City View Lofts
Balance Sheet Prev Year Comparison
As of January 31, 2022

	Jan 31, '22	Jan 31, '21	$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	147,079.96	113,951.19	33,128.77
BOK Operating	31,866.51	14,537.90	17,328.61
Total Checking/Savings	178,946.47	128,489.09	50,457.38
Accounts Receivable			
Accounts Receivable	-10,075.00	0.00	-10,075.00
Total Accounts Receivable	-10,075.00	0.00	-10,075.00
Other Current Assets			
Prepaid Insurance Expense	10,909.50	10,909.50	0.00
Total Other Current Assets	10,909.50	10,909.50	0.00
Total Current Assets	179,780.97	139,398.59	40,382.38
TOTAL ASSETS	179,780.97	139,398.59	40,382.38
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,795.80	2,219.83	-424.03
Total Accounts Payable	1,795.80	2,219.83	-424.03
Other Current Liabilities			
Due To Unit Owner	1,074.05	1,074.05	0.00
Assessment Reserves Pay...	13,070.00	13,070.00	0.00
Total Other Current Liabilit...	14,144.05	14,144.05	0.00
Total Current Liabilities	15,939.85	16,363.88	-424.03
Total Liabilities	15,939.85	16,363.88	-424.03
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	109,089.55	73,927.27	35,162.28
Net Income	7,754.25	2,110.12	5,644.13
Total Equity	163,841.12	123,034.71	40,806.41
TOTAL LIABILITIES & EQUITY	179,780.97	139,398.59	40,382.38

City View Lofts
Budget vs. Actual
January 2022

	Jan '22	Budget	$ Over Budg...
Ordinary Income/Expense			
Income			
Special Assessment	5,000.00		
Homeowner Assessm...	6,300.00	6,300.00	0.00
Total Income	11,300.00	6,300.00	5,000.00
Expense			
Association Website	20.00	20.00	0.00
Tax Return / License	200.00	250.00	-50.00
Garage Maintenance	0.00	70.00	-70.00
HOA Management	575.00	575.00	0.00
Janitorial	260.00	325.00	-65.00
Xcel Energy	1,037.64	750.00	287.64
Snow Removal	0.00	450.00	-450.00
Trash / Recycle	316.51	285.00	31.51
Insurance	0.00	850.00	-850.00
Keys, Locks, Security	0.00	75.00	-75.00
Elevator Maintenance	279.97	350.00	-70.03
Water / Sewer	296.08	350.00	-53.92
Building Maintenance	312.00	275.00	37.00
Phone / Callbox	262.08	275.00	-12.92
Total Expense	3,559.28	4,900.00	-1,340.72
Net Ordinary Income	7,740.72	1,400.00	6,340.72
Other Income/Expense			
Other Income			
Interest - Reserve	13.53		
Total Other Income	13.53		
Net Other Income	13.53		
Net Income	7,754.25	1,400.00	6,354.25