

City View Lofts
Balance Sheet Prev Year Comparison
As of February 29, 2024

	Feb 29, '24	Feb 28, '23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	141,068.33	143,465.23	-2,396.90
BOK Operating	0.00	1,265.23	-1,265.23
TBK Operating	4,677.98	0.00	4,677.98
Total Checking/Savings	145,746.31	144,730.46	1,015.85
Total Current Assets	145,746.31	144,730.46	1,015.85
TOTAL ASSETS	145,746.31	144,730.46	1,015.85
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	720.68	2,725.94	-2,005.26
Total Accounts Payable	720.68	2,725.94	-2,005.26
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	13,790.68	15,795.94	-2,005.26
Total Liabilities	13,790.68	15,795.94	-2,005.26
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,143.74	94,112.98	4,030.76
Net Income	-13,185.43	-12,175.78	-1,009.65
Total Equity	131,955.63	128,934.52	3,021.11
TOTAL LIABILITIES & EQUITY	145,746.31	144,730.46	1,015.85

City View Lofts
Budget vs. Actual
January through February 2024

	Jan – Feb '24	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	14,400.00	14,400.00	0.00
Total Income	14,400.00	14,400.00	0.00
Expense			
Association Website	60.00	60.00	0.00
Wastewater	0.00	430.00	-430.00
Tax Return / License	225.00	285.00	-60.00
Garage Maintenance	662.00	200.00	462.00
HOA Management	1,350.00	1,350.00	0.00
Janitorial	750.00	680.00	70.00
Xcel Energy	1,235.10	2,100.00	-864.90
Snow Removal	1,305.00	800.00	505.00
Trash / Recycle	871.80	800.00	71.80
Insurance	16,525.01	17,800.00	-1,274.99
Keys, Locks, Security	0.00	100.00	-100.00
Elevator Maintenance	642.38	700.00	-57.62
Water / Sewer	682.28	730.00	-47.72
Building Maintenance	3,387.56	600.00	2,787.56
Phone / Callbox / Inte...	761.01	800.00	-38.99
Total Expense	28,457.14	27,435.00	1,022.14
Net Ordinary Income	-14,057.14	-13,035.00	-1,022.14
Other Income/Expense			
Other Income			
Interest – Reserve	871.71	0.00	871.71
Total Other Income	871.71	0.00	871.71
Net Other Income	871.71	0.00	871.71
Net Income	-13,185.43	-13,035.00	-150.43