

City View Lofts
Balance Sheet Prev Year Comparison
As of January 31, 2024

	Jan 31, '24	Jan 31, '23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	140,486.75	143,427.32	-2,940.57
BOK Operating	0.00	14,960.47	-14,960.47
TBK Operating	22,329.60	0.00	22,329.60
Total Checking/Savings	162,816.35	158,387.79	4,428.56
Accounts Receivable			
Accounts Receivable	-1,200.00	0.00	-1,200.00
Total Accounts Receivable	-1,200.00	0.00	-1,200.00
Other Current Assets			
Undeposited Funds	1,200.00	0.00	1,200.00
Total Other Current Assets	1,200.00	0.00	1,200.00
Total Current Assets	162,816.35	158,387.79	4,428.56
TOTAL ASSETS	162,816.35	158,387.79	4,428.56
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,614.96	2,340.60	-725.64
Total Accounts Payable	1,614.96	2,340.60	-725.64
Other Current Liabilities			
Assessment Reserves Pay...	13,070.00	13,070.00	0.00
Total Other Current Liabilit...	13,070.00	13,070.00	0.00
Total Current Liabilities	14,684.96	15,410.60	-725.64
Total Liabilities	14,684.96	15,410.60	-725.64
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,143.74	94,112.98	4,030.76
Net Income	2,990.33	1,866.89	1,123.44
Total Equity	148,131.39	142,977.19	5,154.20
TOTAL LIABILITIES & EQUITY	162,816.35	158,387.79	4,428.56

City View Lofts
Budget vs. Actual
January 2024

	Jan '24	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	7,200.00	7,200.00	0.00
Total Income	7,200.00	7,200.00	0.00
Expense			
Association Website	30.00	30.00	0.00
HOA Management	675.00	675.00	0.00
Tax Return / License	0.00	285.00	-285.00
Garage Maintenance	0.00	100.00	-100.00
Janitorial	300.00	340.00	-40.00
Xcel Energy	1,235.10	1,050.00	185.10
Snow Removal	430.00	400.00	30.00
Trash / Recycle	435.90	400.00	35.90
Keys, Locks, Security	0.00	50.00	-50.00
Elevator Maintenance	321.19	350.00	-28.81
Water / Sewer	342.75	365.00	-22.25
Building Maintenance	350.00	300.00	50.00
Phone / Callbox / Inte...	379.86	400.00	-20.14
Total Expense	4,499.80	4,745.00	-245.20
Net Ordinary Income	2,700.20	2,455.00	245.20
Other Income/Expense			
Other Income			
Interest - Reserve	290.13	0.00	290.13
Total Other Income	290.13	0.00	290.13
Net Other Income	290.13	0.00	290.13
Net Income	2,990.33	2,455.00	535.33