

City View Lofts
Balance Sheet Prev Year Comparison
As of January 31, 2023

	Jan 31, '23	Jan 31, '22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	143,427.32	147,079.96	-3,652.64
BOK Operating	14,785.47	31,866.51	-17,081.04
Total Checking/Savings	158,212.79	178,946.47	-20,733.68
Accounts Receivable			
Accounts Receivable	0.00	-10,075.00	10,075.00
Total Accounts Receivable	0.00	-10,075.00	10,075.00
Other Current Assets			
Prepaid Insurance Expense	0.00	10,909.50	-10,909.50
Total Other Current Assets	0.00	10,909.50	-10,909.50
Total Current Assets	158,212.79	179,780.97	-21,568.18
TOTAL ASSETS	158,212.79	179,780.97	-21,568.18
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	2,165.60	1,795.80	369.80
Total Accounts Payable	2,165.60	1,795.80	369.80
Other Current Liabilities			
Due To Unit Owner	0.00	1,074.05	-1,074.05
Assessment Reserves Pay...	13,070.00	13,070.00	0.00
Total Other Current Liabilit...	13,070.00	14,144.05	-1,074.05
Total Current Liabilities	15,235.60	15,939.85	-704.25
Total Liabilities	15,235.60	15,939.85	-704.25
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	94,112.98	109,089.55	-14,976.57
Net Income	1,866.89	7,754.25	-5,887.36
Total Equity	142,977.19	163,841.12	-20,863.93
TOTAL LIABILITIES & EQUITY	158,212.79	179,780.97	-21,568.18

City View Lofts
Budget vs. Actual
January 2023

	Jan '23	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	6,600.00	6,600.00	0.00
Total Income	6,600.00	6,600.00	0.00
Expense			
Association Website	20.00	20.00	0.00
Tax Return / License	0.00	250.00	-250.00
Garage Maintenance	0.00	100.00	-100.00
HOA Management	625.00	625.00	0.00
Janitorial	320.00	340.00	-20.00
Xcel Energy	1,468.22	850.00	618.22
Snow Removal	1,014.00	450.00	564.00
Trash / Recycle	332.75	330.00	2.75
Insurance	0.00	1,150.00	-1,150.00
Keys, Locks, Security	0.00	50.00	-50.00
Elevator Maintenance	294.67	375.00	-80.33
Water / Sewer	324.79	335.00	-10.21
Building Maintenance	0.00	200.00	-200.00
Phone / Callbox / Inte...	372.59	365.00	7.59
Total Expense	4,772.02	5,440.00	-667.98
Net Ordinary Income	1,827.98	1,160.00	667.98
Other Income/Expense			
Other Income			
Interest - Reserve	38.91	0.00	38.91
Total Other Income	38.91	0.00	38.91
Net Other Income	38.91	0.00	38.91
Net Income	1,866.89	1,160.00	706.89