07/08/22

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

	Jun 30, '22	Jun 30, '21	$ Change
ASSETS			
Current Assets			
Checking/Savings			
BOK Operating	23,393.01	12,844.98	10,548.03
Reserve Accounts -	229,667.05	114,002.72	115,664.33
Total Checking/Savings	253,060.06	126,847.70	126,212.36
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	252,485.06	137,757.20	114,727.86
TOTAL ASSETS	252,485.06	137,757.20	114,727.86
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,704.99	1,341.82	363.17
Total Accounts Payable	1,704.99	1,341.82	363.17
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	15,849.04	15,485.87	363.17
Total Liabilities	15,849.04	15,485.87	363.17
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,180.05	73,927.27	24,252.78
Net Income	91,458.65	1,346.74	90,111.91
Total Equity	236,636.02	122,271.33	114,364.69
TOTAL LIABILITIES & EQUITY	252,485.06	137,757.20	114,727.86

City View Lofts
Budget vs. Actual
January through June 2022

	Jan - Jun '22	Budget	$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	37,800.00	37,800.00	0.00
Total Income	37,800.00	37,800.00	0.00
Expense			
Association Website	120.00	120.00	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	1,170.00	-1,170.00
Fire System	2,798.00	175.00	2,623.00
Landscape	755.00	900.00	-145.00
HOA Management	3,450.00	3,450.00	0.00
Janitorial	1,790.00	2,325.00	-535.00
Xcel Energy	5,134.97	4,500.00	634.97
Snow Removal	2,241.00	1,800.00	441.00
Trash / Recycle	1,899.06	1,710.00	189.06
Insurance	8,027.98	5,100.00	2,927.98
Keys, Locks, Security	0.00	450.00	-450.00
Elevator Maintenance	2,174.82	2,100.00	74.82
Water / Sewer	1,868.17	2,100.00	-231.83
Building Maintenance	2,754.74	1,650.00	1,104.74
Phone / Callbox / Inte...	1,960.56	1,650.00	310.56
Total Expense	36,441.97	30,665.00	5,776.97
Net Ordinary Income	1,358.03	7,135.00	-5,776.97
Other Income/Expense			
Other Income			
Interest - Reserve	100.62		
Special Assessment	90,000.00	120,000.00	-30,000.00
Total Other Income	90,100.62	120,000.00	-29,899.38
Net Other Income	90,100.62	120,000.00	-29,899.38
Net Income	91,458.65	127,135.00	-35,676.35