

City View Lofts
Balance Sheet Prev Year Comparison
As of February 28, 2025

	Feb 28, '25	Feb 29, '24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts –			
Schwab Reserve	139,642.78	141,068.33	-1,425.55
Total Reserve Accounts –	139,642.78	141,068.33	-1,425.55
TBK Operating	10,050.92	4,677.98	5,372.94
Total Checking/Savings	149,693.70	145,746.31	3,947.39
Total Current Assets	149,693.70	145,746.31	3,947.39
TOTAL ASSETS	149,693.70	145,746.31	3,947.39
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	2,403.01	720.68	1,682.33
Total Accounts Payable	2,403.01	720.68	1,682.33
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	15,473.01	13,790.68	1,682.33
Total Liabilities	15,473.01	13,790.68	1,682.33
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	101,305.10	98,143.74	3,161.36
Net Income	-14,081.73	-13,185.43	-896.30
Total Equity	134,220.69	131,955.63	2,265.06
TOTAL LIABILITIES & EQUITY	149,693.70	145,746.31	3,947.39

City View Lofts
Budget vs. Actual
February 2025

	Feb '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
Wastewater	505.01	450.00	55.01
Tax Return / License	225.00	0.00	225.00
Garage Maintenance	0.00	100.00	-100.00
HOA Management	700.00	700.00	0.00
Janitorial	450.00	340.00	110.00
Xcel Energy	1,266.80	1,000.00	266.80
Snow Removal	619.00	400.00	219.00
Trash / Recycle	484.64	485.00	-0.36
Insurance	526.00	17,200.00	-16,674.00
Keys, Locks, Security	0.00	50.00	-50.00
Elevator Maintenance	350.09	400.00	-49.91
Water / Sewer	352.20	380.00	-27.80
Building Maintenance	472.50	300.00	172.50
Phone / Callbox / Inte...	407.20	400.00	7.20
Total Expense	6,388.44	22,235.00	-15,846.56
Net Ordinary Income	1,111.56	-14,735.00	15,846.56
Other Income/Expense			
Other Income			
Interest - Reserve	463.41	0.00	463.41
Total Other Income	463.41	0.00	463.41
Net Other Income	463.41	0.00	463.41
Net Income	1,574.97	-14,735.00	16,309.97