

05/08/22

City View Lofts
Balance Sheet Prev Year Comparison
As of April 30, 2022

	<u>Apr 30, '22</u>	<u>Apr 30, '21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
BOK Operating	21,773.32	11,802.01	9,971.31
Reserve Accounts –	219,625.50	113,981.76	105,643.74
Total Checking/Savings	241,398.82	125,783.77	115,615.05
Accounts Receivable			
Accounts Receivable	9,425.00	0.00	9,425.00
Total Accounts Receivable	9,425.00	0.00	9,425.00
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	250,823.82	136,693.27	114,130.55
TOTAL ASSETS	<u>250,823.82</u>	<u>136,693.27</u>	<u>114,130.55</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,570.33	1,256.61	313.72
Total Accounts Payable	1,570.33	1,256.61	313.72
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	15,714.38	15,400.66	313.72
Total Liabilities	15,714.38	15,400.66	313.72
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,180.05	73,927.27	24,252.78
Net Income	89,932.07	368.02	89,564.05
Total Equity	235,109.44	121,292.61	113,816.83
TOTAL LIABILITIES & EQUITY	<u>250,823.82</u>	<u>136,693.27</u>	<u>114,130.55</u>

City View Lofts
Budget vs. Actual
January through April 2022

	<u>Jan – Apr '22</u>	<u>Budget</u>	<u>\$ Over Budg...</u>
Ordinary Income/Expense			
Income			
Special Assessment	90,000.00	120,000.00	-30,000.00
Homeowner Assessm...	25,200.00	25,200.00	0.00
Total Income	<u>115,200.00</u>	<u>145,200.00</u>	<u>-30,000.00</u>
Expense			
Association Website	80.00	80.00	0.00
Wastewater	372.67	390.00	-17.33
Tax Return / License	229.00	250.00	-21.00
Window Cleaning	866.00		
Garage Maintenance	0.00	280.00	-280.00
Fire System	173.00		
Landscape	290.00	450.00	-160.00
HOA Management	2,300.00	2,300.00	0.00
Janitorial	1,230.00	1,300.00	-70.00
Xcel Energy	3,797.75	3,000.00	797.75
Snow Removal	2,241.00	1,800.00	441.00
Trash / Recycle	1,266.04	1,140.00	126.04
Insurance	6,494.74	3,400.00	3,094.74
Keys, Locks, Security	0.00	300.00	-300.00
Elevator Maintenance	1,119.88	1,400.00	-280.12
Water / Sewer	1,206.85	1,400.00	-193.15
Building Maintenance	2,604.74	1,100.00	1,504.74
Phone / Callbox	1,055.33	1,100.00	-44.67
Total Expense	<u>25,327.00</u>	<u>19,690.00</u>	<u>5,637.00</u>
Net Ordinary Income	89,873.00	125,510.00	-35,637.00
Other Income/Expense			
Other Income			
Interest – Reserve	<u>59.07</u>		
Total Other Income	<u>59.07</u>		
Net Other Income	<u>59.07</u>		
Net Income	<u>89,932.07</u>	<u>125,510.00</u>	<u>-35,577.93</u>