City View Lofts
Balance Sheet Prev Year Comparison
As of February 28, 2022

03/10/22

	Feb 28, '22	Feb 28, '21	$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	172,092.75	113,960.80	58,131.95
BOK Operating	16,008.25	11,709.15	4,299.10
Total Checking/Savings	188,101.00	125,669.95	62,431.05
Accounts Receivable			
Accounts Receivable	-50.00	0.00	-50.00
Total Accounts Receivable	-50.00	0.00	-50.00
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	198,960.50	136,579.45	62,381.05
TOTAL ASSETS	198,960.50	136,579.45	62,381.05
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	3,285.88	1,750.87	1,535.01
Total Accounts Payable	3,285.88	1,750.87	1,535.01
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	17,429.93	15,894.92	1,535.01
Total Liabilities	17,429.93	15,894.92	1,535.01
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	109,089.55	73,927.27	35,162.28
Net Income	25,443.70	-240.06	25,683.76
Total Equity	181,530.57	120,684.53	60,846.04
TOTAL LIABILITIES & EQUITY	198,960.50	136,579.45	62,381.05

City View Lofts
Budget vs. Actual
January through February 2022

	Jan - Feb '22	Budget	$ Over Budg...
Ordinary Income/Expense			
Income			
Special Assessment	25,000.00		
Homeowner Assessm...	12,600.00	12,600.00	0.00
Total Income	37,600.00	12,600.00	25,000.00
Expense			
Association Website	40.00	40.00	0.00
Wastewater	0.00	390.00	-390.00
Tax Return / License	229.00	250.00	-21.00
Garage Maintenance	0.00	140.00	-140.00
HOA Management	1,150.00	1,150.00	0.00
Janitorial	580.00	650.00	-70.00
Xcel Energy	2,057.32	1,500.00	557.32
Snow Removal	1,706.00	900.00	806.00
Trash / Recycle	316.51	570.00	-253.49
Insurance	3,033.50	1,700.00	1,333.50
Keys, Locks, Security	0.00	150.00	-150.00
Elevator Maintenance	559.94	700.00	-140.06
Water / Sewer	592.16	700.00	-107.84
Building Maintenance	1,391.99	550.00	841.99
Phone / Callbox	526.20	550.00	-23.80
Total Expense	12,182.62	9,940.00	2,242.62
Net Ordinary Income	25,417.38	2,660.00	22,757.38
Other Income/Expense			
Other Income			
Interest - Reserve	26.32		
Total Other Income	26.32		
Net Other Income	26.32		
Net Income	25,443.70	2,660.00	22,783.70