

City View Lofts
Balance Sheet Prev Year Comparison
As of March 31, 2023

	Mar 31, '23	Mar 31, '22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	27.52	174,608.90	-174,581.38
BOK Operating	146,466.10	21,963.03	124,503.07
Total Checking/Savings	146,493.62	196,571.93	-50,078.31
Accounts Receivable			
Accounts Receivable	0.00	-1,625.00	1,625.00
Total Accounts Receivable	0.00	-1,625.00	1,625.00
Total Current Assets	146,493.62	194,946.93	-48,453.31
TOTAL ASSETS	146,493.62	194,946.93	-48,453.31
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	2,054.11	1,299.74	754.37
Total Accounts Payable	2,054.11	1,299.74	754.37
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	15,124.11	15,443.79	-319.68
Total Liabilities	15,124.11	15,443.79	-319.68
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	94,112.98	98,180.05	-4,067.07
Net Income	-9,740.79	34,325.77	-44,066.56
Total Equity	131,369.51	179,503.14	-48,133.63
TOTAL LIABILITIES & EQUITY	146,493.62	194,946.93	-48,453.31

City View Lofts
Budget vs. Actual
January through March 2023

	Jan – Mar '23	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	19,800.00	19,800.00	0.00
Total Income	19,800.00	19,800.00	0.00
Expense			
Association Website	60.00	60.00	0.00
Wastewater	403.31	390.00	13.31
Tax Return / License	255.00	250.00	5.00
Garage Maintenance	0.00	300.00	-300.00
Fire System	173.00		
Landscape	0.00	225.00	-225.00
HOA Management	1,875.00	1,875.00	0.00
Janitorial	920.00	1,020.00	-100.00
Xcel Energy	3,957.78	2,550.00	1,407.78
Snow Removal	2,055.00	1,350.00	705.00
Trash / Recycle	800.98	990.00	-189.02
Insurance	15,968.97	3,450.00	12,518.97
Keys, Locks, Security	0.00	150.00	-150.00
Elevator Maintenance	884.01	1,125.00	-240.99
Water / Sewer	974.37	1,005.00	-30.63
Building Maintenance	200.00	600.00	-400.00
Phone / Callbox / Inte...	1,117.71	1,095.00	22.71
Total Expense	29,645.13	16,435.00	13,210.13
Net Ordinary Income	-9,845.13	3,365.00	-13,210.13
Other Income/Expense			
Other Income			
Interest – Reserve	104.34	0.00	104.34
Total Other Income	104.34	0.00	104.34
Net Other Income	104.34	0.00	104.34
Net Income	-9,740.79	3,365.00	-13,105.79