

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

	<u>Jun 30, '23</u>	<u>Jun 30, '22</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	136,411.58	229,667.05	-93,255.47
BOK Operating	16,735.96	23,393.01	-6,657.05
Total Checking/Savings	153,147.54	253,060.06	-99,912.52
Accounts Receivable			
Accounts Receivable	0.00	-575.00	575.00
Total Accounts Receivable	0.00	-575.00	575.00
Total Current Assets	153,147.54	252,485.06	-99,337.52
TOTAL ASSETS	<u>153,147.54</u>	<u>252,485.06</u>	<u>-99,337.52</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,437.84	1,339.56	98.28
Total Accounts Payable	1,437.84	1,339.56	98.28
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	14,507.84	15,483.61	-975.77
Total Liabilities	14,507.84	15,483.61	-975.77
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	94,112.98	98,180.05	-4,067.07
Net Income	-2,470.60	91,824.08	-94,294.68
Total Equity	138,639.70	237,001.45	-98,361.75
TOTAL LIABILITIES & EQUITY	<u>153,147.54</u>	<u>252,485.06</u>	<u>-99,337.52</u>

City View Lofts
Budget vs. Actual
January through June 2023

	Jan – Jun '23	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	39,600.00	39,600.00	0.00
Total Income	39,600.00	39,600.00	0.00
Expense			
Association Website	120.00	120.00	0.00
Wastewater	403.31	390.00	13.31
Tax Return / License	255.00	250.00	5.00
Window Cleaning	0.00	950.00	-950.00
Garage Maintenance	300.00	1,350.00	-1,050.00
Fire System	173.00	175.00	-2.00
Landscape	981.50	900.00	81.50
HOA Management	3,750.00	3,750.00	0.00
Janitorial	1,970.00	2,790.00	-820.00
Xcel Energy	6,099.85	5,100.00	999.85
Snow Removal	2,055.00	1,800.00	255.00
Trash / Recycle	2,109.12	1,980.00	129.12
Insurance	15,968.97	6,900.00	9,068.97
Keys, Locks, Security	0.00	300.00	-300.00
Elevator Maintenance	2,318.02	2,250.00	68.02
Water / Sewer	1,995.99	2,010.00	-14.01
Building Maintenance	536.55	1,200.00	-663.45
Phone / Callbox / Inte...	2,257.46	2,190.00	67.46
Total Expense	41,293.77	34,405.00	6,888.77
Net Ordinary Income	-1,693.77	5,195.00	-6,888.77
Other Income/Expense			
Other Income			
Interest – Reserve	1,023.17	0.00	1,023.17
Total Other Income	1,023.17	0.00	1,023.17
Other Expense			
Reserve Expenses	1,800.00		
Total Other Expense	1,800.00		
Net Other Income	-776.83	0.00	-776.83
Net Income	-2,470.60	5,195.00	-7,665.60