

City View Lofts
Balance Sheet Prev Year Comparison
As of February 28, 2023

	Feb 28, '23	Feb 28, '22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	143,465.23	172,092.75	-28,627.52
BOK Operating	1,265.23	16,008.25	-14,743.02
Total Checking/Savings	144,730.46	188,101.00	-43,370.54
Accounts Receivable			
Accounts Receivable	0.00	-50.00	50.00
Total Accounts Receivable	0.00	-50.00	50.00
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	144,730.46	198,960.50	-54,230.04
TOTAL ASSETS	144,730.46	198,960.50	-54,230.04
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	2,725.94	3,285.88	-559.94
Total Accounts Payable	2,725.94	3,285.88	-559.94
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	15,795.94	17,429.93	-1,633.99
Total Liabilities	15,795.94	17,429.93	-1,633.99
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	94,112.98	109,089.55	-14,976.57
Net Income	-12,175.78	25,443.70	-37,619.48
Total Equity	128,934.52	181,530.57	-52,596.05
TOTAL LIABILITIES & EQUITY	144,730.46	198,960.50	-54,230.04

City View Lofts
Budget vs. Actual
January through February 2023

	Jan – Feb '23	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	13,200.00	13,200.00	0.00
Total Income	13,200.00	13,200.00	0.00
Expense			
Association Website	40.00	40.00	0.00
Wastewater	0.00	390.00	-390.00
Tax Return / License	255.00	250.00	5.00
Garage Maintenance	0.00	200.00	-200.00
HOA Management	1,250.00	1,250.00	0.00
Janitorial	620.00	680.00	-60.00
Xcel Energy	2,778.15	1,700.00	1,078.15
Snow Removal	1,880.00	900.00	980.00
Trash / Recycle	480.54	660.00	-179.46
Insurance	15,968.97	2,300.00	13,668.97
Keys, Locks, Security	0.00	100.00	-100.00
Elevator Maintenance	589.34	750.00	-160.66
Water / Sewer	645.34	670.00	-24.66
Building Maintenance	200.00	400.00	-200.00
Phone / Callbox / Inte...	745.26	730.00	15.26
Total Expense	25,452.60	11,020.00	14,432.60
Net Ordinary Income	-12,252.60	2,180.00	-14,432.60
Other Income/Expense			
Other Income			
Interest – Reserve	76.82	0.00	76.82
Total Other Income	76.82	0.00	76.82
Net Other Income	76.82	0.00	76.82
Net Income	-12,175.78	2,180.00	-14,355.78