

City View Lofts
Balance Sheet Prev Year Comparison
As of June 30, 2024

	Jun 30, '24	Jun 30, '23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts -	143,471.75	136,411.58	7,060.17
BOK Operating	0.00	16,735.96	-16,735.96
TBK Operating	14,860.00	0.00	14,860.00
Total Checking/Savings	158,331.75	153,147.54	5,184.21
Accounts Receivable			
Accounts Receivable	208.18	0.00	208.18
Total Accounts Receivable	208.18	0.00	208.18
Total Current Assets	158,539.93	153,147.54	5,392.39
TOTAL ASSETS	158,539.93	153,147.54	5,392.39
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,793.56	1,437.84	355.72
Total Accounts Payable	1,793.56	1,437.84	355.72
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	14,863.56	14,507.84	355.72
Total Liabilities	14,863.56	14,507.84	355.72
Equity			
Equity - Reserve	46,997.32	46,997.32	0.00
Retained Earnings	98,143.74	94,112.98	4,030.76
Net Income	-1,464.69	-2,470.60	1,005.91
Total Equity	143,676.37	138,639.70	5,036.67
TOTAL LIABILITIES & EQUITY	158,539.93	153,147.54	5,392.39

City View Lofts
Budget vs. Actual
January through June 2024

	Jan – Jun '24	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	43,200.00	43,200.00	0.00
Total Income	43,200.00	43,200.00	0.00
Expense			
Association Website	180.00	180.00	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	975.06	1,350.00	-374.94
Fire System	1,455.00	175.00	1,280.00
Landscape	1,032.00	900.00	132.00
HOA Management	4,050.00	4,050.00	0.00
Janitorial	1,950.00	2,790.00	-840.00
Xcel Energy	5,809.48	6,300.00	-490.52
Snow Removal	1,885.00	1,600.00	285.00
Trash / Recycle	2,615.40	2,400.00	215.40
Insurance	16,525.01	17,800.00	-1,274.99
Keys, Locks, Security	0.00	300.00	-300.00
Elevator Maintenance	2,640.10	2,100.00	540.10
Water / Sewer	2,071.98	2,190.00	-118.02
Building Maintenance	3,379.38	1,800.00	1,579.38
Phone / Callbox / Inte...	2,277.94	2,400.00	-122.06
Total Expense	47,939.82	48,050.00	-110.18
Net Ordinary Income	-4,739.82	-4,850.00	110.18
Other Income/Expense			
Other Income			
Interest – Reserve	3,275.13	0.00	3,275.13
Total Other Income	3,275.13	0.00	3,275.13
Net Other Income	3,275.13	0.00	3,275.13
Net Income	-1,464.69	-4,850.00	3,385.31