

City View Lofts
Balance Sheet Prev Year Comparison
As of March 31, 2024

	Mar 31, '24	Mar 31, '23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	141,670.88	27.52	141,643.36
BOK Operating	0.00	146,466.10	-146,466.10
TBK Operating	6,425.34	0.00	6,425.34
Total Checking/Savings	148,096.22	146,493.62	1,602.60
Total Current Assets	148,096.22	146,493.62	1,602.60
TOTAL ASSETS	148,096.22	146,493.62	1,602.60
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,640.71	2,054.11	-413.40
Total Accounts Payable	1,640.71	2,054.11	-413.40
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	14,710.71	15,124.11	-413.40
Total Liabilities	14,710.71	15,124.11	-413.40
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,143.74	94,112.98	4,030.76
Net Income	-11,755.55	-9,740.79	-2,014.76
Total Equity	133,385.51	131,369.51	2,016.00
TOTAL LIABILITIES & EQUITY	148,096.22	146,493.62	1,602.60

City View Lofts
Budget vs. Actual
January through March 2024

	Jan – Mar '24	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	21,600.00	21,600.00	0.00
Total Income	21,600.00	21,600.00	0.00
Expense			
Association Website	90.00	90.00	0.00
Wastewater	825.47	430.00	395.47
Tax Return / License	268.00	285.00	-17.00
Garage Maintenance	812.00	300.00	512.00
Landscape	0.00	225.00	-225.00
HOA Management	2,025.00	2,025.00	0.00
Janitorial	1,050.00	1,020.00	30.00
Xcel Energy	3,358.55	3,150.00	208.55
Snow Removal	1,860.00	1,200.00	660.00
Trash / Recycle	1,307.70	1,200.00	107.70
Insurance	16,525.01	17,800.00	-1,274.99
Keys, Locks, Security	0.00	150.00	-150.00
Elevator Maintenance	963.57	1,050.00	-86.43
Water / Sewer	1,015.37	1,095.00	-79.63
Building Maintenance	3,587.56	900.00	2,687.56
Phone / Callbox / Inte...	1,141.58	1,200.00	-58.42
Total Expense	34,829.81	32,120.00	2,709.81
Net Ordinary Income	-13,229.81	-10,520.00	-2,709.81
Other Income/Expense			
Other Income			
Interest – Reserve	1,474.26	0.00	1,474.26
Total Other Income	1,474.26	0.00	1,474.26
Net Other Income	1,474.26	0.00	1,474.26
Net Income	-11,755.55	-10,520.00	-1,235.55