

06/13/22

City View Lofts
Balance Sheet Prev Year Comparison
As of May 31, 2022

	<u>May 31, '22</u>	<u>May 31, '21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
BOK Operating	24,544.89	14,416.57	10,128.32
Reserve Accounts –	229,646.29	113,992.41	115,653.88
Total Checking/Savings	254,191.18	128,408.98	125,782.20
Accounts Receivable			
Accounts Receivable	-575.00	0.00	-575.00
Total Accounts Receivable	-575.00	0.00	-575.00
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	253,616.18	139,318.48	114,297.70
TOTAL ASSETS	<u>253,616.18</u>	<u>139,318.48</u>	<u>114,297.70</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,778.78	2,767.54	-988.76
Total Accounts Payable	1,778.78	2,767.54	-988.76
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	15,922.83	16,911.59	-988.76
Total Liabilities	15,922.83	16,911.59	-988.76
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,180.05	73,927.27	24,252.78
Net Income	92,515.98	1,482.30	91,033.68
Total Equity	237,693.35	122,406.89	115,286.46
TOTAL LIABILITIES & EQUITY	<u>253,616.18</u>	<u>139,318.48</u>	<u>114,297.70</u>

City View Lofts
Budget vs. Actual
January through May 2022

	<u>Jan – May '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...	31,500.00	31,500.00	0.00
Total Income	121,500.00	151,500.00	-30,000.00
Expense			
Association Website	100.00	100.00	0.00
HOA Management	2,875.00	2,875.00	0.00
Wastewater	372.67	390.00	-17.33
Tax Return / License	229.00	250.00	-21.00
Window Cleaning	866.00	825.00	41.00
Garage Maintenance	0.00	1,100.00	-1,100.00
Fire System	173.00		
Landscape	570.00	675.00	-105.00
Janitorial	1,530.00	2,000.00	-470.00
Xcel Energy	4,401.89	3,750.00	651.89
Snow Removal	2,241.00	1,800.00	441.00
Trash / Recycle	1,582.55	1,425.00	157.55
Insurance	7,261.36	4,250.00	3,011.36
Keys, Locks, Security	0.00	375.00	-375.00
Elevator Maintenance	1,399.85	1,750.00	-350.15
Water / Sewer	1,533.48	1,750.00	-216.52
Building Maintenance	2,604.74	1,375.00	1,229.74
Phone / Callbox	1,323.34	1,375.00	-51.66
Total Expense	29,063.88	26,065.00	2,998.88
Net Ordinary Income	92,436.12	125,435.00	-32,998.88
Other Income/Expense			
Other Income			
Interest – Reserve	79.86		
Total Other Income	79.86		
Net Other Income	79.86		
Net Income	92,515.98	125,435.00	-32,919.02