

City View Lofts
Balance Sheet Prev Year Comparison
As of April 30, 2023

	Apr 30, '23	Apr 30, '22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	143,492.75	219,625.50	-76,132.75
BOK Operating	3,515.10	21,773.32	-18,258.22
Total Checking/Savings	147,007.85	241,398.82	-94,390.97
Accounts Receivable			
Accounts Receivable	0.00	9,425.00	-9,425.00
Total Accounts Receivable	0.00	9,425.00	-9,425.00
Total Current Assets	147,007.85	250,823.82	-103,815.97
TOTAL ASSETS	147,007.85	250,823.82	-103,815.97
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,648.42	1,570.33	78.09
Total Accounts Payable	1,648.42	1,570.33	78.09
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	14,718.42	15,714.38	-995.96
Total Liabilities	14,718.42	15,714.38	-995.96
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	94,112.98	98,180.05	-4,067.07
Net Income	-8,820.87	89,932.07	-98,752.94
Total Equity	132,289.43	235,109.44	-102,820.01
TOTAL LIABILITIES & EQUITY	147,007.85	250,823.82	-103,815.97

City View Lofts
Budget vs. Actual
January through April 2023

	Jan – Apr '23	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	26,400.00	26,400.00	0.00
Total Income	26,400.00	26,400.00	0.00
Expense			
Association Website	80.00	80.00	0.00
Wastewater	403.31	390.00	13.31
Tax Return / License	255.00	250.00	5.00
Garage Maintenance	0.00	400.00	-400.00
Fire System	173.00		
Landscape	370.00	450.00	-80.00
HOA Management	2,500.00	2,500.00	0.00
Janitorial	1,370.00	1,360.00	10.00
Xcel Energy	4,698.75	3,400.00	1,298.75
Snow Removal	2,055.00	1,800.00	255.00
Trash / Recycle	1,121.42	1,320.00	-198.58
Insurance	15,968.97	4,600.00	11,368.97
Keys, Locks, Security	0.00	200.00	-200.00
Elevator Maintenance	1,178.68	1,500.00	-321.32
Water / Sewer	1,297.95	1,340.00	-42.05
Building Maintenance	536.55	800.00	-263.45
Phone / Callbox / Inte...	1,516.58	1,460.00	56.58
Total Expense	33,525.21	21,850.00	11,675.21
Net Ordinary Income	-7,125.21	4,550.00	-11,675.21
Other Income/Expense			
Other Income			
Interest – Reserve	104.34	0.00	104.34
Total Other Income	104.34	0.00	104.34
Other Expense			
Reserve Expenses	1,800.00		
Total Other Expense	1,800.00		
Net Other Income	-1,695.66	0.00	-1,695.66
Net Income	-8,820.87	4,550.00	-13,370.87