

City View Lofts
Balance Sheet Prev Year Comparison
As of March 31, 2025

	Mar 31, '25	Mar 31, '24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -			
Schwab Reserve	140,093.81	141,670.88	-1,577.07
Total Reserve Accounts -	140,093.81	141,670.88	-1,577.07
TBK Operating	11,941.29	6,425.34	5,515.95
Total Checking/Savings	152,035.10	148,096.22	3,938.88
Total Current Assets	152,035.10	148,096.22	3,938.88
TOTAL ASSETS	152,035.10	148,096.22	3,938.88
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,160.73	1,640.71	-479.98
Total Accounts Payable	1,160.73	1,640.71	-479.98
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	14,230.73	14,710.71	-479.98
Total Liabilities	14,230.73	14,710.71	-479.98
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	101,305.10	98,143.74	3,161.36
Net Income	-10,498.05	-11,755.55	1,257.50
Total Equity	137,804.37	133,385.51	4,418.86
TOTAL LIABILITIES & EQUITY	152,035.10	148,096.22	3,938.88

City View Lofts
Budget vs. Actual
January through March 2025

	Jan – Mar '25	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	22,500.00	22,500.00	0.00
Total Income	22,500.00	22,500.00	0.00
Expense			
Association Website	90.00	90.00	0.00
Snow Removal	2,135.00	1,200.00	935.00
Wastewater	505.01	450.00	55.01
Tax Return / License	344.00	300.00	44.00
Garage Maintenance	150.00	300.00	-150.00
Fire System	0.00	0.00	0.00
Landscape	0.00	225.00	-225.00
HOA Management	2,100.00	2,100.00	0.00
Janitorial	1,100.00	1,020.00	80.00
Xcel Energy	3,119.04	3,000.00	119.04
Trash / Recycle	1,453.92	1,455.00	-1.08
Insurance	20,088.00	17,200.00	2,888.00
Keys, Locks, Security	0.00	150.00	-150.00
Elevator Maintenance	1,050.27	1,200.00	-149.73
Water / Sewer	1,020.32	1,140.00	-119.68
Building Maintenance	472.50	900.00	-427.50
Phone / Callbox / Inte...	814.09	1,200.00	-385.91
Total Expense	34,442.15	31,930.00	2,512.15
Net Ordinary Income	-11,942.15	-9,430.00	-2,512.15
Other Income/Expense			
Other Income			
Interest – Reserve	1,444.10	0.00	1,444.10
Total Other Income	1,444.10	0.00	1,444.10
Net Other Income	1,444.10	0.00	1,444.10
Net Income	-10,498.05	-9,430.00	-1,068.05