

City View Lofts
Balance Sheet Prev Year Comparison
As of April 30, 2025

	Apr 30, '25	Apr 30, '24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts –			
Schwab Reserve	140,562.30	142,236.21	-1,673.91
Total Reserve Accounts –	140,562.30	142,236.21	-1,673.91
TBK Operating	14,243.99	9,257.93	4,986.06
Total Checking/Savings	154,806.29	151,494.14	3,312.15
Total Current Assets	154,806.29	151,494.14	3,312.15
TOTAL ASSETS	154,806.29	151,494.14	3,312.15
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,096.77	1,195.39	-98.62
Total Accounts Payable	1,096.77	1,195.39	-98.62
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	14,166.77	14,265.39	-98.62
Total Liabilities	14,166.77	14,265.39	-98.62
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	101,305.10	98,143.74	3,161.36
Net Income	-7,662.90	-7,912.31	249.41
Total Equity	140,639.52	137,228.75	3,410.77
TOTAL LIABILITIES & EQUITY	154,806.29	151,494.14	3,312.15

City View Lofts
Budget vs. Actual
January through April 2025

	Jan – Apr '25	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	30,000.00	30,000.00	0.00
Total Income	30,000.00	30,000.00	0.00
Expense			
Association Website	120.00	120.00	0.00
HOA Management	2,800.00	2,800.00	0.00
Wastewater	505.01	450.00	55.01
Tax Return / License	344.00	300.00	44.00
Garage Maintenance	150.00	400.00	-250.00
Fire System	173.00	0.00	173.00
Landscape	420.00	450.00	-30.00
Janitorial	1,400.00	1,360.00	40.00
Xcel Energy	3,870.33	4,000.00	-129.67
Snow Removal	2,135.00	1,600.00	535.00
Trash / Recycle	1,938.56	1,940.00	-1.44
Insurance	20,088.00	17,200.00	2,888.00
Keys, Locks, Security	150.00	200.00	-50.00
Elevator Maintenance	1,400.36	1,600.00	-199.64
Water / Sewer	1,365.80	1,520.00	-154.20
Building Maintenance	1,472.21	1,200.00	272.21
Phone / Callbox / Inte...	1,243.22	1,600.00	-356.78
Total Expense	39,575.49	36,740.00	2,835.49
Net Ordinary Income	-9,575.49	-6,740.00	-2,835.49
Other Income/Expense			
Other Income			
Interest – Reserve	1,912.59	0.00	1,912.59
Total Other Income	1,912.59	0.00	1,912.59
Net Other Income	1,912.59	0.00	1,912.59
Net Income	-7,662.90	-6,740.00	-922.90