

City View Lofts
Balance Sheet Prev Year Comparison
As of May 31, 2024

	May 31, '24	May 31, '23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	142,823.05	135,858.42	6,964.63
BOK Operating	0.00	14,551.57	-14,551.57
TBK Operating	12,532.14	0.00	12,532.14
Total Checking/Savings	155,355.19	150,409.99	4,945.20
Total Current Assets	155,355.19	150,409.99	4,945.20
TOTAL ASSETS	155,355.19	150,409.99	4,945.20
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	983.81	1,702.18	-718.37
Total Accounts Payable	983.81	1,702.18	-718.37
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	14,053.81	14,772.18	-718.37
Total Liabilities	14,053.81	14,772.18	-718.37
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,143.74	94,112.98	4,030.76
Net Income	-3,839.68	-5,472.49	1,632.81
Total Equity	141,301.38	135,637.81	5,663.57
TOTAL LIABILITIES & EQUITY	155,355.19	150,409.99	4,945.20

City View Lofts
Budget vs. Actual
January through May 2024

	Jan – May '24	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	36,000.00	36,000.00	0.00
Total Income	36,000.00	36,000.00	0.00
Expense			
Association Website	150.00	150.00	0.00
Wastewater	825.47	430.00	395.47
Tax Return / License	268.00	285.00	-17.00
Window Cleaning	0.00	1,000.00	-1,000.00
Garage Maintenance	812.00	1,250.00	-438.00
Landscape	623.82	675.00	-51.18
HOA Management	3,375.00	3,375.00	0.00
Janitorial	1,650.00	2,450.00	-800.00
Xcel Energy	4,988.97	5,250.00	-261.03
Snow Removal	1,885.00	1,600.00	285.00
Trash / Recycle	2,179.50	2,000.00	179.50
Insurance	16,525.01	17,800.00	-1,274.99
Keys, Locks, Security	0.00	250.00	-250.00
Elevator Maintenance	2,018.91	1,750.00	268.91
Water / Sewer	1,678.33	1,825.00	-146.67
Building Maintenance	3,587.56	1,500.00	2,087.56
Phone / Callbox / Inte...	1,898.54	2,000.00	-101.46
Total Expense	42,466.11	43,590.00	-1,123.89
Net Ordinary Income	-6,466.11	-7,590.00	1,123.89
Other Income/Expense			
Other Income			
Interest – Reserve	2,626.43	0.00	2,626.43
Total Other Income	2,626.43	0.00	2,626.43
Net Other Income	2,626.43	0.00	2,626.43
Net Income	-3,839.68	-7,590.00	3,750.32