.00	0.00
66500 Postage/Dplication Expense	28.72	39.58	(10.86)	352.26	435.38	(83.12)	475.00
68500 Taxes	0.00	0.00	0.00	300.00	300.00	0.00	300.00
69000 Loan Principal	1,483.10	1,437.50	45.60	16,069.29	15,812.50	256.79	17,250.00
69500 Loan Interest	184.33	229.17	(44.84)	2,272.44	2,520.87	(248.43)	2,750.00
70000 Reserve Transfer	0.00	2,000.00	(2,000.00)	14,000.00	22,000.00	(8,000.00)	24,000.00
70001 Reserve off set	0.00	(2,000.00)	2,000.00	(14,000.00)	(22,000.00)	8,000.00	(24,000.00)
TOTAL	2,009.41	2,081.25	(71.84)	23,679.83	23,193.75	486.08	25,275.00
Insurance							
63500 Insurance	1,533.47	1,545.67	(12.20)	18,577.49	17,002.37	1,575.12	18,548.00
TOTAL Insurance	1,533.47	1,545.67	(12.20)	18,577.49	17,002.37	1,575.12	18,548.00
Office/Professional Fee							
58000 Lawn and Landscape	0.00	416.67	(416.67)	4,436.47	4,583.37	(146.90)	5,000.00
TOTAL Office/Professional Fee	0.00	416.67	(416.67)	4,436.47	4,583.37	(146.90)	5,000.00
Payroll Expense							
65500 Management Fees	448.00	448.00	0.00	4,928.00	4,928.00	0.00	5,376.00
67000 Accounting Fees	0.00	25.00	(25.00)	0.00	275.00	(275.00)	300.00
TOTAL Payroll Expense	448.00	473.00	(25.00)	4,928.00	5,203.00	(275.00)	5,676.00
P-Utilities							
45500 Gas & Electric Expense	529.23	766.67	(237.44)	8,733.15	8,433.37	299.78	9,200.00
47000 Water & Sewer	888.06	1,100.00	(211.94)	9,830.97	12,100.00	(2,269.03)	13,200.00
47100 Telephone	0.00	162.50	(162.50)	1,839.83	1,787.50	52.33	1,950.00
TOTAL P-Utilities	1,417.29	2,029.17	(611.88)	20,403.95	22,320.87	(1,916.92)	24,350.00
Repairs and Maintenance							
58300 Other Repairs and Maintenance	861.09	1,250.00	(388.91)	17,652.65	13,750.00	3,902.65	15,000.00
58400 Cleaning	196.63	200.00	(3.37)	2,162.93	2,200.00	(37.07)	2,400.00
58500 Elevator	0.00	427.42	(427.42)	4,061.26	4,701.62	(640.36)	5,129.00
58600 Fire and Safety	117.66	297.50	(179.84)	3,246.62	3,272.50	(25.88)	3,570.00
TOTAL Repairs and Maintenance	1,175.38	2,174.92	(999.54)	27,123.46	23,924.12	3,199.34	26,099.00
TOTAL Expense	6,583.55	8,720.68	(2,137.13)	99,149.20	96,227.48	2,921.72	104,948.00
Excess Revenue / Expense	2,385.74	24.99	2,360.75	7,039.37	8,720.89	(1,681.52)	8,746.00