

City View Lofts
Balance Sheet Prev Year Comparison
As of January 31, 2025

	Jan 31, '25	Jan 31, '24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
TBK Operating	17,120.56	22,329.60	-5,209.04
Reserve Accounts –			
Schwab Reserve	149,179.37	140,486.75	8,692.62
Total Reserve Accounts –	149,179.37	140,486.75	8,692.62
Total Checking/Savings	166,299.93	162,816.35	3,483.58
Accounts Receivable			
Accounts Receivable	0.00	-1,200.00	1,200.00
Total Accounts Receivable	0.00	-1,200.00	1,200.00
Other Current Assets			
Undeposited Funds	0.00	1,200.00	-1,200.00
Total Other Current Assets	0.00	1,200.00	-1,200.00
Total Current Assets	166,299.93	162,816.35	3,483.58
TOTAL ASSETS	166,299.93	162,816.35	3,483.58
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	20,584.21	1,614.96	18,969.25
Total Accounts Payable	20,584.21	1,614.96	18,969.25
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	33,654.21	14,684.96	18,969.25
Total Liabilities	33,654.21	14,684.96	18,969.25
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	101,305.10	98,143.74	3,161.36
Net Income	-15,656.70	2,990.33	-18,647.03
Total Equity	132,645.72	148,131.39	-15,485.67
TOTAL LIABILITIES & EQUITY	166,299.93	162,816.35	3,483.58

City View Lofts
Budget vs. Actual
January 2025

	Jan '25	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	7,500.00	7,500.00	0.00
Total Income	7,500.00	7,500.00	0.00
Expense			
Association Website	30.00	30.00	0.00
Tax Return / License	0.00	300.00	-300.00
Garage Maintenance	0.00	100.00	-100.00
Fire System	0.00	0.00	0.00
HOA Management	700.00	700.00	0.00
Janitorial	350.00	340.00	10.00
Xcel Energy	1,022.21	1,000.00	22.21
Snow Removal	850.00	400.00	450.00
Trash / Recycle	484.64	485.00	-0.36
Insurance	19,562.00	0.00	19,562.00
Keys, Locks, Security	0.00	50.00	-50.00
Elevator Maintenance	350.09	400.00	-49.91
Water / Sewer	337.42	380.00	-42.58
Building Maintenance	0.00	300.00	-300.00
Phone / Callbox / Inte...	0.00	400.00	-400.00
Total Expense	23,686.36	4,885.00	18,801.36
Net Ordinary Income	-16,186.36	2,615.00	-18,801.36
Other Income/Expense			
Other Income			
Interest - Reserve	529.66	0.00	529.66
Total Other Income	529.66	0.00	529.66
Net Other Income	529.66	0.00	529.66
Net Income	-15,656.70	2,615.00	-18,271.70