

04/07/22

City View Lofts
Balance Sheet Prev Year Comparison
As of March 31, 2022

	<u>Mar 31, '22</u>	<u>Mar 31, '21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
BOK Operating	21,963.03	14,349.43	7,613.60
Reserve Accounts –	174,608.90	113,971.46	60,637.44
Total Checking/Savings	196,571.93	128,320.89	68,251.04
Accounts Receivable			
Accounts Receivable	-1,625.00	-500.00	-1,125.00
Total Accounts Receivable	-1,625.00	-500.00	-1,125.00
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	194,946.93	138,730.39	56,216.54
TOTAL ASSETS	<u>194,946.93</u>	<u>138,730.39</u>	<u>56,216.54</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,299.74	2,742.97	-1,443.23
Total Accounts Payable	1,299.74	2,742.97	-1,443.23
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	15,443.79	16,887.02	-1,443.23
Total Liabilities	15,443.79	16,887.02	-1,443.23
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,180.05	73,927.27	24,252.78
Net Income	34,325.77	918.78	33,406.99
Total Equity	179,503.14	121,843.37	57,659.77
TOTAL LIABILITIES & EQUITY	<u>194,946.93</u>	<u>138,730.39</u>	<u>56,216.54</u>

City View Lofts
Budget vs. Actual
January through March 2022

	<u>Jan – Mar '22</u>	<u>Budget</u>	<u>\$ Over Budg...</u>
Ordinary Income/Expense			
Income			
Special Assessment	35,000.00		
Homeowner Assessm...	18,900.00	18,900.00	0.00
Total Income	53,900.00	18,900.00	35,000.00
Expense			
Association Website	60.00	60.00	0.00
Trash / Recycle	949.53	855.00	94.53
Wastewater	372.67	390.00	-17.33
Tax Return / License	229.00	250.00	-21.00
Garage Maintenance	0.00	210.00	-210.00
Landscape	0.00	225.00	-225.00
HOA Management	1,725.00	1,725.00	0.00
Janitorial	840.00	975.00	-135.00
Xcel Energy	3,092.70	2,250.00	842.70
Snow Removal	2,241.00	1,350.00	891.00
Insurance	5,728.12	2,550.00	3,178.12
Keys, Locks, Security	0.00	225.00	-225.00
Elevator Maintenance	839.91	1,050.00	-210.09
Water / Sewer	896.34	1,050.00	-153.66
Building Maintenance	1,851.87	825.00	1,026.87
Phone / Callbox	790.56	825.00	-34.44
Total Expense	19,616.70	14,815.00	4,801.70
Net Ordinary Income	34,283.30	4,085.00	30,198.30
Other Income/Expense			
Other Income			
Interest – Reserve	42.47		
Total Other Income	42.47		
Net Other Income	42.47		
Net Income	34,325.77	4,085.00	30,240.77